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 30.09.2026.

Item No. 333.03

(ii) **Promoter:** **ESMAX INFRADEVELOPERS PRIVATE LIMITED**

Project Name: **"SKY HOMES" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.03125 acres situated in the Revenue Estate of Village Phoosgarh, Sector-33, Karnal.**

Temp Id: **RERA-PKL-2158-2026.**

Present: **Adv. Gagan Taneja on behalf of the promoter.**

1. This application is for registration of real estate project namely "**SKY HOMES**" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.03125 acres situated in the Revenue Estate of Village Phoosgarh, Sector-33, Karnal bearing licence no. 188 of 2025 dated 30.09.2025 valid upto 29.09.2030 granted in favour of Esmax Infradevelopers Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 21.09.2026:

i. Registration fee is deficit by ₹39,693/-
ii. Copy of Bilateral Agreements not submitted.
iii. Form REP II is not in order as date of completion is incorrect. Also Form REP-II is not on ₹ 100 stamp paper.
iv. In Form REP-I Part-B, permissible FAR is written as 0 which is incorrect.
v. Since the Licence of the proposed project has been granted on 30.09.2025, an affidavit be submitted by the promoter that no plot has been sold the promoter till date in the proposed project.
vi. No Board resolution authorising Sh. Manoj to file RERA registration submitted.
vii. Net worth certificate of the promoter company not submitted.
viii. Cash flow statement of the project not submitted.

ix. In Form REP-I Part-C, Expenditure to be made in Each Quarter not mentioned.
x. Latest MCA certificate reflecting the directors of the company be submitted.
xi. Details of all the 3 bank accounts on the letterhead of the bank mentioning the project name, licence no. and area of the project be submitted.
xii. Payment plan is not in order.
xiii. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant is not submitted (REP I A-H).
xiv. Non default certificate from a Chartered Accountant is not in order.
xv. Balance sheet of the promoter for last 3 years be submitted.
xvi. Technical assistance agreement stating the expertise provided till completion of the project not submitted.
xvii. As per MCA, there are four directors, however copy of Aadhar card & PAN card of two directors have been submitted.
xviii. In Builder Buyer Agreement, Clause 7.1 is not in order.

3. The promoter vide reply dated 25.09.2026 has removed all the above deficiencies except at Sr. no. ii, vii, viii, xi, xii, xiii and xiv. The Authority observed that since the promoter has not yet removed all the deficiencies, therefore one final opportunity is granted to promoter to make all compliances. Adjourned to **07.10.2026.**

Haryana Real Estate Regulatory Authority
2627
Despatch No
Dated 1/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA DHRUV

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