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 30.09.2026.**

Item No. 333.14

**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 RERD 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

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 an 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:

i. 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 captained 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.

ii. 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.

iii. 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.

iv. Photographs of the project taken during site visit enclosed with the report.

v. 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.

6. On 26.08.2026, after consideration, the Authority directed 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.

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Haryana Real Estate Regulatory Authority ★ Panchkula ★

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. Vide reply dated 24.09.2026, promoter has submitted the reply to the observations dated 26.08.2026:

i. Submitted approved zoning plan
ii. Submitted approved service plan estimates
iii. With regard to approved building plans in respect of commercial pocket measuring 0.106 acres it is mentioned that the standard designs for the commercial component are currently under process in the office of the Director of Town & Country Planning (DTCP) and promoter will submit the same as and when approved by the Directorate Office of Town & Country Planning Haryana.
iv. The promoter has submited the details of the Master Collection Account (100%), Escrow Account/RERA Account (70%) and Free Account (30%) published in newspaper dated 12.09.2026 in The Tribune .
v. With regard to Mortgaged Plots it is mentioned that a total of 20 numbers of plots are mortgaged with the DTCP. In compliance with the DDJAY policy, these plots will be eligible for demortgage subsequent to the issuance of the project's final Completion Certificate by the DTCP.
vi. With regard to NOC / Clearance issued by MOEF, Govt of India it is mentioned that NOC is not applicable to the Project.

8. Today, Authority observed that the promoter has complied with all the observations. After consideration, the Authority decided that the registration certificate shall remain in force u/s 7 (3) of the RE(RD) Act, 2016 for a period of one year which shall now be valid upto **31.07.2027** (including 4 months extension due to 'Force Majeure' vide orders of the Authority dated 19.08.2026 having Endst. No. HRERA-PKL/Secy./PROJ/2026-7699). Certificate of continuation of registration be issued accordingly. **Disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA
Despatche No 2803
Date 19-10-26

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.

CA- Judy STP 19/10 3/3

21/10/26