



**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 29.01.2025.**

**Item No. 277.36**

**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.**

**Temp ID: 637-2019**

**Present: Mr. Tarun Ranga, Advocate.**

1. The promoter vide letter dated 02.04.2024 had applied for continuation of registration of the said project for second year under Section-7(3) of the RERA Act, 2016. The promoter had applied on prescribed proforma Rep-V Form and deposited fee of ₹1,35,000/- .Out of Total of 21 towers in the Group Housing Complex- O.Cs. for Towers B7, B9 to B13 and commercial Block has been received on 02.01.2023. Promoter had applied for O.C. for Towers B2 to B6, B-8 and A7 and A8 on 06.12.2023. Approximately 70% of works have been executed at the site. Completion schedule of remaining blocks is as under-

A2 – 30.07.2024, A3 to A5 – 30.12.2025, A1 and A6 – 10.01.2027

2. On 24.04.2024, 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.*

In view of above, vide letter dated 14.06.2024, M/s S. Mehtani & Company were been appointed to conduct Audit of the said Project. Public notice was issued on 12.06.2024. Till date no objections have been received.

3. Vide Reply dated 24.04.2024, the promoter had deposited 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. Photographs of the Project have also been enclosed.

4. 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.

5. Vide letter dated 09.10.2024, report on physical status of the project along with photographs were submitted by M/s Pro-tech Consortium which states that about 70% work of residential towers was done. Market and one hotel were also operative in the commercial zone of the campus near entrance.

6. Vide letter dated 29.10.2024, Promoter had provided calculation of extension fee and stated that the promoter has submitted Rs. 2,40,000/- against required fee of Rs. 2,35,020/-. Promoter has also provided Engineer Certificate dated 30.09.2024 which states that 70.66% construction work of the project has been completed.

7. As per Resolution dated 07.08.2024, Promoter should deposit Rs.2,52,995/- as late fee. Extension fee is still deficit by Rs. 97,327/-. QPRs have been uploaded upto 30.06.2024.

8. On 04.12.2024, 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. Reminder was sent to the CA firm M/s S. Mehtani & Company vide letter dated 21.01.2025.

9. Authority observes that M/s S. Mehtani & Company, an empanelled CA firm was appointed on 14.06.2024 to conduct the audit of project. But due to non-cooperation by promoter, audit has not been completed on time as conveyed by CA through various e-mails dated 23.12.2024 and 06.01.2025. However vide email dated 28.01.2025, Auditor has



informed that Promoter has now provided the required documents/information and the report is being finalized.

10. Authority observes that License No. 07 of 2015 dated 31.08.2015 is not valid as on date and Promoter has also not deposited deficit fee of Rs. 97,327/- and Late fee of Rs. 2,52,995/-. Audit of the Project also got delayed due to non-cooperation of the Promoter. Audit Report is awaited. The Promoter has also not deposited fee of Rs. 41,300/- as auditor fee, Rs.10,000/- as public notice fee and Rs. 41,300/- as Local Commissioner fee. Therefore, application for continuation of registration is hereby returned. There will be ban on sale, advertising and marketing of project. The Promoter is directed to show cause as to why registration of the Project may not be revoked under Section-7(1) of RERA Act, 2016.

11. The extension application is henceforth returned.



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.

CA (Kakul)