



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 12.11.2025.**

**Item No. 304.03**

(vi) **Promoter:** Arveen Build Estate LLP

**Project:** "Skymarx Horizon One" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.425 acres situated in the revenue estate of Village Pipli, Sector 06, Kharkhauda, District Sonipat

**Temp ID:** RERA-PKL-1846-2025

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

1. This application is for registration of the project namely; "Skymarx Horizon One" bearing license No. 135 of 2025 dated 05.08.2025 which is valid upto 04.08.2030 granted in favour of Arveen Build Estate LLP for the development of an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.425 acres situated in the revenue estate of Village Pipli, Sector 06, Kharkhauda, District Sonipat.

2. The application was examined and following observations were conveyed to the promoter on 06.11.2025:

- i. Copy of initial LLP agreement dated 27.12.2023 has not been submitted.
- ii. Projected cash inflows of the project have not been submitted.
- iii. An affidavit that there is no other supplementary agreement except above be submitted
- iv. Balance sheets for last 3 years be submitted.
- v. Legible copy of PAN card of LLP be submitted
- vi. ITRs of the LLP for have not been submitted.




- vii. Authorization to one of the partners to sign, execute conveyance deed/sale deed has not been submitted.
- viii. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
3. The promoter vide reply dated 11.11.2025 has complied with the observations mentioned above.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
  - Promoter shall submit duly approved building plans in respect of commercial site measuring 0.108 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
  - Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - 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.
  - Promoter shall obtain prior approval of the Authority before taking any loan/ financial assistance from any Bank/ Financial Institution against the said registered project.
  - Sh. Manav Mehta, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



- 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.
- viii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- ix. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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.
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.

LA-Shypham

  
24/11

STP on leave