



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

### CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted License No. 90 of 2025 dated 04.06.2025 valid upto 03.06.2030 for setting up of an Industrial Plotted Colony on land measuring 10.9125 acres in favour of Chavikant, VS Infratech, Smt. Shilpa, Hansraj, Neeru in collaboration with VS Infratech. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "VS INDUSTRIAL PARK" situated in the revenue estate of Village Hansi, Sector 18, Hansi, District Hisar vide

**Registration No. HRERA-PKL-HSR-770-2025**

**Dated: 09.10.2025**

2. Promoter of the project is M/s VS Infratech, Link Road, Near Radha Swami Satsang Bhawan, 500 Mtr. Away From NH-9, Delhi-Hisar Highway, Hisar-125001 registered with Register of Firm with number 06-12-2024-00040 and PAN No. AAXFV9863D. However, the licencees are Sh. Chavikant,

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VS Infratech, Smt. Shilpa, Sh. Hansraj, Sh. Neeru in collaboration with VS Infratech.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots .
- ix) the said project shall be completed by 30.06.2028. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

### **Special Conditions:**

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of size "3 x 3" (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. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- II. Promoter shall obtain and 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.



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- III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- 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. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.
- VI. Promoter shall obtain prior permission of the Authority before taking any loan from any Bank/Financial Institution against the said registered project.
- VII. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016. The entire amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP-I.
- VIII. That Following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the landowner:



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Block no.	Plot no.	Area of each plot (sq. mtrs.)	Total Plots	Total Area (sq. mtrs.)
E-9 Block	16-24	418.19	09	3763.71
E-1/1 Block	25	360.88	01	360.88
D/2 Block	15	724.51	01	724.51
G1/1 Block	55	418.15	01	418.15
Total				5267.25

IX. 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.

X. The plots allotted to landowners/ licensees shall be physically handover to them after issuance of completion certificate.

XI. That no clause of collaboration agreement dated 22.02.2024 be amended being irrevocable.

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman