



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 12.08.2026.

Item No. 329.03

- (viii) **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.



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- iii. 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 from DTCP, Haryana.

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. On the last date of hearing, i.e., 05.08.2026, 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 was found that the said observations were inadvertently not conveyed 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 the above, the Authority directed the Promoter to comply with the observations at serial no. (vi), (vii) and (xiii) before the next date of hearing.

6. Now, the Promoter vide reply dated 11.08.2026 has also removed deficiencies at serial no. (vi), (vii) and (xiii). In response to deficiency at serial no. (xiii), the promoter has submitted



Phasing Plan of the Project dated 11.08.2026 duly approved by DTCP, Haryana wherein the project land admeasuring 20.0 acres has been divided into two phases namely "Phase-1" measuring 16.085 acres, i.e., Industrial Component and "Phase-2" measuring 3.915 acres i.e., Affordable Industrial Housing Component of the project. The Promoter has requested to grant registration for "Phase-1" of the project and submitted that he shall not sell any part of "Phase-2" till registration is granted by this Authority.

7. In view of above, after consideration, the Authority decided to register "Phase-1" of the project measuring 16.085 acres subject to the following special conditions:

- i. The promoter shall maintain 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottees till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. 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.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number along-with validity should be affixed on the top-right corner 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.
- vi. 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.
- vii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- viii. That as per the joint undertaking, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



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- ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- x. That both the Promoter and landowner/ licensees shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. Revenue Sharing between the landowner(s)/licensee(s) and the promoter as per their collaboration agreement is as follows:

<u>Landowners/Licensees</u>	<u>Revenue Sharing Percentage</u>
Sh. Amit Chauhan	50% of revenue share out of total revenue realized out of Project Land (which shall be paid from 30% free account)
Sh. Yatin Singla	
Sh. Sharvan Chauhan	
Sh. Rohit Chauhan	
Sh. Krishan Pal	

- xii. That 20% of total project land measuring 10,633.412 Sq. Mtrs. has been mortgaged to the DTCP, Haryana against IDW and EDC to be paid by the Promoter. The Promoter shall not advertise, market, book and sell the following mortgaged plots without prior written permission of the Authority till the said plots are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish (visible at first glance and highlighted) the information of the mortgaged plots in the brochure of the project and website of the Promoter:

PLOTS MORTGAGED AGAINST IDW

Sr. No.	Plot No.	Area of Plot	Total Plots	Area of Total Plots (in Sqm)
1.	B-29-30	1182.251	2	2364.502
2.	R1 (43)	1288.43	1	1288.43
3.	A (68)	1349.046	1	1349.046
4.	II-26	319.958	1	319.958
Total			5 Plots	5321.936

PLOTS MORTGAGED AGAINST EDC

Sr. No.	Plot No.	Area of Plot	Total Plots	Area of Total Plots (in Sqm)
1.	B-31 & 32	1182.251	2	2364.502
2.	S1 (44)	1277.97	1	1277.97
3.	A (69)	1349.046	1	1349.046
4.	II-25	319.958	1	319.958
Total			5 Plots	5311.476



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- xiii. 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.
- xiv. Sh. Yatin Singla, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
8. The office is directed to update online Payment Plan of the Project as submitted vide letter dated 24.07.2026 and e-mail IDs of the partners of the LLP in REP-I Part A as submitted vide reply dated 04.08.2026.
9. File be consigned to record room after issuance of registration certificate. **Disposed of**



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.

LA-K&KUL.


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