



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 30.10.2023.

Item No. 231.46

(vi) **Promoter: Vijaylaxmi Infrabuild Pvt. Ltd.**

Project : "Vijaylaxmi-Plaza" - 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. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 30 of 2020 dated 19.10.2020 valid up to 18.10.2025 was granted in favour of Vijaylaxmi Infrabuild Pvt. Ltd for the development of an Affordable Residential Plotted Colony on land measuring 13.35 acres situated in the revenue estate of Village Jaundi, Sector 29, Jhajjar.
2. The aforementioned project was registered by the Authority vide Registration No. HRERA-PKL-JJR-266-2021 dated 12.10.2021 valid upto 31.03.2023 alongwith the condition that the Promoter shall get the building plans approved in respect of commercial pocket measuring 0.331 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket. Completion certificate dated 15.11.2022 for an area measuring 13.35 acres has been granted by DTCP, Haryana. Now, the promoter has proposed to register the commercial component measuring 0.331 acres.
3. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - 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.
4. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 08.01.2024.
5. 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.



[Handwritten signature]
14/11/23

True copy

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Executive Director,
HRERA, Panchkula

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

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A (Shubham)