



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 26.08.2026.

Item No. 330.12

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: Vijaylaxmi Infrabuild Private Limited.

Project: "Vijaylaxmi Greens-Rohtak" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 5.218 acres situated in the revenue estate of Village Mayna, Sector 22D, Rohtak.

Reg. No.: HRERA-PKL-ROH-513-2023 dated 20.10.2023 valid upto 31.03.2026.

Temp ID: 1316-2023.

License No. 144 of 2023 dated 11.07.2023 valid upto 10.07.2028.

1. Vide letter dated 24.03.2026, the promoter applied for continuation of registration of the above captioned project under Section-7(3) of RERA Act, 2016 for one year i.e., upto 30.12.2027. The Promoter has applied for completion certificate on 06.11.2025 which is still awaited from the Department of Town & Country Planning, Haryana. The Promoter has applied on prescribed proforma REP-V and also submitted online extension form.

2. Following has been submitted the Promoter:

- i. Extension fee and Late fee as per resolution dated 07.08.2024 amounting to ₹ 1,98,000/-, which is in order.
- ii. Auditor and public notice fee amounting to ₹ 51,300/-.
- iii. Percentage of development works as per Architect and C.A. Certificate is 99.35%.
- iv. Percentage of development works as per Engineer Certificate is 100%.
- v. QPRs have been uploaded upto 31.12.2025.(As on date QPRs uploaded upto 31.03.2026.)
- vi. Copy of License No. 144 of 2023 dated 11.07.2023 valid upto 10.07.2028



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- vii. Affidavit dated 20.03.2026 stating that no sale, booking, agreement for sale, allotment or marketing in the said project would be carried out by the Promoter or any authorised person.
- viii. Copy of request for issuance of completion certificate submitted to DTCP on 06.11.2025.
3. Vide letter dated 22.04.2026, Trynavh & Co. was appointed to conduct audit of the project and public notice was issued on 23.04.2026 in the newspapers for inviting objections from allottees and public in general.
4. Vide letter dated 07.07.2026, the Auditor has submitted its report, a copy of which was sent to the promoter via email on 14.07.2026 for comments. The Auditor has observed as follows:
- VIJAYLAXMI GREENS (the project) bearing RERA Registration No. HRERA-PKLROH-513 of 2023 dated 20.10.2023 has Master Collection Accounts with the Kotak Bank Ltd. (IFSC -KKBK0000285) bearing Account No. 9047211745 wherein the amounts deposited are related to sales of Plots. On test check basis of Books of Account and bank statements, CA Certificates issued by the Chartered Accountant of the Company for compliance along with copies of Quarterly Progress Returns filled in HRERA by the above captioned Developer, it has been observed that the collections from the allottees have been deposited in the above bank accounts only. The following are the details of the bank account maintained by the Developer for 100% collection of proceeds from the customers and thereafter utilisation of 70% on the project being project cost and remaining 30% in separate bank account for other expenses. In considered opinion, and on examination of the Books of Accounts on test check basis, the auditor has not found apparently any financial indiscipline and misappropriation of funds collected from allottees is evident.
 - As per explanation and also on the basis of checking of books of accounts on test check basis, all the receipts from the buyers are found accounted for in the books of accounts, certificates issued by Engineer, Architect, Chartered Accountants from time to time and declaration given by the promoters are also received and test checked with the books of accounts.
 - While verification on test check of the withdrawals made from account (70%) are commensurate to the development works carried out at the site and no major deviation has been observed, it is verified from the books of accounts maintained by the Developer and certificates issued by their Chartered Engineer, an Architect and a Chartered Accountant in practice from time to time.
 - Photographs of the project taken during site visit enclosed with the report.
 - No surrendered/ cancelled plots as on 16.06.2026.
5. Vide letter dated 03.08.2026, the promoter has confirmed that the audit report is accurate and they agree with the findings and observations of the auditor.



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6. After consideration, the Authority directs the Promoter to submit the following at least one week before the next date of hearing:

- i. Copy of Approved Zoning Plan of the Project.
- ii. Copies of approved service plans and estimates of the project.
- iii. Copies of approved building plans in respect of commercial pocket measuring 0.106 acres.
- iv. The promoter has to submit the details of the Master Collection Account (100%), Escrow Account/RERA Account (70%) and Free Account (30%).
- v. Land Schedule of the License shows that 0.476 acres of land is under mortgage. (Total 20 Plots under mortgaged against IDW and EDC). Promoter has to inform whether the said land has been de-mortgaged or not.
- vi. NOC / Clearance issued by MOEF, Govt of India.

7. Adjourned to 30.09.2026.



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.

LA-Indy.

Order
22/9/26

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