



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.11.2025.

Item No. 305.03

(iv) **Promoter:** OXYGREENS INFRASTRUCTURE PRIVATE LIMITED

Project: "JAI LAKSHMI CITY", an Affordable Residential Plotted Colony under DDJAY-2016 over an additional area measuring 3.9375 acres bearing licence No. 96 of 2025 dated 12.06.2025 valid upto 11.06.2030 situated in the revenue estate of Village Jhajjar, Sector 20, Jhajjar

Temp ID: RERA-PKL-1838-2025

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "JAI LAKSHMI CITY", an Affordable Residential Plotted Colony under DDJAY-2016 over an additional area measuring 3.9375 acres bearing licence No. 96 of 2025 dated 12.06.2025 valid upto 11.06.2030 (in addition to licence No. 138 of 2022 dated 09.09.2022 granted for 8.13125 acres registered vide registration No. HRERA-PKL-JJR-383-2022 dated 21.12.2022) situated in the revenue estate of Village Jhajjar, Sector 20, Jhajjar granted by Town and Country Planning Department, Haryana in favour of M/s Oxygreens Infrastructure Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 14.11.2025:

- i. An explanation should be provided as to how they will develop the project, as the company has been suffering from losses for the last 3 years as per the Profit and Loss statement and ITR.
- ii. Emails I'd of all the Directors and authorized representative are same.
- iii. Page No. 57 is not legible.
- iv. Complete Aadhaar Card of Mr. Jagjit Singh be submitted.



- v. No authorization as to who will advertise, market and execute the conveyance deed in the project.
- vi. Architect should submit details of the projects executed and the professionals engaged.
- vii. Paid up capital is not adequate to develop the project. Net worth of company and directors be submitted;
- viii. Permission for construction of culvert is not submitted.
- ix. No. of pages of auditor report is not legible.
- x. The promoter should inform if there is any change in the existing plan of 8.13 acres.

3. The promoter vide reply dated 24.11.2025 & 26.11.2025 has complied with all the observations mentioned above and 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 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 a copy of revised service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. Promoter shall also submit a copy of revised 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. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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. The QR code should be affixed on the top right corner.
- vii. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.



- viii. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- ix. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the 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 REP-I.
- x. That following plots coming to the share of landowners/licencees cannot be put to sale by the promoter, however can be sold by the Landowners only i.e. Sh. Devender, Smt. Vinita Nandal, Smt. Kitabo Devi, Sh. Surender, Sh. Ankit, Smt. AnupamGehalawat, Smt. Anupriya & Sh. Ajmer Singh as per their shareholding:-

Name Of Landowner	Plot No.	Total Plots	Total Area (in Sqm)
Sh. Devender	150,163,187,189,200,210,211,217	8	906.796
Smt. Vinita Nandal	149,170,171,172,174,186,188,214	8	993.554
Smt. Kitabo Devi	175,176,177,178,202,203,212,213	8	976.061
Sh. Surender	190,191,197,201,204,205,219,220,221	9	987.453
Sh. Ankit	145,146,157,166,167,168,169,218	8	991.057
Smt. AnupamGehalawat	151,156,198,199,206,207,208,209	8	911.244
Smt. Anupriya	154,155,158,159,160,161,162,184,185,192	10	1243.537
Sh. Ajmer Singh	147,148,152,153,173,181,222,223,224,225	10	1236.907
Total		69	8246.61

4. The office should made all necessary changes required in Form REP I (Part A).
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.

LA-Dhruv STP
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