



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "INR HEIGHTS" (Tower P1 to P14) having an FAR of 13059 sq. mts. forming part of larger Group housing colony measuring 5.2 acres falling in sector-32, Karnal vide

**Registration No. HRERA-PKL-KNL-553-2024**

**Dated: 01.03.2024**

2. Promoter of the project is Skyhigh Infraland Private Limited having its registered office at 41, Randhir Lane, Karnal-132001, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70100HR2011PTC042130 having PAN No AAPCS5509L.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the flat/unit, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to flats/units sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats/units.
- ix) the said project shall be completed by 14.06.2028.

### **Special Conditions:**

- i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. The promoter shall submit the building plans in relation to Towers T1 to T5, T6 (EWS), commercial and club building immediately after its approval from the competent Authority.

  
Chander Shekhar  
Member

  
Dr. Geeta Rahee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman