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 04.11.2026.

Item No. 337.37

Submission of Standard Design Approval (SCO) for registered project.

Promoter: **Rajdarbar Builders Pvt. Ltd.**

Project: **"Rajdarbar Spaces" an Affordable Residential Plotted Colony(under DDJAY-2016) to be developed over land measuring 6.218 acres situated in the revenue estate of Village Karnal, Sector-35 & 36, Karnal.**

Reg. No.: **HRERA-PKL-KRL-669-2025 dated 28.02.2025 valid upto 31.03.2027.**

Temp ID: 1607-2025.

Present:- **Adv. Ganesh and Sh. Gaurav Aggarwal on behalf of the promoter.**

1. The Promoter vide letter dated 22.06.2026 has provided the following in compliance of Special Condition IV:

i. Approval letter and copy of Standard Design of SCOs in commercial site area 0.4577 acres.
ii. An affidavit stating the commercial pocket proposed in the project shall be sold and transferred as plots only.
iii. An affidavit stating that the utility block as shown in the approved standard building plan of the said commercial pocket has already been developed as per sanctioned plan. And the promoter undertakes that the promoter shall be responsible for the connection of the said utility block to all required external services such as water supply, sewerage, electricity, and other applicable utilities as per the norms and guidelines of the competent Authorities.
iv. Photographs of the project.

2. However, the promoter has not yet complied with special condition I which states that:-

"The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be

V3

sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority."

3. On 22.07.2026, The Authority after consideration the next date directs the promoter to submit the following before of hearing:-

i. Details of all the 3 bank accounts of the project along with its opening date and statement of accounts till date.
ii. No. of plots sold by the promoter till date along with its details and the details of the bank account in which the advances have been received against the said plots.
iii. A CA certificate certifying that all the amount lying in the Bank Account submitted at the time of the registration has been transferred in the new Bank account.

4. On the last date of hearing, i.e. 02.09.2026, Sh. Ram Bharose Sharma (Director) and Adv. Ganesh appeared on behalf of the promoter and submitted that a reply to the above-said observations had been submitted yesterday. The Authority directed the office to examine the reply and place it on the next date of hearing.

5. Vide reply dated 01.09.2026, the promoter has submitted the following:-

i. Details of all the 3 bank accounts of the project along with its opening date and statement of accounts till date.
ii. List of 33 No. of plots sold by the promoter till date along with its details.
iii. A CA certificate stating the cash inflow and outflow of Account no. HDFC 50200032767214 and account no. ICICI 071405002293 for the year 2024-25, 2025-26 and from 01.04.2026 to 30.06.2026.

6. Upon the perusal of records it is found that the promoter has still not submitted the following:-

i. The details of the bank account in which the advances related to the 33 plots sold by the promoter till date are received.
ii. A CA certificate certifying that the entire amount lying in the Bank Account submitted at the time of the registration has been transferred in the new Bank account.

7. Vide reply dated 04.11.2026, the promoter has submitted the following:-

i. A CA certificate and an affidavit cum undertaking stating that the total amount received from the allottee since inception from 33 units is ₹18,66,75,933/- in the company current accounts (ICICI Bank- 071405002293 and HDFC Bank:- 50200032767214) and total expenditure incurred in the project upto 30.06.2026 as ₹20,54,01,396/-.

Haryana Real Estate Regulatory Authority Panchkula

213

ii. List of Amount received from the allottees.

8. The Authority observed that the promoter had given Bank account no. 50200032767214 at the time of registration which is different from the account no. in which advances from the allottees of the project have been received. The Authority after consideration decides to show-cause as to why penalty under Section 60 of the Act may not be imposed for violation of the provisions of Section 4(2)(l)(D) of the Act. Adjourned to **02.12.2026.**

Haryana Real Estate Regulatory Authority
3163
Despatche No
Date 10/11/26
PANCHKULA

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.

313