



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 05.02.2025.

Item No. 278.47

Resolution of Authority dated 10.02.2025 to be attached with proceedings of 278th meeting held on 10.02.2025.

Promoter:

Rajdarbar Builders Private Limited

Project Name:

“Rajdarbar Spaces” an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 6.218 acres situated in the revenue estate of Village Karnal, Sector-35 & 36, Karnal.

Temp Id:

1607 of 2025

1. This application is for registration of a new project “Rajdarbar Spaces” an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 6.218 acres situated in the revenue estate of Village Karnal, Sector-35 & 36, Karnal. License No. 41 of 2022 dated 07.04.2022 valid upto 06.04.2027 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 23.01.2025:

- i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
- ii. As per Page 7, the fact of project land being licensed and bonded for setting up of Colony has not been informed to the Revenue Department.
- iii. As per REP-I Part B (Point 6) at Page 6 the Promoter has mentioned that applicant is not the owner-licensee of land for which registration is sought. However, vide DTCP order dated 09.01.2025 – Permission of part licensed land measuring 2.614 acres has been granted to Rajdarbar Builders Private Limited. Hence, Promoter/Licensee of the Project Land is - Rajdarbar Builders Private Limited.



- iv. Copy of approved Service Estimates be submitted.
- v. Schedule of payment to be sought from the allottees be submitted.
- vi. Non default C.A Certificate be submitted in original and should mention details of License granted, Project Name etc.
- vii. As the Layout Plan has been revised. Promoter should explain whether there is any impact on the already registered area of 5.572 acres.
- viii. Email Id of Director and Authorised Representative is same.
- ix. At Page 19, address of person operating the account has not been mentioned.
- x. Payment Receipt of Registration fee paid has not been submitted and no computation of the same has been submitted. The Promoter should provide the payment receipt and computation after that deficit fee can be conveyed to the Promoter.
- xi. Address and E-mail of the Promoter Company mentioned in the A-H form and provided on MCA Website does not match.
- xii. MCA website shows unsatisfied loan of Rs. 2.50 Cr and Rs. 23.30 Lacs. Promoter should explain whether the said loans are against the Project Land.
- xiii. There is long term borrowings of Rs. 71.29 Lakhs and Rs. 58.92 Lakhs for year ending March 2023 and March 2022 respectively. Promoter should explain the same.

3. On 29.02.2025, the promoter had complied with some of the observations except observations at serial number (i), (ii), (iii), (v), (vii), (viii) and (x). Promoter was also directed to submit deficit registration fee of Rs. 23,113/- and to comply with the remaining observations.

4. Vide reply dated 30.01.2025, 03.02.2025 and 05.02.2025, the promoter has complied with all the above mentioned observations except observation at serial no. (v).

5. On the last date of hearing i.e.05.02.2025, after consideration, the Authority directed the promoter to comply with the observation at serial no. (v) latest by 7th February, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

6. Now, vide reply dated 07.02.2025, the Promoter has complied with the observation at serial no. (v) as well.

7. Since, the promoter has complied with all the observations. The Authority therefore finds the project fit for grant of registration subject to 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the



Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. 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 0.457 acres 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.
 - VII. The undetermined area of 436.56 Sqm cannot be put to sale (until the use of the same is determined) and approval for sale taken from the Authority along with deposit of deficit fee, if any.
8. **Disposed of.** File be consigned to record room after issuance of registration certificate.

True copy




Executive Director,
HRERA, Panchkula



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

LT (cancel)


19/2/25