



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 03.04.2024.

Item No. 248.19

First extension of registration U/s- 6 of RERD 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. The Promoter through its authorized signatory Sh. Manoj Kumar has applied for the extension of registration for the first year under FORM 'REP-V' vide PUC dated 18.01.2024. The applicant has 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.

2. The promoter has submitted the following:

- 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 which is deficit by Rs. 29,148.
- ii. Authenticated plan of project showing the stage of development/construction works undertaken till date.



3. The applicant has stated in the explanatory note that the project is almost completed. As on 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.
4. C.A Certificate dated 12.01.24 which states the following :
 - i. Total estimated development cost – Rs.2093.73 Lakhs
 - ii. Total amount received from buyers – Rs.1699.74 Lakhs
 - iii. Development Cost incurred till date- Rs.830.32 Lakhs
 - iv. Cost percentage of remaining development work-39.65%
 - v. Estimated balance development cost to be incurred upto completion of project- 1263.61 Lakhs
5. Architect Certificate dated 12.01.2024 which certifies that the progress of work as on 31.12.2023 is approximately 65% of total project.
6. Engineer Certificate dated 13.01.2024 states that the progress of development work as on 31.12.2023 is approximately 80% of total project. Layout Plan and Zoning Plan has been submitted.
7. The applicant has submitted final 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 2020 dated 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.
8. 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) and other above mentioned License numbers granted by Department of Town and Country Planning, Haryana dated 23.08.2023.
9. The Authority vide its item no. 240.21, on 31.01.2024, decided that Promoter be personally present on next date of hearing and promoter should submit resolution plan for completion of project .The matter was adjourned to 27.03.2024.
10. Vide Reply dated 23.02.2024, the promoter has submitted the following:



- a.) Architect certificate dated 12.01.2024 which mentions 65% development works are complete. It was due to typographical error. The Project is 80% complete as on 31.12.2023 and component wise details of percentage of work done is mentioned in revised Architect Certificate dated 12.01.2024 enclosed with the reply.
- b.) C.A. Certificate dated 23.02.2024. which is same as submitted with Extension Application.
- c.) Resolution plan for completion of balance work Internal Roads and Pavements - 80% will be completed by 15.06.2024
- i. Water Supply System - 100%
 - ii. Storm Water Drainage - 100%
 - iii. Sewage Treatment & Garbage Disposal - 80% (Only STP work balance) will be completed by 15.03.2025.
 - iv. Street Lighting- 25% will be completed by 30.07.2024.
 - v. Playground and Parks- 70% will be completed by 30.06.2024
 - vii Under Ground Water Tank- 5% will be completed by 15.08.2024
 - viii Any others(Main gate, Boundry Wall etc) - 80% will be completed by 15.04.2024
 - ix. Main electrical line 11 KV - 15% will be completed by 30.05.2024
11. On request of promoter, matter was adjourned to 24.04.2024.




22/4/24.

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.

LA (Kakal)