



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 04.12.2024.

Item No. 271.29

Addition of land parcel admeasuring 6.218 acres falling in license no. 41 of 2022.

Promoter: M/s Rajdarbar Builders Private Limited.

Project: "Rajdarbar Spaces" an Affordable residential Plotted Colony under DDJAY on land measuring 5.572 acres situated in Sector 35, Karnal.

Reg. No.: HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid upto December 2023.

Temp ID: 724-2019.

1. The Authority has registered the real estate project namely; "Rajdarbar Spaces" an affordable residential plotted Colony under DDJAY measuring 5.572 acres in Sector-35, Karnal vide Registration No. HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid upto December 2023. The Promoter vide letter dated 30.01.2024 has applied for developing a plotted colony under DDJAY on land measuring 11.791 acres (earlier registered colony of 5.572 acres + additional license of 6.218 acres).

2. Registration No. HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid upto December 2023 was granted for 5.572 acres to Rajdarbar Buildcon Pvt. Ltd. Now, the promoter has requested for inclusion of 6.218 acres in the earlier registration. In the fresh (A to H) filed on 30.01.2024, the date of completion for 11.791 acres has been mentioned as 30.09.2025.

3. On 11.12.2023, Authority observed that promoter has changed date of completion of project. Hence, Authority decided that promoter should apply afresh for registration of



additional land measuring 6.218 acres. The Authority on 07.02.2024 again reiterated the same and adjourned the matter to 03.04.2024

4. Vide reply dated 27.03.2024, the promoter requests the Authority to consider their completion date as 30.09.2024 (after adding covid relief of 9 months) which is same as earlier date for addition of land measuring 6.218 acres. Vide reply dated 02.04.2024, 03.04.2024 and 19.04.2024, the promoter submitted REP-I A to H form, REP-II, copy of agreement for sale, copy of draft allotment letter.

5. As per supplemental deed and rectification dated 15th Nov,2021, the developer after buying owners share holds all right on the entire land parcel mentioned in collaboration agreement dated 07.12.2018. (Copy of in-principal approval for transfer of 2.614 acres in license no. 41 of 2022 dated 07.04.2022 enclosed) which is duly signed by the land owners. Request for transfer of license in principal approval granted by DGTCP on 30.01.2023) for 2.614 acres was valid for 90 days. No documents to show that the land has been transferred in the name of Rajdarbar builders has been enclosed.

6. On 24.04.2024, Promoter stated that final approval is pending with DTCP. After consideration, Authority decided that request of promoter will be considered after receipt of final approval from DTCP and the matter was adjourned to 10.07.2024.

7. On 10.04.2024, the Authority decided to adjourn the matter to 25.09.2024, as no reply was received from the promoter.

8. It is pertinent to state that registration of already registered area measuring 5.572 acres was valid upto 31.12.2023 and considering Covid Extension of 9 months – the registration will be valid upto 30.09.2024 . Promoter has applied for additional land measuring 6.218 acres on 30.01.2024 in which completion date is mentioned as 30.09.2024. If 9 months months covid extension is considered, the date of completion for already registered area (5.572) and additional area (6.218) is same, i.e., 30.09.2024.

9. In view of above, the matter of additional registration of area of 6.218 acres is being considered.

10. On 09.10.2024, the Authority observed that since no reply has been received from promoter till date, hence, last opportunity of hearing is granted before rejecting additional registration.



(13)

11. Nobody was present today nor any reply has been submitted despite giving last opportunity. After consideration, Authority decided to return the application of additional registration after deducting 5% administrative charges.
12. Promoter will not market, sell or advertise the project till additional registration is granted.
13. Disposed of.



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21/1/25

True copy

Handwritten signature

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Kakul)