HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

FORM 'REP-III'
[See Rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 188 of 2025 dated 30.09.2025 valid upto 29.09.2030 for setting up of an Affordable Residential Plotted Colony(under DDJAY-2016) on land measuring 5.03125 acres in favour of Esmax Infradevelopers Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "SKY HOMES" situated in the revenue estate of Village Phoosgarh, Sector-33, Karnal vide

Registration No. HRERA-PKL-KRL-997-2026 Dated: 16.10.2026

2. Promoter of the project is Esmax Infradevelopers Private Limited, having its registered office at 10, Skyhigh Plaza, Sector 32, Karnal-132001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U70109HR2021PTC092075 and having PAN No AAGCE2715F.

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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) 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 plots sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

viii) The date of completion of the project is 20.08.2029.

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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 three 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.

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

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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 allotttees 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.

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

ESMAX INFRADEVELOPERS PVT. LTD.

CIN: U70109HR2021PTC092075, GST NO.06AAGCE2715F1Z0
Regd. Office:10,Skyhigh plaza, Sector 32, Karnal, Haryana-132001
Email:- mkgupta690@gmail.com **(M) 98960-94990.**

SCHEDULE 'C' – Builder Buyer Agreement

PAYMENT PLAN	
Stages	**% of Total Consideration**
At the time of Booking/Allotment	5%
ON BBA (BBA will be executed within 30 days from the date of allotment)	5%
On Completion of Water Supply work	15%
On Completion of Sewerage and Storm water system work	15%
On Completion of Internal rainwater Harvesting	10%
On Completion of Road and foot paths	15%
On Completion of Electrical work, Street lighting and STP work	20%
On Offer of Possession	15%
Total	**100%**

Other Charges include the following

S. No	Particulars/Head	Amount (in Rs.)
1	Interest Free Maintenance Security Deposit (IFMS)	Rs. 300 per sq. Yards
2	Annual Maintenance charges (AMC)	Rs.10 per Sq. yards (per month)
3	Stamp duty and registration charges	As per Actuals, as applicable
4	Enhancement /revision of statutory charges upto due date of Possession	As per Actuals, as applicable
5	Electric Meter Charges	As per Actuals, as applicable

Exmax Infradevelopers Pvt. Ltd.

Auth. Sign.