



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 96 of 2025 dated 12.06.2025 valid upto 11.06.2030 for setting up an Affordable Residential Plotted Colony under DDJAY-2016 over an additional area measuring 3.9375 acres, in favour of Devender S/o Satbir, Vinita Nandal D/o Vijay Pal, Kitabo Devi W/o Prem Singh, Surender S/o Satbir, Ankit S/o Surender, Anupam Gehlawat W/o Anurag Gehlawat, Anupriya W/o Parminder Chahar, Ajmer S/o Dalip Singh in collaboration with Oxygreens Infrastructure Private Limited. In addition to licence No. 138 of 2022 dated 09.09.2022 granted for 8.13125 acres registered vide registration No. HRERA-PKL-JJR-383-2022 dated 21.12.2022. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "JAI LAKSHMI CITY" having an area measuring 3.9375 acres situated in the revenue estate of Village Jhajjar, Sector 20, Jhajjar vide

Registration No. HRERA-PKL-JJR-806-2025

Dated: 04.12.2025

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2. Promoter of the project is M/s Oxygreens Infrastructure Private Limited, having its registered office at Plot No 18-P, Sector 45, Gurgaon, Haryana, 122002. Promoter is a Private Limited Company (having 4 directors i.e., Sh. Ankit, Sh. Jagjit Singh, Sh. Vijay Pal and Sh. Ajmer Singh) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U70100HR2022PTC100347 having PAN No. AADCO6670N. However, the landowner/licencees are Devender S/o Satbir, Vinita Nandal D/o Vijay Pal, Kitabo Devi W/o Prem Singh, Surender S/o Satbir, Ankit S/o Surender, Anupam Gehlawat W/o Anurag Gehlawat, Anupriya W/o Parminder Chahar, Ajmer S/o Dalip Singh.
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.
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.



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- 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 2018 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 within one week after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
- vii) that the promoter shall submit the quarterly progress report 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 11.06.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.



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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. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of all three accounts i.e., 100%, 70% and 30% account 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 submit a copy of revised service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- III. 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.
- IV. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- V. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five

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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.

- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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. The QR code should be affixed on the top right corner.
- VII. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- VIII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall not execute any addendum to the collaboration agreement in future.
- IX. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the 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 REP-I.

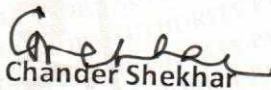



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- X. That following plots coming to the share of landowners/licencees cannot be put to sale by the promoter, however can be sold by the Landowners only.

Name Of Landowner	Plot No.	Total Plots	Total Area (in Sqm)
Sh. Devender	150,163,187,189,200,210,211,217	8	906.796
Smt. Vinita Nandal	149,170,171,172,174,186,188,214	8	993.554
Smt. Kitabo Devi	175,176,177,178,202,203,212,213	8	976.061
Sh. Surender	190,191,197,201,204,205,219,220,221	9	987.453
Sh. Ankit	145,146,157,166,167,168,169,218	8	991.057
Smt. AnupamGehalawat	151,156,198,199,206,207,208,209	8	911.244
Smt. Anupriya	154,155,158,159,160,161,162,184,185,192	10	1243.537
Sh. Ajmer Singh	147,148,152,153,173,181,222,223,224,225	10	1236.907
Total		69	8246.61


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman