



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.10.2024.

Item No. 267.13

Extension u/S-6 of RERD Act, 2016.

Promoter: Skyhigh Propbuild Pvt. Ltd.

Project: 'Sky Residency' – a residential Plotted Colony (DDJAY) on land measuring 7.087 acres situated in the revenue estate of village Budha Khara, Sector-32, Karnal.

Reg. No.: HRERA-PKL-KRL-370-2022 dated 03.11.2022 valid upto 30.05.2024.

Temp ID: 1046-2022.

1. Vide letter dated 15.07.2024, the promoter has applied for extension of one year u/s 6 of RERD Act, 2016 on prescribed proforma Rep-V. The promoter has submitted the following:

- i. Extension fee of Rs. 86,500/- which is in order.
- ii. The Promoter has applied for Completion Certificate on 07.03.2024 and obtained the same on 03.07.2024. The Promoter is moving this application for getting extension of registration till 31.07.2024.
- iii. Copy of License No. 44 of 2017 dated 10.07.2017 which is renewed upto 09.07.2024.
- iv. Architect Certificate & Engineer Certificate dated 30.06.2024 states 100% works done in the project.
- v. C.A Certificate dated 30.06.2024 which states:

Estimated Cost of the Project : 1856 Lacs

Amount Incurred on the Project (Cash Inflow April 2024 to June 2024): 1002.90 Lacs

Amount Incurred on the Project (Cash Outflow April 2024 to June 2024): 660.80 Lacs

Amount Deposited in Escrow Account : 609.42 Lacs

Amount withdrawn during quarter (April 2024 – June 2024) : 581.77 Lacs



Closing Balance at the end of quarter : 47.60 Lacs

Total Cost incurred upto 30 June 2024 : 1377.79 Lacs

- vi. Approved Service Plans (Approval Letter of Service Plans Estimates and approved Estimates not submitted)
- vii. Approval of Zoning Plan dated 16.01.2023.
- viii. Photographs showing development works of the Project.

2. QPRs have been uploaded up to 30.06.2024.

3. At the time of registration following special condition was imposed –

“Promoter shall submit building plans in respect of commercial pocket measuring 0.2307 acres along with deficit fee, if any . Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.”

The Promoter be asked to submit building plans of 0.2307 acres commercial pocket along with deficit, if any.

4. The Registration Certificate was valid upto 30.05.2024 and the Completion Certificate was obtained on 03.07.2024. License has been renewed upto 09.07.2024. As on date, License of the Project is not valid and the Promoter is requesting extension upto 31.07.2024.

5. Vide orders dated 14.08.2024, Authority decided that promoter should submit approved set of building plans of commercial site (soft and hard copy) and copy of approval letter of service plans/estimates along with a copy of estimates. After that request of promoter will be considered. The matter is listed for 23.10.2024. No reply has been received till date.

6. As no reply has been submitted by promoter, Authority decided to adjourn the matter to 18.12.2024.



Received on 19/11/2024.

[Signature]
19/11/24

True copy

[Signature]

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Kabul