



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted Licence no. 140 of 2026 dated 10.07.2026 valid upto 09.07.2031 for setting up of an Industrial Plotted Colony on land measuring 20.0 acres 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. Phasing Plan of the Project has been approved by DTCP, Haryana on 11.08.2026. Based on this license and phasing plan, the Haryana Real Estate Regulatory Authority, Panchkula has registered Phase-I (Industrial Component) of the real estate project namely "Skya Industrial Town" measuring 16.085 acres situated in the revenue estate of village Piyala, Sector-144, Faridabad vide

Registration No. HRERA-PKL-FBD-970-2026 Dated: 26.08.2026

2. Promoter of the Project is Skya Realtech LLP having its registered office at 4th Floor, Tower A, Vatika Mindscapes, Sector-27D, Mathura Road, Faridabad-121003. Promoter is a Limited Liability Partnership Firm (having 5 partners, i.e., Sh. Amit Chauhan, Sh. Yatin Singla, Sh. Sharvan Chauhan, Sh. Rohit Chauhan, Sh. Krishan Pal) registered

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with Registrar of Companies, Haryana having LLPIN- ACJ-6982 and having PAN No. AAWFT9219L.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

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- vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by **09.07.2031**.

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,

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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.
- 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)(L)(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

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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 Sh. Yatin Singla Sh. Sharvan Chauhan Sh. Rohit Chauhan Sh. Krishan Pal	50% of revenue share out of total revenue realized out of Project Land (which shall be paid from 30% free account)

- 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 (in Sq. Mts.)	Total Plots	Area of Total Plots (in Sq. Mts.)
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.	H-26	319.958	1	319.958
Total			5 Plots	5321.936

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PLOTS MORTGAGED AGAINST EDC

Sr. No.	Plot No.	Area of Plot (in Sq. Mts.)	Total Plots	Area of Total Plots (in Sq. Mts.)
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.	H-25	319.958	1	319.958
Total			5 Plots	5311.476

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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member

Kullu
26/01/20