HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.08.2026.

Item No. 329.26

HRERA Audit of the project.

Promoter: **M/s Rajdarbar Builders Pvt. Ltd.**

Project: **"Rajdarbar Spaces" developed by M/s Rajdarbar Builders Pvt. Ltd. at Karnal.**

Reg. No.: **HRERA-PKL-KRL-166-2019 dated 17.10.2019 valid upto 31.12.2023 and extension granted 30.09.2025.**

Temp ID: **724-2019.**

Present: **Adv. Om Singh on behalf of the promoter.**

1. Vide letter dated 01.06.2026, the Auditor of the above-said project has submitted the following:-

It is with reference to the HRERA Audit of the project Rajdarbar Spaces' developed by M/s. Rajdarbar Builders Pvt. Ltd. (the Company) at Karnal, assigned to us by Haryana Real Estate Regulatory Authority (the 'HRERA'), Panchkula vide letter dated 19.02.2026.

After receipt of the appointment letter, we had sent the Information Required List (IRL) to the Company on 27.02.2026 and subsequent reminder on 26.03.2026. Company has provided few data / information vide their e-mail dated 27.04.2026 and based on review and verification of the information / data as provided to us so far, it has been further noted that substantial critical/ vital documents/ information, (few are detailed below) are still pending to be provided and verified to us, and in the absence of the same we are not in position to start / complete our audit and submit our final report.

1. Bank Account Statement/s in which the proceeds received from the plots applicants / allottees were deposited and withdrawn for the development of the project.

2. Details and the supporting documents in support of the receipts/collections from the applicants /allottees and details when received in the above Bank Statement/s

3. Details / reconciliation of the receipts / collections received in cash and subsequently deposited in the above Bank Account/s.
4. The details of the expenses incurred on the project along with the supporting documents to verify that the payments made are for the projects and in proportion to the development work carried out.
5. The Cash Flow Statement of the project showing all receipts and payments in respect of the project along with the necessary details documents/ supporting in support of receipt and payments.
6. List of total plots, plots sold, plots surrendered resumed / cancelled / restored.
7. General Ledgers, Cash Book, Bank Book for the complete period of the project.
8. In case loan/s obtained from the Bank / Finance Institution etc. towards the construction of the project, necessary loan account statement/s and its utilisation to be provided."
As the required information are still not received from the Company, we have sent again an email to the Company on 25.05.2026 requesting to provide us all the pending documents information including as mentioned above at the earliest to enable us to complete the audit and submit our report."

2. On the last date of hearing, i.e. 01.07.2026, The Authority after consideration directed the promoter to submit a written statement stating the details of correspondence held between the promoter and the Auditor in tabular form along with date and copies of correspondence E-mails before the next date of hearing. No reply has been received from the promoter or the Auditor.

3. Today, Adv. Om Singh appeared on behalf of the promoter and requested for some time to comply with the orders of the Authority. The Authority after consideration decided to grant one more opportunity to the promoter to comply with the orders of the Authority dated 01.07.2026 before the next date of hearing.

4. Adjourned to **02.09.2026.**

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True copy

Secretary (Acting),
HRERA, Panchkula

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

LA DHRUV
14/09/26

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