



## HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.01.2025.**

### Item No. 276.22

**Extension under Section-6 of the RERA Act, 2016.**

**Promoter: 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 31.12.2023.**

**Temp ID: 724-2019.**

1. Vide letter dated 18.01.2024, Promoter had applied in Rep-V for First Extension upto 30.09.2025 (including Covid-19 period of 9 months) along with extension fee of Rs. 68,000/-. The matter was first placed before the Authority on 31.01.2024 and last placed on 03.04.2024 in which promoter was directed to submit a detailed resolution plan for completion of the Project with complete receivable and payables, sources of funding etc. duly supported with photographs of the site/construction (with date) which has not been submitted till date.

2. Now, the Promoter vide letter dated 09.01.2025 has submitted the following:

i. Resolution Plan

| Name of Facility             | Completion %          | Completion Date | Cost to be incurred (Lakhs) |
|------------------------------|-----------------------|-----------------|-----------------------------|
| Internal Roads and Pavements | 70                    | 15.06.2024      | 33.44                       |
| Water Supply System          | 100                   | Completed       | 0                           |
| Storm Water Drainage         | 100                   | Completed       | 0                           |
| STP and Garbage Disposal     | 80 (STP Work Balance) | 15.03.2025      | 88                          |
| Street Lighting              | 50                    | 30.07.2024      | 20.50                       |
| Playgrounds and Parks        | 50                    | 30.06.2024      | 20.24                       |
| Under Ground Water Tank      | 50                    | 15.08.2024      | 37.22                       |



|                             |     |           |       |
|-----------------------------|-----|-----------|-------|
| Any other                   | 100 | Completed | 0     |
| Main Electrical Line 11 KV  | 100 | Completed | 0     |
| Maintenance of the Project  |     |           | 100   |
| Total amount to be incurred |     |           | 299.4 |

- ii. Cash flow for completion of the project :  
Promoter Capital – Rs. 8.38 Cr  
Amount to be received from existing allottees – Rs. 5.85 Cr  
Total fund available – Rs. 14.23 Cr
- iii. Copy of application dated 04.12.2024 for renewal of License No. 96 of 2019 dated 20.08.2019 valid upto 18.08.2024.
- iv. Engineer Certificate dated 13.01.2024 (Progress of work upto 31.12.2023)-

| Name of Facility             | Work done in %        |
|------------------------------|-----------------------|
| Internal Roads and Pavements | 70                    |
| Water Supply System          | 100                   |
| Storm Water Drainage         | 100                   |
| STP and Garbage Disposal     | 80 (STP Work Balance) |
| Street Lighting              | 50                    |
| Playgrounds and Parks        | 50                    |
| Under Ground Water Tank      | 50                    |
| Any other                    | 100                   |
| Main Electrical Line 11 KV   | 100                   |

3. After consideration, Authority decided that promoter should submit following documents/ information:-

- i. License was valid up to 18.08.2024. Renewal status of license.
- ii. Updated resolution plan for completion of project as earlier plan was submitted about a year back.
- iii. Recent CA Certificate, Architect Certificate and Engineer Certificate certifying the progress of project.
- iv. Upto date QPRs and photographs of site.

4. After submission of above documents, case of the promoter will be considered.

5. Adjourned to 02.04.2025.



*Handwritten signature and date 6/2/25*

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.

*LA (Kakur)*