



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 26.08.2026.

Item No. 330.03

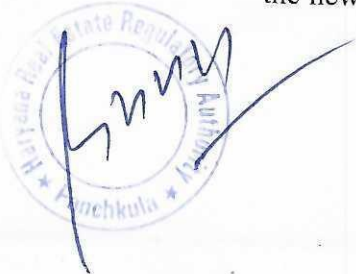
(xii) **Promoter:** Vinayak Real Estate.

Project Name: "Vinayak City" An Affordable Residential Plotted Colony (under DDJAY Policy-2016) to be developed on land measuring 5.09375 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, Fatehabad.

Temp Id: RERA-PKL-2108-2026.

Present: Sh. Neeraj Puri on behalf of the promoter.

1. This application is for the registration of a real estate project namely Vinayak City" a Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 5.09375 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, Fatehabad bearing License No. 83 of 2026 dated 06.05.2026 valid upto 05.05.2031 granted by the Town and Country Planning Department, Haryana in favour of Vinayak Real Estate.
2. The application was examined and following observations were conveyed to the promoter on 21.08.2026:
 - i. ITR and Balance sheet of Vinayak Real Estate for last three years not submitted.
 - ii. Permission for construction of culvert is not submitted.
 - iii. The Promoter be asked to mark the proposed colony on the last approved Sectoral Plan and also confirm that the existing Pakka / Katcha rasta ultimately connects an existing road. The Promoter should also confirm that the above link will be available to the allottees till the construction of 45 mts. wide road.
 - iv. Potentiality of the Town in which the proposed colony falls.
3. The Promoter submitted his reply dated 24.08.2026 which was examined and found in order. Since the promoter has complied with all the above observations, after consideration, Authority finds 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with a certification from the CA that the entire balance in



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- the previous account has been transferred to the new bank account be submitted. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (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.
- ii. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - iii. The payment plan approved in by the Authority, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1522 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - vi. Promoter shall 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.
 - vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.
 - viii. 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.
 - ix. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - x. Mr. Ravinder Singh (one of the partner) in the firm, shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
 - xi. 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.
 - xii. Plot No. 22, 23 and 24 shall be freezed till the construction of the culvert.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of**



True copy

Secretary (Acting),
HRERA, Panchkula

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

STP

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Shelly
07/09/21