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 07.10.2026.

Item No. 334.03

(v) **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-II).
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. On the last date of hearing, i.e. 30.09.2026, the Authority observed that 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, therefore one more opportunity was granted to make all compliances and the matter was adjourned to 07.10.2026.

4. Vide reply dated 05.10.2026 promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	**Account No.**
100% Master Collection Account	926020015209459
70% Separate RERA Account	926020015209462
30% Project Account (Misc.)	926020015209446
Bank Name & Address- AXIS BANK, SECTOR 12, KARNAL 132001 HR IFSC Code- UTIB0003628	

None of the above mentioned 3 accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

Haryana Real Estate Regulatory Authority Panchkula

iii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

iv. Promoter shall 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 its validity issued by the Authority. The QR code, RC number alongwith its validity 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. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate ,or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. 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.

viii. 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.

ix. That the promoter shall not sell any part of the commercial site measuring 0.1890 acres unless the building plans of the said site are approved and deficit fee paid, if any.

5. Payment Plan be uploaded on the web portal.

6. **Disposed of**. File be consigned to record room after issuance of registration certificate.

Haryana Real Estate Regulatory Authority
2698
Despatche No
Date 12/10/26
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-Dhiraj
13/10/26

17/10

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