



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 11.12.2023.

Item No. 235.17

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

Promoter: M/s Rajdarbar Builders Private Limited.

Project: "Rajdarbar Spaces" Affordable Plotted Colony under DDJAY on land measuring 6.356 acres situated in Sector 35&36, Karnal.

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

1. The promoter has applied for registration of additional land measuring 6.218 acres falling in license no. 41 of 2022. The promoter has got the license no. 96 of 2019 amalgamated with 41 of 2022. Earlier, promoter registered project namely 'Rajdarbar Spaces'- an Affordable Residential Plotted Colony under DDJAY measuring 5.572 acres in sector 35, karnal falling in license no. 96 of 2019 dated 20.08.2019 valid upto 19.08.2024 vide Registration no. HRERA-PKL-KNL-166-2019 dated 17.10.2019 valid uptill December 2023.

2. The promoter has not created new Temp ID for additional registration, however, applied in A to H Form. The promoter has submitted application of total area i.e 11.791 acres. The completion date has been changed to 30.06.2024 by the promoter in new application. The promoter has submitted that they have not launched any projects in last five years, however, they have already received registration for 5.572 acres.

3. The applicant promoter has submitted ₹1,50,100/- as registration fee.

4. The applicant promoter has submitted the following:

- i. Supplemental Deed and rectification of collaboration agreement for development of 14.020 acres.
- ii. Balance Sheet of FY 2020-2021, 2021-2022, 2022-2023.



- iii. Copy of approved revised layout plan;
 - iv. Copy of zoning plan and revised layout-cum-demarcation plan;
 - v. Approved service plan/estimates.
5. The promoter requests to amalgamate new license land in the existing project with RERA registration no. HRERA-PKL-KNL-166-2019 dated 17.10.2019.
6. Authority observes 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.

True copy



Executive Director,
HRERA, Panchkula



all records
19/12/23

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

LA (Mouka)