HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.04.2025.

Item No. 285.31

Registration of Project.

Promoter: **Rajdarbar Buildcon Pvt. Ltd.**

Project: **"Rajdarbar Spaces" (24 Floors on 6 plots), forming part of a residential plotted colony measuring 61.04 acres in Sector-24, Hisar.**

Temp ID: **1071 of 2022.**

1. The application for registration of the above-mentioned colony was considered by the Authority in its meeting held on 01.05.2023 vide item no. 210.15 wherein the Authority found that the application is fit for registration of 24 floors on 6 plots (Plots No. 250,251,500,501,502,503), forming a part of larger residential plotted colony on land measuring 61.04 acres in Sector-24, Hisar as the promoter has complied with observations conveyed by the Authority during various meetings.

2. At the time of preparation of registration certificate of project dated 24.05.2023, office observed that the approval of building plans of plot no. 250,251,500,501,503 was submitted but the approval of plot no. 502 was not submitted by the promoter. An email was sent 25.05.2023 to the promoter to submit building plan duly approved by the concerned Authority before issuance of registration certificate.

3. The Promoter vide letter dated 18.01.2024 has submitted the approved building plan of plot no. 502.

4. Thereafter vide reply dated 05.12.2022, the promoter had stated that the correct date of completion is 31.12.2023 as mentioned in REP-II which has already passed. The

registration certificate could not be issued because the promoter did not submit the approval of building plan of plot no. 502 despite the intimation of the same.

5. On 24.04.2024, Authority observed that *"promoter has sold 20 Floors without getting the registration certificate of the project. Thus, has violated Section-59 of RERA Act, 2016. After consideration, Authority decided to impose a cost of Rs. 20 Lacs on the promoter for violating Section-59 of the RERD Act,2016. As the completion date proposed by the promoter had already expired, hence, promoter should apply for extension of the project. However, registration certificate be issued first".*

6. Since the promoter had not deposited the cost of ₹ 20 lacs, the Authority on 10.07.2024 has decided that promoter be asked to deposit the cost of ₹ 20 lacs imposed on 24.04.2024 first and registration certificate will be issued thereafter.

7. Since reply was not received from the Promoter, the Authority on 09.10.2024 and 11.12.2024, decided that MD/ one of the promoters be personally present on next date of hearing as promoter is not complying with the orders of Authority. Ban on sale will continue.

8. On 05.02.2025, no reply had been received from the promoter and Managing Director/One of the Directors had failed to appear, the Authority imposed a cost of ₹ 1 Lac which was to be deposited before the next date of hearing.

9. Neither reply nor cost has been received from the promoter.

10. Since no reply has been received from the promoter, the Authority decides to grant one last opportunity to the promoter to file reply failing which the request of the promoter shall be rejected.

A copy of these proceedings be sent to the promoter through mail and registered post.

11. Adjourned to 30.07.2025.

True copy

Haryana Real Estate Regulatory Authority
10021
Despatch No.
Date 19/2/2025
PANCHKULA

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 (Varsha)