



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 24.09.2025.

Item No. 300.03

(vi) **Promoter:** M/s VS Infratech.

Project : “VS INDUSTRIAL PARK” an Industrial Plotted Colony on land measuring 10.9125 acres situated in the revenue estate of Village Hansi, Sector 18, Hansi, District Hisar.

Temp ID : RERA-PKL-1772-2025

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely “VS INDUSTRIAL PARK” an Industrial Plotted Colony to be developed on land measuring 10.9125 acres situated in the revenue estate of Village Hansi, Sector 18, Hansi, District Hisar bearing License No. 90 of 2025 dated 04.06.2025 valid upto 03.06.2030 granted by Town and Country Planning Department, Haryana in favour of Chavikant, VS Infratech, Smt. Shilpa, Hansraj, Neeru in collaboration with VS Infratech.

2. The application was examined and following observations were conveyed to the promoter on 12.09.2025:

- i. A brief note regarding the financial, professional and technical capability of the promoter to develop the project be submitted.
- ii. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- iii. Balance sheet and ITR of partners of the last 3 years needs to be submitted.
- iv. Net worth certificate of partners and firm needs to be submitted.
- v. Whether the entry in revenue records has been made or not.
- vi. REP-II is not in prescribed format.



3. Vide reply dated 19.09.2025, the promoter has complied with all the above observations. After examination, the Authority found the project fit for registration subject to following conditions:

- a. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of size "3 x 3" (in two newspapers widely circulated in the area including one in hindi) indicating all three accounts i.e., 100%,70% and 30% 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.
- b. 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.
- c. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town &Country Planning Department.
- d. 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.
- e. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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.
- f. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan received shall be credited into 70% RERA Bank account.
- g. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016. The entire amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP-I.
- h. That Following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the landowner.

Block no.	Plot no.	Area of each plot (sq. mtrs.)	Total Plots	Total Area (sq. mtrs.)
E-9 Block	16-24	418.19	09	3763.71



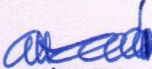
E-1/1 Block	25	360.88	01	360.88
D/2 Block	15	724.51	01	724.51
G1/1 Block	55	418.15	01	418.15
Total				5267.25

i. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.


5. **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.


29/09

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