



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.04.2024.

Item No. 250.45

Addition of land parcel admeasuring 6.218 acres falling in license no. 41 of 2022.

Promoter: M/s Rajdarbar Builders Private Limited.

Project: "Rajdarbar Spaces" an Affordable residential Plotted Colony under DDJAY on land measuring 5.572 acres situated in Sector 35, Karnal.

Reg. No.: HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid uptill December 2023.

Temp ID: 724-2019.

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 5.572 acres in Sector-35, Karnal vide Registration No. HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid uptill December 2023.
2. The Promoter had applied for the extension of registration of area measuring 5.572 acres under FORM 'REP-V' which was placed before the Authority on 03.04.2024.
3. The Promoter vide letter dated 30.01.2024 has applied for developing a plotted colony under DDJAY on land measuring 11.791 acres (earlier registered colony of 5.572 acres + additional license of 6.218 acres).
4. Registration No. HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid upto December 2023 was granted for 5.572 acres to Rajdarbar Buildcon Pvt. Ltd. The promoter had requested for inclusion of 6.218 acres in the earlier registration. In the fresh (A to H)



filed on 30.01.2024, the date of completion for 11.791 acres has been mentioned as 30.09.2025.

5. On 11.12.2023, Authority observed that promoter has changed date of completion of project. Hence, Authority decided that promoter should apply afresh for registration of additional land measuring 6.218 acres. The Authority on 29.02.2024 again reiterated the same.
6. Vide reply dated 27.03.2024, the promoter requests the Authority to consider their completion date as 30.09.2024 (added covid relief of 9 months) which is same as earlier date for addition of land measuring 6.218 acres. Vide reply dated 02.04.2024, 03.04.2024 and 19.04.2024, the promoter submitted REP-I Form A-H, REP-II, copy of agreement for sale, copy of deaft allotment letter.
7. The promoter requests to grant fresh revised certificate.
8. As per supplemental deed and rectification dated 15th Nov, 2021, the developer after buying owners share holds all right on the entire land parcel mentioned in collaboration agreement dated 07.12.2018, (enclosed copy of in- principal approval for transfer of 2.614 acres in license no. 41 of 2022 dated 07.04.2022) which is duly signed by the land owners.
Application for registration of additional license : 6.218 acres,(41 of 2022)
Rajdarbar builders: 3.604 acres
Sarvsanjhi construction (P) Ltd. ; 2.614 acres
9. Request for transfer of license (in principal approval granted by the DG, TCP on 30.01.2023) for 2.614 acres was valid for 90 days. No documents to show that the land has been transferred in the name of Rajdarbar Builders has been enclosed.
10. Promoter stated that final approval is pending with DTCP. After consideration, Authority decided that request of promoter will be considered after receipt of final approval from DTCP.
11. Adjourned to 10.07.2024.



[Signature]
17/5/24.

True copy

[Signature]
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 (Kakul)