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, hrerapkl-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 22.07.2026

Item No. 326.14

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: **Rajdarbar Buildcon Private Limited Rajdarbar Spaces.**

Project: **"RAJDARBAR SPACES".**

Reg. No.: **HRERA-PKL-HSR-638-2024 dated 18.11.2024 valid upto 30/09/2025.**

Temp ID: **1534-2024.**

Present: **Om Singh on behalf of the Promoter**

1. Vide letter dated 06.02.2026, the promoter had applied for first extension of registration of captioned project under Section 7(3) of the RERA Act, 2016 upto 26.09.2027 on REP-V along with a fee of ₹1,48,000.

2. The promoter has submitted the following :

   i. Photographs of the project.
   ii. REP-V
   iii. LC-III
   iv. Copy of licence
   v. Copy Service Plan Estimates
   vi. CA , Engineer and Architect certificates showing the latest development works
   vii. Copies of approved Service plans/ Estimates Affidavit stating that "there was no ban imposed on project hence - Affidavit from Promoter stating that they have not sold any plot/unit in the project while the sale was banned is not applicable."
   viii. Combined Layout.
   ix. Combined Demarcation Plan.
   x. Combined Zoning Plan.
   xi. Auditor Fee and Public notice fee deposited.

Haryana Real Estate Regulatory Authority Panchkula

3. Percentage of work completed as per the promoter and Engineer and Architect certificates is 73.11%.

4. QPRs filed upto 31.03.2026.

5. Reasons for non-completion of the project

- During the initial and mid phases of the project, the pace of development was affected due to slower-than-anticipated market absorption and muted sales, which required us to align construction activity with actual demand.
- As a result, certain activities progressed at a relatively measured pace compared to the original timelines. However, since then the project has witnessed healthy traction. Construction has now been fully mobilized and is being carried out at a quick pace. The project is in an advanced stage of development and the promoter has committed to complete all remaining works and handing over the project within extended period sought from the Hon'ble Authority.

6. Vide letter dated 17.02.2026 , The Director General Information, Public Relations & Language SCO-23, Sector-7, Chandigarh was directed to Publish a Public notice inviting objections from the association of allottees in particular and any other person in general. Same was published in Dainik Bhaskar, Hisar on 19.02.2026.

7. Vide letter dated 27.03.2026, following objections from Mr. Avinash Bhatia S/o Vas Dev Bhatia has been received in response to Public notice.

i. Delay and Non-Completion of Development Works
The promoter has failed to complete the development works within the timeline originally promised to the allottees. Essential infrastructure such as internal roads, drainage, water supply, sewerage, electricity connections, and other basic facilities remain incomplete/partially completed. Earlier, at the time of registration of the said project, NOC was issued by PSPCB for STP plant, but now PSPCB has penalized the promoter for non-installation of the STP plant even after granting a reasonable extension of time.

ii. Non-compliance with Commitments Made to Allottees
The promoter has not fulfilled several commitments made in the allotment letters/agreements, including timely possession, development standards, and provision of common amenities. (2 letters attached herewith).

iii. Financial and Project Transparency Concerns
There is insufficient transparency regarding the utilization of funds collected from allottees and the status of development of the project land. The promoter has misguided the Authority in every possible way, as the promoter is seeking continuation of registration of a project measuring **12.087 Acres**, whereas the documents uploaded on the HRERA website show the total area as **25.84375 Acres**, and residential plots shown at Sr. Nos. **13, 14 and 15** under categories **J, K and L** were not part of this project.

iv. Adverse Impact on Allottees

Haryana Real Estate Regulatory Authority ★ Panchkula ★

Granting continuation of registration without addressing the grievances of existing allottees would adversely affect their interests and may allow the promoter to continue the project without fulfilling statutory obligations.

v. Criminal Intent of the Promoter

There are multiple criminal cases registered against the promoter/developer of the said project regarding cheating and fraud committed by its employees and directors. Some civil cases are also pending before the concerned Courts. Some of the criminal cases registered are:

i) FIR No. **789/2021**, PS HTM, Hisar.
ii) FIR No. **849/2022**, PS HTM, Hisar.
iii) FIR No. **1198/2022**, PS HTM, Hisar.
iv) FIR No. **1206/2022**, PS HTM, Hisar.
v) FIR No. **168/2021**, PS Sushantlok, Gurugram.

8. Vide letter dated 17.02.2026, M/s AAAS & Associates was appointed as Auditor to conduct the Audit of the project. Vide reply dated 19.06.2026, the Auditor has submitted the Audit Report and has submitted the following observations:

i. Separate RERA Bank Account

- The promoter did not maintain a separate RERA account for depositing 70% of the amounts realised from allottees as required under the Act.
- Amounts received from allottees were deposited into multiple non-RERA bank accounts.
- The RERA account was opened only on **10.06.2026**, after commencement of the audit.
- No amount received from allottees was deposited into the RERA account.
- The account details furnished during audit differ from those disclosed in Form REP-I available on the HRERA portal.

ii. Verification of Amounts Received

- Receipts issued to allottees were verified with the bank records and no material discrepancy was noticed.
- However, the company did not maintain separate books of account for the project, and therefore the Auditor had to rely upon the bifurcation provided by the management.
- The Auditor also observed that conveyance deeds had been executed before grant of the Occupation Certificate.

iii. Compliance with Section 4(2)(l)(D)

- Since no separate RERA account was maintained and requisite CA Certificates lacked mandatory particulars, the Auditor could not verify whether withdrawals were made proportionate to the stage of construction.
- The annual audit of accounts as required under the third proviso to Section 4(2)(l)(D) had not been produced.
- Accordingly, the Auditor concluded that the provisions of Section 4(2)(l)(D) of the Act had not been complied with.
- However, based upon the records made available, the Auditor observed that the amount spent on the project exceeded the amount collected from the allottees.

iv. Site Inspection

Haryana Real Estate Regulatory Authority ★ Panchkula ★

- The Auditor conducted a site inspection and verified the progress of development through physical inspection and photographs of the project.

v. **Status of Units**

- As per the information furnished by the management, there were no cancelled, surrendered, resumed or restored units in the project.

- **Conclusion of the Audit Report**

The Auditor has concluded that:

- The promoter failed to maintain the mandatory separate RERA account.
- No amount realised from allottees was deposited into the RERA account opened on 10.06.2026.
- The provisions of Section 4(2)(l)(D) of the Act have not been complied with.
- The expenditure incurred on the project is more than the amount collected from the allottees.

9. Today, Sh. Om Singh counsel appeared on behalf of the promoter. The Authority directed the promoter to submit the following before the next date of hearing:

a. CA Certificate showing the total percentage of work completed
b. Deficit Fee of ₹2,97,987.
c. Renewed copy of Licence No 13 of 2020.
d. Details of all the accounts used for collection.
e. Comments on the Auditor report.
f. Details of all the three bank accounts and amount received in the 70% account and how much money is used for development of the project.

10. The Authority also directs MD/ one of the directors to be physically present on the next date of hearing. The Authority also directs the office to send the Auditor's report to the promoter through mail for comments.

11. Adjourned to **02.09.2026.**

Haryana Real Estate Regulatory Authority * PANCHKULA *
2217
Despatche No
Date 26/8/26

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.

CA-Shally. (on leave) 26/8/26 26/08

STP

414