



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.08.2026.

Item No. 328.03

- (vii) **Promoter:** SKYA REALTECH LLP.
Project Name: SKYA INDUSTRIAL TOWN", an Industrial Plotted Colony to be developed on land measuring 20.0 acres situated in the revenue estate of Village Piyala, Sector-144, Faridabad..
Temp Id: RERA-PKL-2122-2026.
Present: Sh. Jyoti Sidana and Sh. Sandeep (Authorised Representative).

1. This application is for registration of real estate project, "SKYA INDUSTRIAL TOWN", an Industrial Plotted Colony to be developed on land measuring 20.0 acres bearing License No. 140 of 2026 dated 10.07.2026 valid upto 09.07.2031 situated in the revenue estate of Village Piyala, Sector-144, Faridabad granted in favour of Sh. Amit Chauhan, Sh. Yatin Singla, Sh. Sharvan Chauhan, Sh. Rohit Chauhan, Sh. Krishan Pal and Skya Realtech LLP in collaboration with Skya Realtech LLP.

Promoter vide his application dated 24.07.2026 has requested to register the Industrial Component of (16.085 acres) out of 20.0 acres and informed that sale permission for the residential component shall be sought only after approval of Building Plans along with deficit fee, if any. Therefore, the application is for registration of Industrial Component of the Colony, i.e., 16.085 acres.

2. The application was examined and following observations were conveyed to the promoter on 03.08.2026:

- Project File is not paginated.
- E-mail Id of all the partners of the LLP is same in REP-I Part A.
- Affidavit cum Joint Undertaking submitted for consideration to landowners is not in original. Also, each page of the undertaking should be signed by all the landowners and promoter.



- iv. Non-default C.A. Certificate is not submitted in original.
- v. Net-Worth Certificates of the partners of the LLP is not in original.
- vi. Bank Account details of the project not certified by the concerned bank in which the said accounts have been opened.
- vii. Balance Sheet of the LLP for the last three years duly certified by C.A, be submitted.
- viii. ITR of the LLP for the last three years be submitted.
- ix. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration.
- x. Clause 15 (Point 12) of the Collaboration Agreement does not clearly mention whether the agreement is revocable or irrevocable.
- xi. Similarly, GPA executed by the landowners does not does not clearly mention whether the agreement is revocable or irrevocable.
- xii. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- xiii. The Promoter should either submit approved building plans of Affordable Industrial Housing Component of 3.9154 acres or get approval of phasing of the same.

3. In response to the deficiencies conveyed, the promoter filed reply dated 04.08.2026 which was examined by the branch and found that the promoter has removed all the above-mentioned deficiencies except at serial no. vi, vii and xiii.

4. Today, Sh. Jyoti Sidana informed that observation at serial no. (vi) and (vii) were not conveyed in the letter dated 03.08.2026. Upon verifying the same, it is found that that said observations were inadvertently not mentioned in the said letter due to clerical error. Therefore, following observations were conveyed to the promoter during the course of hearing:

- vi. Bank Account details of the project not certified by the concerned bank in which the said accounts have been opened.
- vii. Balance Sheet of the LLP for the last three years duly certified by C.A, be submitted.

5. In view of above, the Authority directs the Promoter to comply with the observations at serial no. (vi), (vii) and (xiii) before the next date of hearing.

6. Adjourned to **12.08.2026**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA-KatkyL

all cash
11/8/26

STP

12/8/26

(2/2)