



**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 08.10.2025.

**Item No. 302.03**

(viii) **Promoter:** Laxmi Son Empire Developer LLP.

**Project :** "Laxmi City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.15 acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonapat.

**Temp ID :** RERA-PKL-1808-2025.

**Present:** Sh. Akhilesh, Authorized representative on behalf of promoter.

1. This application is for registration of the project namely; "Laxmi City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.15 acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonapat for which license No. 66 of 2025 dated 08.05.2025 which is valid upto 07.05.2030 has been granted by Town and Country Planning Department, Haryana in favour of Laxmi Son Empire Developer LLP.

2. The application was examined and following observations were conveyed to the promoter on 26.09.2025:

- i. Date of approval of building plans has been mentioned as 08.05.2025, however it is a plotted colony.
- ii. Authorization to one of the partners to sign, execute conveyance deed/sale deed has not been submitted.
- iii. Registration fee is deficit by ₹ 38,993/-
- iv. Payment plan is not as per RERA Act and Rules framed thereunder.
- v. Brief note on technical and financial capacity of the company be submitted.
- vi. Whether entry of license has been made in the revenue record or not.



- vii. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
  - viii. Net worth certificates and ITRs of all the directors and company have not been submitted.
  - ix. Projected cash inflow statements of the project have not been submitted.
  - x. As per MCA website there are 2 partners in the LLP, however details of only one partner have been mentioned in the list of partners in REP I part A
  - xi. As per MCA website, charges amounting to Rs 21 crores are reflecting against the LLP. A clarification in this regard is needed.
  - xii. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
3. The promoter vide reply dated 30.09.2025 has complied with the observations mentioned above except at serial no. iv, ix and xi.
4. Therefore, the applicant was granted one more opportunity to comply with the above observations by 08.10.2025. The promoter has complied with all the observations on 08.10.2025.
5. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- i. The promoter shall submit the details of the 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 prior permission of the Authority.
  - ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.188 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
  - iii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks 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, Govt. of India (if applicable) before execution of development works at site.
  - v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - vi. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.





- vii. 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.
- viii. Sh. Sushil Gupta, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- ix. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and RC No. should also be affixed 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.
- x. 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.
6. The office is directed to get the necessary corrections done in REP-I Part A & C as per reply dated 30.09.2025.
7. Disposed of. File be consigned to record room after issuance of registration certificate.



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.

LA (Shypham).

  
16/10

STP on leave