



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 24.04.2024.

Item No. 250.43

Additional registration of land measuring 14.2 acres.

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.

Present: Mr. Dhiren, Director of Company.

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 PUC dated 18.01.2024. The matter was placed before the Authority on 03.04.2024. (Orders of the Authority awaited) The Promoter through its authorized 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.

3. 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. Copy of License No. 107 of 2019 dated 11.09.2019 (11.643 acres), License No.13 of 2020 dated 20.05.2020 (10.087 acres), License No. 23 of 2012 dated 15.03.2022 (2.1125 acres), License No.145 of 2022 dated 28.09.2022 (2.00 acres) Sector-24, Hisar granted by DTCP.
 - iii. 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.
 - iv. 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
 - v. Total Number of plots: 452 plots
 - vi. Expenditure incurred till the date of application (Plots) – Rs.3420.22 Lakhs
 - vii. Expenditure incurred till the date of application
 - viii. Expenditure to be made in each quarter of 2024,2025.
 - ix. Projects launched by the promoter in last five years – No projects
 - x. Approval of Electrification Plan dated 19.07.2023
 - xi. Balance Sheet of 2020-2021,2021-2022,2022-2023
 - xii. No default in debt liabilities certificate dated 03.09.2019.
 - xiii. Combined demarcation plan.
4. The applicant has submitted final in principle approval of combined layout plan of an affordable residential plotted colony granted by DTCP dated 16.05.2023.
5. The applicant has submitted approval of combined Zoning plan of an affordable residential plotted colony granted by DTCP dated 23.08.2023.
6. Registration No. HRERA-PKL-HSR-168-2019 dated 25.10.2019 valid upto 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. On 07.02.2024 Authority observed “Registration No. HRERA-PKL-HSR-168-2019 Dated 25.10.2019 which was valid upto 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. Adjourned to 03.04.2024.”

7. Vide reply dated 27.03.2024, the promoter requests the Authority to consider their completion date as 01.09.2024 (added covid relief of 9 months).

8. Rajdarbar Buildcon Private Limited has applied for additional registration of land measuring 14.2 acres plotted colony in the existing registration of 11.643 Acres. Out of 14.2 acres, the promoter owns 12.087 acres whereas the remaining land, i.e., 2.112 acres is owned by Satya Developers Pvt. Ltd. No documents have been enclosed in favour of Rajdarbar Buildcon Private Limited.

9. Mr. Dhiren, Director of company stated that license is to be got corrected from DTCP Haryana. Hence, Authority decided to adjourn the matter to 10.07.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
17/5/24.

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

LA (Kakul)