



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 10.10.2022.

Item No. 187.20

(x) Promoter : Rajdarbar Buildcon Private Limited

Project : "Rajdarbar Spaces"- a Residential Plotted Colony on land measuring 61.049 acres in Sector-24, Hisar, Haryana.

Temp ID: RERA-PKL-1071-2022

Present: Mr. Arun Gupta, Chief Finance officer of Promoter/ Developer of the Company

1. This application is for registration of a residential plotted colony being developed on land measuring 61.049 acres in Sectors-24, Hisar. License No. 1284-1298 of 2006 dated 25.11.2006 valid upto 24.11.2008 have now been renewed upto 24.11.2024 vide letter dated 23.02.2021.

2. Upon examination of the application, following observations are made:-

- i. License in the year 2006 was granted for an area measuring 65.65 acres, whereas, the promoter has applied for registration of 61.049 acres.
- ii. Building plans for floors have not been submitted.
- iii. The plots on which floors have to be constructed should also be clearly shown on the layout plan.
- iv. No legible layout cum demarcation plan has been enclosed.
- v. In REP-II, date of completion is mentioned as 31.12.2023 whereas in A-H it is mentioned as 01.12.2023.
- vi. No Collaboration agreements and GPAs executed between the licensees and the promoter/ developer which confers complete powers to sell, market, develop and execute conveyance deeds have been submitted.
- vii. Draft agreement has not been submitted.
- viii. Financial Statements have not been submitted.



ix. In REP-I (Part-G), no details about projects by the promoter in last five years has been provided.

3. Adjourned to 31.10.2022. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting on Monday following the date of such submission.



True copy

Executive Director,
HRERA, Panchkula

all
18/11/22

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

LA (Anupam)