



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2026.

Item No. 335.03

- (A) Promoter: Vijaylaxmi Infrabuild Pvt. Ltd.
Project Name: "Vijaylaxmi Greens-IV" an affordable residential plotted colony (under DDJAY Policy-2016) over an additional area measuring 12.017 acres (in addition to license no. 60 of 2018 dated 07.09.2018) situated in the revenue estate of village Jaundhi, Sector-29, Jhajjar.
Temp Id: RERA-PKL-2196-2026.
Present: Sh. Krishna Kumar, GM on behalf of promoter.

1. The promoter has applied for registration of the project namely; "Vijaylaxmi Greens-IV" for which License No. 112 of 2026 dated 08.06.2026 valid upto 07.06.2031 for an additional area measuring 12.017 acres has been granted in favour of Vijay laxmi Infrabuild Pvt. Ltd. The promoter earlier applied for registration of project which was examined and application was rejected under Section 5(1)(b) of RE(RD) Act. 2016 on 12.08.2026 due to appeal filed by Sh. Sudhir (complainant) pending before Ld. Commissioner, Rohtak Division regarding partition of the land falling in the licensed area belonging to the promoter. Now the promoter has applied afresh.

2. The application was examined and following observations were conveyed on 13.10.2026:

- Payment plan is not in order.
- In REP-I Part -C Date of approval colony of building plans has been mentioned as 08.06.2026; however it is a plotted colony.
- Figures of permissible and proposed FAR have not been mentioned in Part B

3. The promoter has removed all the deficiencies vide letters dated 14.10.2026.



43

4. With regard to appeal filed by Sh. Sudhir (Complainant) pending before the Ld. Commissioner, Rohtak Division regarding partition of the land falling in the licensed area belonging to the promoter, the promoter submitted that Sh. Sudhir's land is not part of License No. 112 of 2026, his land is not part of approved layout plan, and no plot belongs to him in the project layout. Further, no stay order has been passed by the Ld. Commissioner, Rohtak Division in ER No. 291.

5. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(1)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Collection Account	0150728243
70% RERA Account	0150728250
30% Promoter/Free Account	0150728229
Bank Name & Address – Kotak Mahindra Bank Ltd. Andamrapali Tower –J, Sector 2 IMT Manesar 122050 IFSC Code KKBK0000285	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

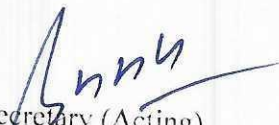
- ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.
- iii. 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 its validity 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.
- iv. 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.
- v. 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.
- vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws



- for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.
- vii. Promoter shall get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.
- viii. 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.
- ix. The order passed by Ld. Commissioner, Rohtak, Division in ER 291 shall be binding on the promoter.
6. Date of approval of building plans and figures of permissible and proposed FAR has to be amended online by the office.
7. 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 STP, HRERA Panchkula, for information and taking further action in the matter.


21/10


22/10/26