



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.08.2023.

Item No. 222.28

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : Skyhigh Infraland Private Limited

Project : "INR Heights" a Group Housing Colony on land measuring 5.167 acres situated in the revenue estate of village Budda Khera, Sector 32, Karnal, Haryana.

Temp ID: RERA-PKL-1320-2023

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 109 of 2011 dated 16.12.2011 valid up to 10.12.2015 was granted in favour of M/s Skyhigh Infraland Private Limited for the development of a Group Housing Colony on land measuring 5.20 acres situated in the revenue estate of Village Budda Khera, Sector 32, Karnal, Haryana. The said license has been renewed upto 10.12.2024.

2. The application submitted by the promoter has been examined and following deficiencies are observed:

- i. Applicant promoter is seeking registration of land measuring 5.167 acres whereas license has been granted for land measuring 5.2 acres and zoning plan has been approved for land measuring 5.2 acres.
- ii. Name of Director no.2 has been mentioned as 'Lndivar Bhardwaj' in REP-I Part-A whereas it should have been 'Indivar Bhardwaj'.
- iii. Land utilization table (REP-I Part-C) should be correctly filled.



- iv. Building plans were approved by DTCP, Haryana on 30.05.2013, however, the status of revalidation of building plans has not been submitted.
 - v. Copies of the approved building plans have not been submitted.
 - vi. Balance sheets for last three years have not been submitted.
 - vii. In REP-I (Part -C) it has been mentioned that there are total 338 plots/apartments in the project and 90 plots/apartments have been booked/sold upto the date of application whereas in REP-I (Part-CX) it has been mentioned that 107 flats/apartments have been booked/sold.
 - viii. In REP-II, the applicant promoter has submitted that said land is encumbered with Allahabad bank and a loan amounting to ₹7 crores is outstanding, however total amount of loan availed by promoter has not been mentioned. Further, in REP-I (Part-CX), it has been mentioned by promoter that there is a total liability of ₹1050 lakhs against the project (details in folder C), however folder C is not annexed.
 - ix. It has been submitted by applicant promoter that it has taken over the project through Hon'ble NCLT, Chandigarh under Section 31 of Insolvency and Bankruptcy Code 2016. Copy of resolution plan dated 11.11.2019 along with addendum dated 17.01.2020 as approved by Committee of Creditors submitted before Hon'ble NCLT need to be placed on record.
 - x. The promoter has applied for change in beneficial interest of license no. 109 of 2011 dated 11.12.2011 and DCTP, Haryana vide its order dated 15.06.2023 has granted in principle approval for the same. Final approval of DTCP, Haryana for change in beneficial interest be submitted.
3. The Authority in its 65th meeting held on 26.08.2019 has formulated a policy of charging late fee, if the project is not registered within prescribed time. Under the policy, no late fee is to be charged, if the application is filed upto October, 2018. Further, for every six months delay, fee equivalent to 50% of the fees notified by the State Government shall be payable. Since, the applicant promoter has taken over the project in October 2021, delay in this case is of nearly 21 months, the late fee applicable shall be 2 times the original applicable fee. Accordingly, late fee of ₹6,40,554/- is payable by



promoter applicant. The promoter shall pay the said late fee before the next date of hearing.

4. Adjourned to 09.10.2023 with direction to promoter to comply with the above said observations. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



True copy

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~~
25/8/23
LA
(Ashima)