



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 06.05.2026.

Item No. 321.03

- (i) **Promoter:** Rajdarbar Builders Pvt. Ltd.
Project Name: "Rajdarbar Green Valley" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 27.2478 acres situated in Sector-35&36, Karnal.
Temp Id: RERA-PKL-2032-2026.
Present: Sh. Om Singh and Sh. Ganesh, Counsels for the Promoter.

1. This application is for registration of a real estate project - "Rajdarbar Green Valley", an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 27.2478 acres bearing Licence no. 08 of 2026 dated 12.01.2026 valid upto 11.01.2031 (area measuring 8.25 Acres) granted in favour of Rajdarbar Builders Pvt. Ltd. and License No. 36 of 2022 dated 07.04.2022 valid upto 06.04.2027 (area measuring 18.9978 Acres) which was granted in favour of Rajdarbar Builders Pvt. Ltd. and Astir Properties Pvt. Ltd. in collaboration with Rajdarbar Builders Pvt. Ltd situated in Sector-35&36, Karnal. Later on, vide orders dated 11.03.2025, licensed area measuring 11.40625 acres out of 18.9978 acres was transferred to Rajdarbar Builders Pvt. Ltd. Therefore, now the total licensed area measuring 27.2478 acres is owned by the Promoter, i.e., Rajdarbar Builders Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 29.04.2026:

- i. Registration fee is deficit by Rs. 5,61,286/-



- ii. Authorisation in favour of Sh. Om Prakash Singh, Sh. Ganesh and Sh. Rahul Kumar to represent the Company is neither signed by the persons who are authorised through it nor signed by all the Directors of the Company.
- iii. Stamp of Director and Authorised signatory is same.
- iv. CP/4 is not filled.
- v. At CP/26, the Promoter has declared that no projects have been launched by him in the last 5 years. On perusal of records, it is found that the promoter had got registered a project namely "Rajdarbar Spaces" vide Reg. No. HRERA-PKL-KRL-669-2025 dated 28.02.2025 valid upto 31.03.2027.
- vi. Promoter should provide list of plots falling under 11 KV HT Line and 220 KV HT Line.
- vii. As per clause (3) of License No. 36 of 2022, 50% saleable area has been freezed by the DTCP, the Promoter should provide a detailed list of plots falling under the frozen area.
- viii. ITR for A.Y. 23-24 shows loss of Rs. 12,67,715/- and ITR for A.Y. 24-25 shows loss of Rs. 3,64,385/-. The Promoter should submit documents in support of financial capability to develop this project.
- ix. Payment Plan at CP/ 281 and 308 not in order. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- x. Net worth Certificates of Directors along with valuation report be submitted.
- xi. The Promoter should submit documents in support of technical capability to develop the project.
- xii. Promoter should submit quarterly cash in flow and outflow.
- xiii. The Promoter should submit a bank certificate showing all the three accounts with license numbers and area of the proposed colony.
- xiv. Clause 1 of REP-II is not in order.
- xv. C.A. certificate (CP/276) is not in original and also mentions Form C/x which is not enclosed in REP-I.
- xvi. No default Certificate (CP/277) is not in order.
- xvii. Purpose of loans taken by the Promoter at (CP/309) should be certified by the C.A.

3. The promoter vide replies dated 04.05.2026 and 06.05.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning Department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.06 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - v. 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.
 - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
4. The office is directed to update Payment Plan in online REP-1 as submitted vide reply dated 06.05.2026.
5. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

allotted
14/5/26
STP

LA- Dhanu Kakul
14/05
Kaly 15/5/26