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. 259.05

Registration of project.

Promoter: **Rajdarbar Buildcon Pvt. Ltd.**

Project: **"Rajdarbar Spaces" (24 Floors on 6 plots) , forming part of a residential plotted colony measuring 61.04 acres in Sector-24, Hisar.**

Temp ID: **1071 of 2022**

1. The application for registration of the above mentioned residential plotted colony being developed on land measuring 61.049 acres in Sector-24, Hisar was considered by the Authority vide item no. 187.20 on 10.10.2022.

2. The Authority in its meeting held on 01.05.2023 vide item no. 210.15 found that the application is fit for registration of 24 floors on 6 plots (Plots No. 250,251,500,501,502,503), forming a part of larger residential plotted colony on land measuring 61.04 acres in Sector-24, Hisar as the the promoter has complied with observations conveyed by the Authority during various meetings.

3. At the time of preparation of registration certificate of project dated 24.05.2023, Chief Town Planner mentioned that the set of approved plan be put up with the draft. The approval of building plans of plot no. 250,251,500,501,503 was submitted but the approval of plot no. 502 was not submitted by the promoter. Accordingly, an email was sent on 25.05.2023 to the promoter to submit building plan duly approved by the competent Authority before issuance of registration certificate.

4. The Promoter vide letter dated 18.01.2024 has submitted the approved building plan of plot no. 502.

5. It is pertinent to mention that vide reply dated 05.12.2022, the promoter had stated that the correct date of completion is 31.12.2023 as mentioned in REP-II which has already passed. The registration certificate could not be issued because the promoter did not submit the approval of building plan of Plot No. 502 despite the intimation of the same.

6. Authority observes that *registration certificate has not yet been issued due to non-submission of documents by promoter. The completion date given by promoter was 31.12.2023 which has already passed. Hence, Authority decided as under: -*

i. *Further sale in the project is banned.*
ii. *Whether any third party rights have been created or not? Report be submitted by promoter.*
iii. *Details of sold flats/plots be provided*
iv. *Amount collected and invested in the project be provided.*
v. *Stage of construction/development at site duly supported with photographs.*
vi. *The reply be filled 15 days prior to the next date of hearing.*

Adjourned to 03.04.2024.

7. The promoter vide reply dated 19.03.2024 has submitted:

i. As per Authority direction they are not continuing the sale of floors;
ii. They have created third party rights;
iii. They have sold 20 Floors out of 24 Floors;
iv. Amount received till date is Rs. 13,98,59,646/-
Amount invested in the project till date is Rs. 11,50,00,000/-
v. Copies OC of plot no. 250 and 251 enlcosed; stated that they have applied for OC for plot no. 501, 502 and 503.
vi. Proof of payment of Scrutiny fee, EDC fee and revalidation fee regarding Plot no. 500 to DTCP is enclosed.
vii. Photographs of 6 plots enclosed.

8. On 24.04.2024, Authority observed that *"promoter has sold 20 Floors without getting the registration certificate of the project. Thus has violated Section-59 of RERA Act, 2016. After consideration, Authority decided to impose a cost of Rs. 20 Lacs on the promoter for violating Section-59 of the RERD Act ,2016. As the completion date proposed by the promoter had already expired, hence, promoter should apply for extension of the project. However, registration certificate be issued first".*

Haryana Real Estate Regulatory Authority ★ Panchkula ★

It is pertinent to state that the promoter has not deposited the cost of Rs. 20 Lacs imposed on 24.04.2024.

9. After consideration, Authority decided that promoter be asked to deposit the cost of Rs.20 lacs imposed on 24.04.2024 first and registration certificate will be issued thereafter.

7. Adjourned to 25.09.2024.



True copy

Executive Director,
HRERA, Panchkula

7/8/24.

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

CA (Kakul)