



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 29.07.2026.

Item No. 327.03

- (i) **Promoter:** Sudh Infratech Private Limited.
Project Name: "Vasant Vihar" an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 10.06 acres situated in the revenue estate of village Jhajjar and Sikanderpur, Sector-20, Jhajjar.
Temp Id: RERA-PKL-2095-2026.
Present: Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 13.07.2026. License No. 101 of 2026 dated 22.05.2026 valid upto 21.05.2031 for an area measuring 10.06 acres has been granted in favour of Sudh Infratech Private Limited.

2. The application was examined and following observations were conveyed on 21.07.2026:

- i. ITRs of the company for last 3 years be submitted.
- ii. Balance sheet of the company for the year 2025-26 be submitted.
- iii. Whether entry of license has been made in the revenue record or not?
- iv. Registration fee is deficit by Rs. 4,395/-
- v. CP-121-Page 2 of the license is not legible.
- vi. Date of approval of layout plan in REP-I (Part C) may be mentioned as 07.07.2026 instead of 08.07.2026.
- vii. REP-II is not notarised.
- viii. Minutes of the meeting are not enclosed with the Board Resolution authorising Sh. Hemraj Jat to file RERA Registration nor the resolution endorsed is signed by all the Directors.



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- ix. Registration number of both the Architect (CP/71) and Engineer (CP/75) have not been mentioned in their appointment letters.
- x. Cash flow statement at CP-110 is not legible.
3. Vide replies dated 27.07.2026 and 29.07.2026, the deficiencies mentioned above have been complied by the promoter.
4. 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. 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 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.
 - i. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - ii. The payment plan approved in Form REP-I, 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
 - iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.280 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.
 - 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 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.
 - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as 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.
 - vii. 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.



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- viii. 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.
- ix. 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.
5. Necessary corrections in Form REP-I as per reply dated 27.07.2026 be made on the web portal Payment Plan be uploaded on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HRERA, Panchkula

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

anand
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STP

LA - Shykhani
[Signature]
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