



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. 267.41

(ix) Promoter: M/S LUXESTATES REALTY LLP.

Project : "The Sky Heights", GH-22, 23 & 24 measuring 6300 sqm (having FAR of 11774.859 sqm) in sector-24, Panchkula.

Temp ID : RERA-PKL-1551-2024

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "The Sky Heights" – GH-22, 23 & 24 measuring 6300 sqm and having an FAR of 11774.859 sqm being developed in sector-24, Panchkula. HSVP has allotted the said site Vide Memo No. ZO004/EO012/UE020/GALOT/0000001126 dated 19.01.2024 (GH-22), Memo no. ZO004/EO012/UE020/GALOT/0000000112 and 113 dated 04.06.2024 (GH-23) and (GH-24).

2. The application was examined and following observations were conveyed to the promoter on 21.10.2024:

- i. Authorization letter submitted at page no. 59 is not clear as who is getting authorization and what powers are transferred;
- ii. FAR incorrectly mentioned in REP II;
- iii. Both the partners should give an undertaking that they will jointly sign Allotment letters/BBA and conveyance deeds to be executed with the allottees.

3. The promoter vide letter dated 22.10.2024 has complied with all the deficiencies. After consideration, the Authority finds the project fit for registration 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 flats/apartments 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 HSVP.
 - IV. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
 - VI. That the partners of the LLP shall jointly sign the allotment letters/Agreement to sell and also the conveyance deeds to be executed with the prospective allottees.
 - VII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
30/10/24

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

CA (Monika)