



**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 04.12.2023.

**Item No. 234.35**

(xii) Promoter : Vijaylaxmi Infrabuild Pvt. Ltd.

Project : “Vijaylaxmi-Plaza” a commercial pocket measuring 0.331 acres (forming part of an Affordable Residential Plotted Colony measuring 13.35 acres) situated in Sector 29, Jhajjar.

Temp ID : RERA-PKL-1350-2023

1. When this matter was last heard on 30.10.2023, following deficiencies were conveyed:-

- i. Land Utilization table under REP-I Part C is incomplete.
- ii. Expenditure to be incurred in each quarter has not been submitted.
- iii. Date of approval of building plans under REP-I Part C is written as NA, however approved building plans are enclosed. This needs to be reconciled.
- iv. The promoter mentioned the date of starting of construction work as 25.03.2023 and an amount of Rs. 61.12 lacs has already been spent on the project. It needs to be clarified whether this is an “ongoing project” or a new project. Latest photographs of the site be also submitted.

2. Applicant/promoter vide reply dated 28.11.2023, has complied with the observations mentioned at serial no. i to iii above. As regards serial no. iv, the promoter has stated that this is an “ongoing project” and it is a part of license no. 30 of 19.10.2020. Latest photographs of the project site have also been submitted showing that the structure of the 12 SCO's is almost complete. The promoter should clarify by way of an affidavit whether any 3<sup>rd</sup> party rights have been created by the sale of these SCO's.



3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 29.01.2024.
4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.

14/12/23  
CA (Sumbhany)