



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 08.01.2025.**

**Item No. 274.38**

**Compliance of Special Condition(i) in the Project.**

**Promoter:** Vijaylaxmi Infrabuild Pvt. Ltd.

**Project:** Vijaylaxmi Greens-III situated in Sector 12-A, Village- Jhajjar, Jhajjar.

**Reg. No.:** RERA-PKL-JJR-545-2024 dated 20.02.2024.

I. The Authority has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY 2016 namely "Vijaylaxmi Greens-III" on land measuring 10.612 acres situated in the revenue estate of Village Jhajjar, Sector-12A, Jhajjar vide Registration No. RERA-PKL-JJR-545-2024 dated 20.02.2024 being developed by Vijaylaxmi Infrabuild Pvt. Ltd on the conditions that:-

- i. Promoter shall submit a copy of service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.256 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. 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.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No



RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

2. The promoter vide letter dated 24.12.2024 had informed that the Director Town & Country Planning, Haryana had issued Service Plan/estimate vide Memo No LC-4936/JE(MK)/2024/35295 dated 20.11.2024. Accordingly, they are submitting the copy for office record. Along with this they are submitting the following documents:
  - Approval of Service Plan/estimate in respect of Licence No. 217 of 2013 dated 25-10.2023
  - Approval of Storm Water Drainage Scheme.
  - Approval of Water Supply Scheme.
  - Approval of Sewerage Scheme.
  - Approval of Road Plan.
  - Demarcation Cum Zoning Plan (DRG. No. 9940 dt 16-01-2024)
  - Report of Estimate for providing Water Supply, Sewerage, Storm Water Drainage, Roads, Street Lighting and Horticulture.
3. Authority observes that promoter has not complied with condition no. ii, iii and iv of registration certificate.
4. After consideration, Authority directs promoter to comply with above conditions of RC and submit a soft copy of service plans/ estimates, demarcation/ zoning plan. Details of plots sold from the date of registration till date be also submitted before next date of hearing.
5. Adjourned to 12.03.2025



True copy

Executive Director,  
HRERA, Panchkula

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

*Handwritten signature*  
28/1/25  
*CA (Dhruv)*