



**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 10.07.2024.**

**Item No. 259.04**

**Additional registration of land measuring 14.2 acres.**

**Promoter: Rajdarbar Buildcon Private Limited.**

**Project: Addition requested in area measuring 11.643 acres of residential plotted colony situated in Sector 24, Hisar.**

**Reg. No.: HRERA-PKL-HSR-168-2019 dated 25.10.2019, valid up to 01.12.2023.**

1. The Promoter on 30.01.2024 had applied for registration of a plotted colony on land measuring 14.2 acres (10.087 acres+2.112 acres +2.00 acres) and requested to add the same in the earlier Registration No. HRERA-PKL-HSR-168-2019 of area measuring 11.643 acres dated 25.10.2019 valid upto 01.12.2023.

2. On 07.02.2024, Authority observed "*Registration No. HRERA-PKL-HSR-168-2019 Dated 25.10.2019 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.*"

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

4. Following deficiencies were observed after examining the application:

- i. Allotment letter and Agreement to sell were not enclosed with the application.
- ii. REP-II is required to be submitted.
- iii. The entry of licenses be made in the revenue record.

5. Vide letter dated 01.04.2024, the promoter submitted:



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- a. Corrected the date of completion as 01.09.2024 in REP-I and REP-II
- b. Entry of licensed land has been made in the revenue record.

6. Vide letter dated 03.04.2024 and 19.04.2024, the promoter has submitted copy of "Agreement for sale" and "Allotment letter".

7. The Authority vide its order dated 24.04.2024 observed that 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. Limited. No documents have been enclosed in favour of Rajdarbar Buildcon Private Limited. Mr. Dhirender, Director of Company stated that license is to be corrected from DTCP, Haryana. Hence, Authority decided to adjourn the matter to 10.07.2024.

8. The Promoter vide letter dated 11.06.2024 informed that License has been corrected by DTCP vide corrigendum dated 03.06.2024. The Corrigendum states that "the name of the Company in LC-V, i.e., Rajdarbar Buildcon Private Limited may be read as Satya Developers Private Limited in Collaboration with Rajdarbar Buildcon Private Limited".

9. Vide letter dated 02.07.2024, the promoter has submitted fresh A-H Form by creating new Temp ID- 1495-2024 for an area measuring 14.2 acres . Date of completion in Fresh A-H is 30.09.2025 . However, Registration No. HRERA-PKL-HSR-168-2019 Dated 25.10.2019 was valid upto 01.12.2023, i.e., completion date was 01.12.2023. Even if covid Extension of 9 months is granted to the promoter, the date of validity of registration would be 31.08.2024.

10. Authority observes that completion date in RC No. 168 of 2019 was 01.12.2023, whereas promoter has given completion date 30.09.2025 in fresh A to H form by creating a new Temp ID 1495-2024 for an area measuring 14.02 acres.

11. After consideration, Authority decided that promoter should apply for separate registration as completion dates are different and a new Temp ID has been created by promoter.



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True copy

*[Handwritten 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)