HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 112 of 2026 dated 08.06.2026 valid upto 07.06.2031 for setting up of an Affordable Residential Plotted Colony (DDJAY Policy-2016) over an additional area measuring 12.017 acres (in addition to licence no. 60 of 2018 dated 07.09.2018) in favour of Vijay Laxmi Infrabuild Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "VIJAYLAXMI GREENS-IV" situated in the revenue estate of village Jaundhi,Sector-29 Jhajjar, vide

Registration No. HRERA-PKL-JJR-1003-2026 **Dated: 23.10.2026**

Promoter of the project is Vijaylaxmi Infrabuild Pvt. Ltd. having its registered office at Flat No. 104, 929/1, Naiwala, Faiz Road, Karol Bagh, New Delhi 110005. Promoter is a Private Limited Company registered with Registrar of Companies, with CIN U45400DL2013PTC253148 having PAN No AAECV4758P.

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2. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in .

3. 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) 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 plot sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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viii) the said project shall be completed by 31.05.2031.

Special Conditions:

I. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(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.

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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.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

Revised Payment Plan

Sr. No.	Payment Stage	Amount (% age of Basic Sale Price)
1	At the time of Booking	10%
2.	Upon execution of Builder Buyer Agreement in 30 days.	BBA will get issued.
3	Upon Completion of Earth Filling Work.	10%
4	Upon Completion of Sewerage Works	10%
5	Upon Completion of Storm Water Line	10%
6	Upon Completion of Lying of Water Supply line	10%
7	Upon Completion of Internal Road Works	10%
8	Upon Completion of Landscape works	10%
9.	Upon connecting external service to internal infrastructure	10%
10.	Upon Completion of Electrification works	10%
11.	On receiving of Completion Certificate or Offer of Possession.	10%
12.	On Offer of possession "Other Charges" as under:-	As per Annexure "A"

Annexure "A"

Sr. No.	Nature	Amount
1	Interest Free Security Deposit	Rs. 60,000/-
2	Advance Maintenance Charge	@ Rs. 15/- per sqyds(**For One Year**)

- GST as applicable shall be extra

The promotor at the time of offer of possession shall in compliance of section 11 (4)(b) of RERA Act, supply copy of Occupation certificate / Completion certificate as applicable to the Individual allotte or the association of allottee as the case may be

For Vijaylaxmi Infrabuild Private Limited

Authorised Signatory

VIJAYLAXMI INFRABUILD PRIVATE LIMITED
Corporate & Communication Office : Plot No. 13-14, Sector-5, IMT Manesar, Gurugram, Haryana – 122050, India.
Tel: 0124-4396900, E-mail: roc@askbrake.com
Regd. Office Flat No. 104, 929/1, Naiwala, Faiz Road, Karol Bagh, new Delhi – 110005. Tel: 011-28758433, CIN : U45400DL2013PTC253148