



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 09.04.2025.

Item No. 284.27

Continuation of registration of project for third year under section 7(3) of RERA Act, 2016.

Promoter: RAS Developments Private Limited.

Project: "RAS Residency-I" a Group Housing Colony on land measuring 5.1875 acres situated in Sector 35, Karnal, Haryana.

Reg. No.: 23 of 2018 dated 13.07.2018 valid upto 30.12.2021, First extension and general granted upto 29.09.2023 and continuation of registration for second year granted upto 29.09.2024.

Temp ID: 638 of 2019.

1. Promoter vide letter dated 04.09.2024 had applied for continuation of registration for third year under Section 7(3) of RERA Act, 2016 in Form-V, i.e., upto 29.09.2025 and had submitted the following:

- i. ₹70,000/- as extension fee which is deficit by Rs. 91,000/-
- ii. License No. 1203-1204 of 2006 dated 05.10.2006 which is renewed upto 04.10.2024.
- iii. Explanatory note states that construction of the project is in full swing and they have completed construction of 16 towers out of 17 towers and have already received OC for Tower 1 to 11 and part of 14 (copy attached) and have applied for OC of Block B12-16. Construction of only Tower 17 is pending which will be completed within validity of period of approvals. Development work are completed 95%. Due to Covid-19, the project was delayed. All approval from competent Authorities have been obtained.
- iv. Copy of Occupation Certificate dated 10.06.2019 for Block 1 to 11 and Part Block 14 (EWS Block).



2. As per resolution dated 07.08.2024, the Promoter should pay ₹1,20,750/- as late fee and also submit copy of renewal of License No. 1203-1204 of 2006 dated 05.10.2006.
3. It is pertinent to state that the matter regarding continuation of registration for second year was heard by the Authority on 28.08.2024 vide item no. 236.09 wherein the Authority had granted extension of one year under Section-7(3) of RERA Act, 2016 upto 29.09.2024. An auditor in this case was appointed and report was received on 08.07.2024 which was also examined. A public notice was issued on 28.03.2024 on which no objections were received. In view of the above, certificate of extension upto 29.09.2024 was issued to the promoter which was also duly uploaded.
4. On 06.11.2024, after consideration, Authority directed that Promoter should deposit deficit fee of ₹91,000/- and also late fee, if any, as per resolution dated 07.08.2024. Status of renewal of license be also submitted before the next date of hearing.
5. Since, the Promoter has paid extension fee of 43% with the application, in such cases late fee/penalty be imposed till Promoter has paid 90% of the fee. Therefore, deficit fee/late will be conveyed separately.
6. No reply/deficit fee was received till 01.01.2025. On 08.01.2025, Ld. Counsel submitted that calculation of fee/ late fee has been submitted. However, it could not be verified. Hence, Authority adjourned the matter to 22.01.2025.
7. Vide letter dated 02.01.2025, the promoter has submitted renewal of license dated 26.11.2024 for the above said project which is valid upto 04.10.2027. The total extension fee stands at ₹87,481/- and late fees amounts to ₹65,610/- which in total comes out as ₹1,53,091/-.
8. Vide letter dated 09.04.2025, 21.03.2025 and 02.04.2025, the promoter has submitted deficit extension fee of ₹1,53,051/-.
9. Also, the promoter vide letter dated 02.04.2025 has submitted Auditor fee and public notice fee of ₹41,300/- and ₹10,000/- respectively via online payment of ₹52,500/- (Reference No. RERA-PKLP1743518604).



10. The above said matter was heard on 08.01.2025 and was last listed on 22.01.2025. However, the orders for the same were received on 28.01.2025 so the matter could not be placed on the said date.

11. Today, Adv. Tarun Ranga on behalf of the promoter appeared and submitted that they have complied with all the directions of the Authority. After consideration, the Authority decides that registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 for third year which shall be valid upto 29.09.2025. Disposed of.



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 (Dhruv)
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