



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. 278.03

(vi) **Promoter:** Rajdarbar Builders Private Limited.

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.

Temp ID : RERA-PKL-1607-2025

Present: Sh. Arun Garg via video conference (Authorized representative of the promoter).

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 the last date of hearing i.e., 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. Now, 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. Today, 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.

True copy




Executive Director,
HRERA, Panchkula


11/2/25

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

LA (Kakul)