



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 14.05.2025.

Item No. 287.27

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.: IIRERA-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 on Rep-V for First Extension upto 30.09.2025 (including Covid-19 period of 9 months) along with extension fee of ₹. 68,000 which 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).

2. 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 – ₹. 8.38 Cr

Amount to be received from existing allottees – ₹. 5.85 Cr

Total fund available – ₹. 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, the Authority in its meeting on 22.01.2025(vide item no. 276.22) decided that the promoter should submit the 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. The promoter vide reply dated 24.03.2025 has submitted the following:-

1. In regards to Renewal of Licence No 96 of 2019 dated 20.08.2019 area 5.572 acres, we would like to share that DTCP approved vide its letter dated 09.01.2025, extended the period till **19.08.2026**.
2. Resolution plan confirming development of project and resolution plan confirming completion date which is mentioned as 30.09.2025. The promoter has submitted the following schedule for completion of balance development works: -

S.no.	Particulars	Completion % as on Dec'24 (based on Architect certificate shared with QPR)	Completion % as on 15.03.2025	Completion dated	Cost to be incurred (in lakhs)
1.	Internal Roads & Pavements	75%	90%	15 th June 2025	11.15
2.	Water Supply System	55%	100%	completed	0
3.	Storm Water Drainage	35%	100%	completed	0
4.	Sewerage Treatment & Garbage disposal	50%	80%	completed	88
5.	Street lighting	50%	90%	15 th July 2025	4.10
6.	Playground & Parks	45%	90%	15 th July 2025	4.05
7.	Under Ground Water tank	80%	90%	31 st July 2025	7.44
8.	Any others (main gate, boundary wall etc)	100%	100%	completed	0
9.	Main electrical line 11 KV	45%	100%	completed	
10.	Maintenance of Project				15.00
Total amount to be incurred					129.74

3. CA Certificate, Architect Certificate (stating percentage of work done as 84.65%) and Engineer Certificate (stating percentage of work done as 84.66%) certifying the progress of the project.

4. Upto date QPR (upto Dec. 2024) along with photographs of site.

5. The promoter has also submitted that there is change in the revised Layout Plan under 5.572 acres and the brief is as under:

Particulars	Old Area as per map dated 20.08.2019		Revised Area as per map dated 22.09.2023		Remarks
	Units	Area	Units	Area	



Area under 5.57291 Acres					
Plotted	98	10069.42 Sq. Mtrs.	128	13126.40 Sq. Mtrs.	Now as per revised approved Map unit No. C7 to C10, C15 to C18, D6 to D14 area 1537.80 Sq. Mtr are mortgaged in revised map. List Annexed along with additional 30 units breakup.
Commercial	1	0.2183 Acres	Nil	Nil	
Commercial Sites	1	0.5605 Acres	Nil	Nil	

6. Consent from 31 sold unit holders, out of 39 total, has been submitted stating that they have no objection if the said licence shall be transferred by the department to the developer M/s Rajdarbar Builders Pvt. Ltd.

7. On 02.04.2025, The Authority observed that the consent letters do not relate to this licence. The consent is also for change of developer and not relating to change of layout plan. The enclosures are also not signed by the authorised signatory. Therefore, the Authority directed the promoter to submit the consent letters relating to the change of layout plan in this licence and adjourned the matter to 09.07.2025.

8. Vide letter dated 01.05.2025, the promoter has submitted 31 consent letter stating that the customer agree and accept of the revision / amendment/ modification in the layout plan of Rajdarbar Spaces falling in the affordable plotted colony admeasuring 11.79166 acres in Sector 35 & 36, Karnal, Haryana. Also, the said letters contain that customers have viewed, understood carefully examined and compared the earlier approved layout plan's) with revised layout plan duly approved by DGTCP, Haryana drawing no DGTCP-8667 dated 10.10.2022 which is enclosed.

The promoter has submitted that 11.79166 acres includes the following licences:-

1. 5.57291 Acres vide Licence No.96 of 2019 dated 20.08.2019
2. 6.21875 Acres vide Licence No. 41 of 2022 dated 07.04.2022.


9. Also, the promoter vide letter dated 02.05.2025 has requested to grant them early hearing for the extension of RERA registration of RERA-PKL-KNL-166-2019 dated 17.10.2019 till 30.09.2025 as next hearing fix dated 09.07.2025 is too far.



10. The promoter has also requested to change the Email ID for the correspondence as requested in our letter dated 04.01.2025 i.e. to arungupta@rajdarbarrealty.com and crm@rajdarbarrealty.com.
11. The Authority, after consideration, decides to grant extension u/s section 6 upto 30.09.2025 (including covid period of 9 months). Also a corrigendum regarding change of email-ID be issued.
12. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

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

