



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 10.01.2024.

Item No. 238.34

(vi) Promoter: Skyhigh Infraland Private Limited.

Project : "INR Heights" a Group Housing Colony on land measuring 5.167 acres situated in Sector 32, Karnal, Haryana.

Temp ID : RERA-PKL-1320-2023

Present: Sh. Rohit Dahiya & Sh. Naveen Gupta, Directors of the company and Sh. Jyoti Sidana, Authorized Representative.

1. When this matter was heard on 16.08.2023, the Authority had conveyed following deficiencies:

- 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.*

2. 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.

3. The promoter vide reply dated 29.11.2023, 28.12.2023 and 10.01.2024 has complied with the above-mentioned observations. The Authority decided to register the project subject to the following 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.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



4. Authority directs the office to make necessary corrections in REP-I.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

CA (Monika) 19/1/24