



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.09.2024.**

**Item No. 265-SPL-I**

**Project Name:**

**“Rajdarbar Spaces” - an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 12.0875 acres situated in the revenue estate of Village Hisar, Sector 24, Hisar.**

**Name of the applicant:**

**Rajdarbar Buildcon Private Limited**

**Temp ID:**

**1534-2024**

1. The application is for registration of a new project namely ‘Rajdarbar Spaces’ an Affordable Residential Plotted Colony. License No. 13 of 2020 for land measuring 10.0875 acres situated in the revenue estate of Village Hisar, Sector-24, Hisar was granted by the Director Town & Country Planning, Haryana on 15.05.2020 to Sh. Jagdish Kumar, Sh. Krishan Lal, Sh. Sitaram, Sh. Praveen Kumar, Sh. Rajesh Kumar, Sh. Vinod, Sh. Sanjay and Sh. Anup in collaboration with Rajdarbar Buildcon Private Limited which is valid upto 14.05.2025. Subsequently on 12.10.2021, License No. 13 of 2020 was transferred in the name of Rajdarbar Buildcon Private Limited. License No. 145 of 2022 for land measuring 2.00 acres situated in the revenue estate of Village Hisar, Sector-24, Hisar was granted by the Director Town & Country Planning, Haryana on 27.09.2022 to Rajdarbar Buildcon Private Limited which is valid upto 26.09.2027.



2. The application for registration was examined and following observations were conveyed vide letter dated 18.09.2024:

- i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
- ii. At Page 12, date of approval of latest layout plans granted by DTCP is not mentioned.
- iii. As per (vi) at Page 6, the fact of project land being licensed and bonded for setting up of Colony has not been informed to the Revenue Department for entry in the record of ownership.
- iv. Plot numbers of 50% plots freezed in the Layout Plan be provided.
- v. Promoter should clarify as to how much of undetermined use out of 0.111 Acres lies in the present registration.

3. The promoter has complied with all the above-mentioned observations vide reply dated 24.09.2024 and therefore, this matter was considered through circulation. In view of above, the Authority decides to register the project with the following special conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.483 to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.



- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 26.09.2024.



*[Handwritten signature]*  
13/11/24

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 (Shubham)