



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, 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. 248.03

Extension of registration of project under Section 6 of RERD Act, 2016.

Promoter: M/s Rajdarbar Builders Pvt. Ltd.

Project: "Rajdarbar Spaces" - Affordable Residential Plotted Colony on land measuring 5.572 acres situated in Sector 35, Karnal.

Reg. No.: HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid upto December 2023 (Covid relief- valid upto 30.09.2024).

Present: Mr. Dirender Singh, Promoter

1. The promoter has applied for extension of registration of the said project under Section 6 of Real Estate (Regulation and Development) Act, 2016.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹68,000/- as extension fee, which is in order.
3. License No. 96 of 2019 dated 20.08.2019 upto 19.08.2024 has been granted by DTCP on land measuring 5.572 acres.
4. The promoter has submitted the following:
 - i. *Authenticated plan for development work stating:*

Internal roads and pavements:	70% (only top layer pending)
Water supply system:	100%
Storm water Drainage:	100%
Sewage Treatment & garbage disposal:	80% (only STP work balance)
Street lighting:	50%
Playground and Parks:	50%
Underground water tank:	50%



- Any others (main gate, boundary wall etc.): 100%
- Main electrical line 11KV: 100%
- ii. Original RC No. HRERA-PKL-KNL-166-2019 dated 17.10.2019
- iii. CA certificate dated 12.01.2024:
- | | |
|---|--------------|
| Total estimated development cost: | 845.5 lakhs |
| Total amount received from buyers: | 791.15 lakhs |
| Development cost incurred till date: | 546.21 lakhs |
| Cost % of remaining development work: | 35% |
| Estimated balance development cost to be incurred upto the completion of project: | 299.4 lakhs |
- iv. Architect certificate certifies that the progress of work as on 31.12.2023 is approximately 80% of total project as per Authenticated plan for development work.
- v. Engineer certificate certifies progress of development work as on 31.12.2023 is approximately 80% of total project.
- vi. Copy of approved Layout plan and Zoning plan.
- vii. Copy of approved revised layout plan having area 5.572 acres & 6.218 acres totaling to 11.79166 acres bearing license no. 96 of 2019 and 41 of 2022.

5. Explanatory note: As per REP-II our completion date was 30.12.2023, we have almost completed the project. Till date some works are pending due to an additional license no. 41 of 2022 of land measuring 6.218 acres and revised layout plan. Now we want one year extension for completion of our project.

6. The promoter has submitted quarterly progress reports till 30.09.2023. Photographs showing the present position at site have not been submitted.

7. The promoter requests to grant extension up to 30.09.2025.

8. Architect/Engineer's certificate mentions 80% of the development works executed as on 31.12.2023. CA Certificate dated 12.01.2024 mentions 65% of the cost has been incurred.

9. On 31.01.2024, Authority decided that promoter should submit resolution plan for completion of project and one of the Directors of company be personally present on next date of hearing. Adjourned to 27.03.2024.

10. Promoter vide reply dated 23.02.2024 has clarified that cost of Rs. 845.5 lacs mentioned in CA certificate is estimated cost. Cost incurred, mentioned as Rs.546.21 lacs, is the actual cost. Some pending works may have less % in work progress but costing of these works may be high. Engineer certificate dated 13.01.2024 is same as reproduced at para 4(iv) and C.A. Certificate dated 12.01.2024 is same as reproduced at para 4(iii). Vide reply dated



12.03.2024, promoter has submitted following resolution plan and cash flow for completion of project:

S.no.	Name of facility	Work done in %	Work completion date
1.	Internal Roads and Pavements	70 (only top layer pending)	15.06.2024
2.	Water Supply System	100	-
3.	Storm Water Drainage	100	-
4.	Sewage Treatment & Garbage Disposal	80 (Only STP work balance)	15.03.2025
5.	Street Lighting	50	30.07.2024
6.	Playground and Parks	50	30.06.2024
7.	Under Ground Water Tank	50	15.08.2024
8.	Any others(Main gate, Boundry Wall etc)	100	-
9.	Main electrical line 11 KV	100	-

Promoter's capital is Rs. 8,38,97,800; Amount to be received from existing allottees is Rs. 5,85,00,000, thus total fund available are Rs. 14,23,97,800.

On the request of promoter, matter was adjourned to 24.04.2024. Promoter was directed to submit a detailed resolution plan for completion of the project with complete details of receivables and payables, sources of fundings etc. duly supported with photographs of the site/ construction (with date).



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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.

CA (Monika)