



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 31.01.2024.

Item No. 240.21

Extension of registration U/s- 6 of RERA Act, 2016.

Promoter: Rajdarbar Buildcon Private Limited.

Project: "Rajdarbar Spaces", an affordable residential plotted Colony under DDJAY measuring 11.643 acres situated in Sector 24, Hisar.

Reg. No.: HRERA-PKL-HSR-168-2019 dated 25.10.2019, valid up to 01.12.2023.

Temp ID: 720 of 2019.

1. The Authority has registered the real estate project namely "Rajdarbar Spaces" an affordable residential plotted Colony under DDJAY measuring 11.643 Acres in Sector-24, Hisar vide Registration No. HRERA-PKL-HSR-168-2019 dated 25.10.2019 valid upto 01.12.2023

2. The Promoter through its authorised signatory, Sh. Manoj Kumar has applied for the continuation of registration for the first year in FORM 'REP-V' vide an application dated 18.01.2024. Following information has been submitted by the applicant :

- i. Extension Fee of Rs.1,42,000/- via Demand Draft bearing no.002940 dated 06.01.2024 in favour of HRERA drawn on HDFC Bank
- ii. Authenticated plan of project showing the stage of development/construction works undertaken till date which states the following(works done in percentage) :
 - a) Internal Roads and Pavements - 80%
 - b) Water Supply System - 100%
 - c) Storm Water Drainage - 100%



- d) Sewage Treatment & Garbage Disposal – 80% (Only STP work balance)
 - e) Street Lighting- 25%
 - f) Playground and Parks- 70%
 - g) Under Ground Water Tank- 5%
 - h) Any others(Main gate, Boundry Wall etc) – 80%
 - i) Main electrical line 11 KV - 15%
- iii. Explanatory note regarding the state of development/construction works in the project and reason for not completing the development works within the period declared in the declaration submitted in REP-II at the time of making application for registration of the project.
- The applicant has stated in the explanatory note that the project is almost completed. As till date some works are pending due to an additional license no. 13 of 2020 of land measuring 10.0875 acres, 23 of 2022 of land measuring 2.1125 acres, 145 of 2022 of land measuring 2.00 acres and revised layout plans. The applicant requested to grant extension for one year and also consider 9 month COVID period extension So, the applicant has requested to grant extension upto 01.09.2025.
- iv. Authenticated copy of the permission/approval from competent Authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority.
- The applicant has submitted a copy of License No.107 of 2019 dated 11.09.2019 which is valid upto 09.09.2024 granted by Department of Town And Country Planning, Haryana.
- v. The original registration certificate granted by HRERA, Panchkula dated 25.10.2019 was valid upto 01.12.2023
- vi. C.A Certificate which states the following :
- a) Total estimated development cost – Rs.2093.73 Lakhs
 - b) Total amount received from buyers – Rs.1699.74 Lakhs
 - c) Development Cost incurred till date- Rs.830.32 Lakhs
 - d) Cost percentage of remaining development work-39.65%
 - e) Estimated balance development cost to be incurred upto completion of project-1263.61 Lakhs



vii. Architect Certificate dated 12.01.2024 states the following:

- a) Internal Roads and Pavements - 80%
- b) Water Supply System - 100%
- c) Storm Water Drainage - 100%
- d) Sewage Treatment & Garbage Disposal – 80% (Only STP work balance)
- e) Street Lighting- 25%
- f) Playground and Parks- 70%
- g) Under Ground Water Tank- 5%
- h) Any others(Main gate, Boundry Wall etc) – 80%
- i) Main electrical line 11 KV - 15%

The Architect certifies that the progress of work as on 31.12.2023 is approximately 65% of total project.

viii. Engineer Certificate dated 13.01.2024 states that the progress of development work as on 31.12.2023 is approximately 80% of total project.

- i. Internal Roads and Pavements - 80%
- ii. Water Supply System - 100%
- iii. Storm Water Drainage - 100%
- iv. Sewage Treatment & Garbage Disposal – 80% (Only STP work balance)
- v. Street Lighting- 25%
- vi. Playground and Parks- 70%
- vii. Under Ground Water Tank- 5%
- viii. Any others(Main gate, Boundry Wall etc) – 80%
- ix. Main electrical line II KV – 15%

ix. Layout Plan and Zoning Plan have been submitted.

x. The applicant has submitted final in principle approval of combined layout plan of an affordable residential plotted colony relating to License No.107 of 2019 dated 10.09.2019 (11.64375 acres) ,License No.23 of 2022 dated 11.03.2022(2.1125 acres),License No.13 of 2020dated 15.05.2020 (10.0875 acres) and License No. 145 of 2022 dated 27.09.2022(2.00 Acres),thereby making total site area as 25.84375 acres in Sector-24, Hisar granted by Department of Town and Country Planning, Haryana dated 16.05.2023.



- xi. The applicant has submitted approval of combined Zoning plan of an affordable residential plotted colony relating to License No.107 of 2019 dated 10.09.2019 (11.64375 acres) and other above mentioned License No. granted by Department of Town and Country Planning, Haryana dated 23.08.2023.
 - xii. Architect Certificate dated 12.01.2024 mentions 65% development works are complete. Engineers Certificate dated 13.01.2024 mentions 80% development works are complete and CA Certificate dated 12.01.2024 mentions 60.35% costs incurred. Promoter be personally present on next date of hearing.
3. After consideration, Authority decided that promoter should submit resolution plan for completion of project. After that extension case will be considered.
 4. Adjourned to 27.03.2024.



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.

CA (copy)