



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.12.2024.

Item No. 271.27

Continuation of registration of project for second year u/s 7(3) of RERA Act, 2016.

Promoter: M/s. RAS Developments Pvt. Ltd.

Project: "RAS Basera" Affordable Group Housing Colony on land measuring 7.006 acres situated in Tehsil & District Karnal.

Reg. No.: 283 of 2017 dated 10.10.2017 valid upto 25.07.2022, first and general extension granted upto 25.04.2024.

License No.: 7 of 2015 dated 31.08.2015 valid up to 30.08.2020 renewed up to 30.08.2024.

Present: Mr. Tarun Ranga, Advocate

1. The promoter vide letter dated 02.04.2024 has applied for continuation of registration of the said project for second year under Section-7(3) of the RERA Act, 2016. The promoter has applied on prescribed proforma Rep-V Form. Promoter has submitted ₹1,35,000/-, which is deficit by Rs. 1,58,000/-. License No. 07 of 2015 dated 31.08.2015 valid upto 30.08.2020 has been granted by DTCP on land measuring 7.006 acres which is renewed upto 30.08.2024. The promoter has submitted the following:

- i. Copy of Occupation certificate dated 02.01.2023 for Block-7, Tower-B-9 to B-13 and Commercial Block;
- ii. Copy of Application dated 06.12.2023 to DTCP for grant of Occupation Certificate of Tower B-2 to B-6, B8, A7&A8, community and Anganwadi part of Affordable Group Housing;
- iii. Environment clearance certificate dated 15.03.2016 for construction of Affordable Group Housing Colony;
- iv. Enclosed Table of Completion schedule of the project stating completion of Block A2 –30.07.2024, Block A3 to A5 – 30.12.2025 and Block A1 & A6 – 10.01.2027;



- v. CA certificate dated 23.02.2024 stating:
Percentage of remaining work of the project in % 31.82%
Estimated balance cost to be incurred for completion
of the project 3,500
- vi. Architect Certificate dated 23.02.2024 states that:
Percentage of completed construction work of the project 68.35%
- vii. Copy of zoning plan dated 01.09.2015;
- viii. Site plan showing development works;
- ix. Explanatory note:
- x. The promoter has submitted quarterly progress reports till 31.12.2023.
- xi. The promoter has not submitted Engineer Certificate.
- xii. Photographs showing the present position at site have been submitted.

2. Out of Total of 21 towers in the Group Housing Complex- O.C. for Towers B7, B9 to B13 and commercial Block has been received on 02.01.2023. Promoter has applied for O.C. for Towers B2 to B6, B-8 and A7 and A8 on 06.12.2023. Completion schedule of remaining blocks-

A2 – 30.07.2024

A3 to A5 – 30.12.2025

A1 and A6 – 10.01.2027

Approximately 70% of works have been executed at the site.

3. The Authority in its meeting on 24.04.2024 observed that promoter has given completion upto 10.01.2027 of the remaining Blocks i.e., A2, A3 to A5 and A1 to A6 whereas he has applied for second extension now. Thus, non-completion of project will result into hardship of allottees. After consideration, Authority decided as under-

- i. Local Commissioner be appointed who will submit actual physical progress report of project.
- ii. Further sale in the project is banned.
- iii. Audit of project be got done from CA firm empanelled by Authority.
- iv. Public Notice in newspapers be given for inviting objections from general public.

4. Vide letter dated 14.06.2024, M/s S. Mehtani & Company have been appointed to conduct Audit of the said Project. Copy of appointment letter of Auditor has been sent to the Auditor as well as the promoter and public notice has been issued on 12.06.2024 and till date no objections have been received.

5. Vide Reply dated 24.04.2024, the promoter has submitted fee of Rs.1,05,000/-, Engineer Certificate dated 15.04.2024 which is signed by Authorised Signatory of the



Company and not by the Engineer which states that 70.66 % of work has been completed and photographs of the Project.

6. On 28.08.2024, Authority decided that fee is still deficit by Rs.53,000/- which may be deposited. Engineer Certificate duly signed by concerned Engineer be submitted. Local Commissioner be appointed to ascertain the actual physical progress of the project.

7. In view of above, M/s Pro-tech Consortium has been appointed as a Local Commissioner to submit actual physical progress report vide letter dated 03.09.2024.

8. Vide letter dated 09.10.2024, report on physical status of the project along with photographs has been submitted by M/s Pro-tech Consortium which states that :

- i. There was a proposal for 13 towers (B type) each having G+3 floors and 8 towers (A type) each having G+13 floors with 1091 flats in total.
- ii. All 13 Towers, i.e., B-1 to B-13 towers were complete and about 50% of them are inhabited.
- iii. Tower A-1 and A-6 were at the stage of foundation construction only.
- iv. Structure of A-2 was complete and internal finishing work was in progress.
- v. Frames with some walls of towers A-3 to A-5 were also constructed but no work was in progress at the time of visit.
- vi. Tower A-7 and A-8 were complete and partly inhabited.

About 70% work of residential towers were done. Market and one hotel were also operative in the commercial zone of the campus near entrance. A community hall was available in Tower A-8 but was in use as store presently.

9. Vide letter dated 29.10.2024, Promoter has provided calculation of extension fee and stated that the promoter has submitted Rs. 2,40,000/- against required fee Rs. 2,35,020/-. Therefore, there is no deficit fee.

Promoter has also provided Engineer Certificate dated 30.09.2024 which states that 70.66% construction work of the project has been completed.

As per Resolution dated 07.08.2024, Promoter should deposit Rs. 2,52,995/- as late fee. Audit Report is still awaited. QPRs have been uploaded upto 30.06.2024.



10. After consideration, Authority decided that late fee of Rs.2,52,995/- be deposited by promoter before next date of hearing. CA firm be issued reminder for early submission of audit report.

11. Adjourned to 29.01.2025.



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21/25

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 (Kakul)