



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 07.02.2024.

Item No. 241.13

Additional registration of land measuring 14.2 acres in RERA Registration No.HRERA-PKL-HSR-168-2019 dated 25.10.2019 for development of affordable plotted colony under DDJAY.

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 had applied for the extension of registration of area measuring 11.643 acres for the first year under FORM 'REP-V' vide letter dated 18.01.2024. The matter was placed before the Authority on 31.01.2024.

3. Now, the promoter through its authorised signatory Sh. Manoj Kumar vide letter dated 30.01.2024 has applied for developing a plotted colony under DDJAY on land measuring 14.2 acres(10.087 acres +2.112 acres +2.00 acres) and requested to add the same in Registration No. HRERA-PKL-HSR-168-2019 of area measuring 11.643 acres dated 25.10.2019 valid upto 01.12.2023.



4. The applicant promoter has submitted the following :
- i. Registration fee of Rs.4,60,000/- through Demand Draft dated 26.12.2023 bearing No.011201.
 - ii. License No. 107 of 2019 dated 11.09.2019 valid upto 09.09.2024 for area measuring 11.643 acres, Sector-24, Hisar granted by Department of Town & Country Planning, Haryana.
 - iii. License No.13 of 2020 dated 20.05.2020 valid upto 14.05.2025 for area measuring 10.087 acres, Sector-24, Hisar granted by Department of Town & Country Planning, Haryana to Sh. Jagdish Kumar, Sh. Krishanlal, Sh. Sitaram, Sh. Praveen Kumar, Sh. Rajesh Kumar, Sh. Vinod, Sh. Sanjay, Sh. Anup in collaboration with Rajdarbar Buildcon Pvt. Ltd.
 - iv. License No. 23 of 2012 dated 15.03.2022 valid upto 10.03.2027 for area measuring 2.1125 acres, Sector-24, Hisar granted by Department of Town & Country Planning, Haryana.
 - v. License No.145 of 2022 dated 28.09.2022 valid upto 26.09.2027 for area measuring 2.00 acres, Sector-24, Hisar granted by Department of Town & Country Planning, Haryana.
 - vi. The likely date of starting the construction work as mentioned in REP-I is 01.12.2019 and likely date of completion of project is 01.08.2025.
 - vii. Estimated cost of project : 8699.02 Lakhs
Cost of land (if included in the estimated cost) : 3420.22 Lakhs
Estimated cost of infrastructure and other structures : 3500.48 Lakhs
Other Costs including EDC, Taxes, Levies etc: 1778.32 Lakhs
 - ix. Total Number of plots : 452 plots
 - x. Expenditure incurred till the date of application (Plots) – Rs.3420.22 Lakhs
 - xi. Expenditure incurred till the date of application
Roads and Pavement – 312.92 Lakhs
Water Supply System – 162.32 Lakhs
Sewerage treatment and garbage disposal – 249.62 Lakhs
Street Lighting – 11.89 Lakhs
Storm Water Drainage – 112.65 Lakhs
Electricity Supply System – 0.00
Parks and Playgrounds – 0.00
Clubhouse – 0.00
Shopping Area – 0.00
 - xii. Expenditure to be made in each quarter of 2024,2025 .
 - xii. Projects launched by the promoter in last five years – No projects
 - xiii. Approval of Electrification Plan dated 19.07.2023
 - xiv. Balance Sheet of 2020-2021,2021-2022,2022-2023
 - xv. No default in debt liabilities certificate dated 03.09.2019.
 - xvi. Combined demarcation plan.



5. The applicant has submitted final in principle approval of combined layout plan of an affordable residential plotted colony concerning 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 25.84375 acres in Sector-24, Hisar granted by Department of Town and Country Planning, Haryana dated 16.05.2023.
6. The applicant has submitted approval of combined Zoning plan of an affordable residential plotted colony concerning 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 2020 dated 15.05.2020 (10.0875 acres) and License No. 145 of 2022 dated 27.09.2022 (2.00 Acres), granted by Department of Town and Country Planning, Haryana dated 23.08.2023.
7. Registration No. HRERA-PKL-HSR-168-2019 dated 25.10.2019 valid up to 01.12.2023 was granted for 11.643 Acres to Rajdarbar Buildcon Private Limited. Now, the promoter has requested for inclusion of 14.2 acres in the earlier registration. In the fresh (A to H) filed on 30.01.2024, the date of completion for 25.843 acres has been mentioned as 01.08.2025.
8. Authority observes that Registration No. HRERA-PKL-HSR-168-2019 dated 25.10.2019 which was valid up to 01.12.2023, i.e., completion date was 01.12.2023. Now, promoter has requested to include 14.2 acres in the earlier registration and completion date mentioned in Form A to H is 01.08.2025. Hence, Authority decided that promoter should apply for separate registration as completion dates are different.
9. Adjourned to 03.04.2024.



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21/2/24.

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 Karkul