



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 14.08.2024.

Item No. 262.17

First extension of registration U/s- 6 of RERA Act,2016.

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.

1. The Promoter through its authorized signatory has applied for the extension of registration for the first year vide letter dated 18.01.2024. The applicant has requested to grant extension for one year and also consider 9 months COVID period extension.

2. Following information was submitted by the promoter:

1. Extension Fee of ₹1,42,000/- via Demand Draft bearing no.002940 dated 06.01.2024 in favour of HRERA drawn on HDFC Bank. Fee is deficit by ₹ 29,148/-.
2. Authenticated plan of project showing the stage of development/construction works undertaken till date.
3. The applicant has stated in the explanatory note that the project is almost completed. As till date some works are pending due to an additional License no. 13 of 2020 of land measuring 10.0875 acres, 23 of 2022 of land measuring 2.1125 acres, 145 of 2022 of land measuring 2.00 acres and revised layout plans.
4. CA Certificate dated 12.01.24 which states the following:
 - i. Total estimated development cost – ₹ 2093.73 Lakhs
 - ii. Total amount received from buyers – ₹ 1699.74 Lakhs



- iii. Development Cost incurred till date- ₹ 830.32 Lakhs
 - iv. Cost percentage of remaining development work-39.65%
 - v. Estimated balance development cost to be incurred upto completion of project- 1263.61 Lakhs
5. Architect Certificate dated 12.01.2024 which certifies that the progress of work as on 31.12.2023 is approximately 65% of total project.
 6. Engineer Certificate dated 13.01.2024 states that the progress of development work as on 31.12.2023 is approximately 80% of total project.
 7. Layout Plan and Zoning Plan have been submitted.
 8. The applicant has submitted final approval of combined layout plan/zoning of an affordable residential plotted colony concerning License No.107 of 2019 dated 10.09.2019 (11.64375 acres), License No.23 of 2022 dated 11.03.2022(2.1125 acres),License No.13 of 2020 dated 15.05.2020 (10.0875 acres) and License No. 145 of 2022 dated 27.09.2022(2.00 Acres),thereby making total site area 25.84375 acres in Sector-24 ,Hisar granted by Department of Town and Country Planning, Haryana dated 16.05.2023 and 23.08.2023.
- B) The Authority vide its item no.240.21 on 31.01.2024 decided that Promoter be personally present on next date of hearing and promoter should submit resolution plan for completion of project. The matter was adjourned to 27.03.24.
- C) Vide reply dated 23.02.2024, the promoter submitted the following:
- a.) Architect certificate dated 12.01.2024 which mentions 65% development works are complete. It was due to typographical error. The Project is 80% complete as on 31.12.2023 and component wise details of percentage of work done is mentioned in revised Architect Certificate dated 12.01.2024 enclosed with the reply.
 - b.) C.A. Certificate dated 23.02.2024, which is same as submitted with Extension Application.
 - c.) Resolution plan for completion of balance work is as under:-
 - i. Internal Roads and Pavements - 80% will be completed by 15.06.2024
 - ii. Water Supply System - 100%
 - iii. Storm Water Drainage - 100%
 - iv. Sewage Treatment & Garbage Disposal – 80% (Only STP work balance) will be completed by 15.03.2025.
 - v. Street Lighting- 25% will be completed by 30.07.2024.
 - vi. Playground and Parks- 70% will be completed by 30.06.2024



- vii. Under Ground Water Tank- 5% will be completed by 15.08.2024
- viii. Any others (Main gate, Boundary Wall etc) – 80% will be completed by 15.04.2024
- ix. Main electrical line 11 KV - 15% will be completed by 30.05.2024
- D) The matter was last placed before the Authority on 03.04.24, wherein the promoter requested to adjourn the matter to 24.04.24. Acceding the request of the promoter, the Authority adjourned the matter to 24.04.2024.
- E) Vide letter dated 19.04.2024, the promoter submitted that on 03.04.24, he was directed to submit consent of 2/3rd allottees. The Promoter informed that 47 plots have been sold out. As per the directions, consent of only 17 allottees has been taken and enclosed with the reply which is about 1/3rd and not 2/3rd.
- F) Vide letter dated 15.07.2024, the promoter informed that in addition to the extension application, vide letter dated 30.01.2024, they had also requested for addition of 14.20 acres as an expansion of existing RERA registered project. In the application of extension and application for additional registration of 14.2 acres, the dates of completion were different and it was directed to apply afresh for 14.2 acres. A separate application for registration of 14.20 acres has been submitted in the Authority on 02.07.2024 vide Temp ID – 1495 of 2024. The Promoter has requested to allow extension of the registration of the project for the first year and covid extension of 9 months i.e. upto 30.08.2025.
3. QPR's have been uploaded upto 31.03.2024.
4. Engineers certificate dated 13.01.2024- 80% works complete. Architects certificate dated 12.01.2024- 80% works complete. CA's certificate dated 12.01.2024- Cost yet to be incurred 60.35%.
5. After consideration, Authority decided that consent of 2/3rd allottees be submitted. After that request of promoter will be considered.



True copy

Executive Director,
HRERA, Panchkula

anand
30/8/24

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

LA (Kakul)