



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 21.11.2023.

Item No. 233.39

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

Promoter: M/s 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 – 29.09.2023 (including 9 months COVID-19 period).

1. This matter was considered by the Authority in its 227th meeting held on 19.09.2023, vide Item No. 227.24, wherein the Authority had passed the following resolution:-

1. "RAS Developments Private Limited vide letter dated 13.09.2023 has applied for second extension under Section 7(3) of Real Estate (Regulation and Development) Act, 2016, of registration of their project "RAS Residency -I" a Group Housing Colony on land measuring 5.1875 acres situated in Sector 35, Karnal, Haryana registered vide registration no. 23 of 2018 dated 13.07.2018 valid upto 30.12.2021. First extension (including 9 months general extension as a force majeure event due to COVID-19) was granted to promoter by Authority in its meeting held on 16.01.2023 and same is valid upto 29.09.2023.

2. The applicant promoter has submitted ₹1,40,000/- as extension fee which is deficit by ₹21,000/-

3. License No. 1203-1204 of 2006 dated 05.10.2006 has been granted by DTCP in favour of applicant on land measuring 5.1875 acres which was valid upto 04.10.2019 has been renewed upto 04.10.2024.

4. In the explanatory note it has been submitted that the 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.



5. Regarding state of development works and reasons for not completing the development works within the time frame it has been submitted that development works in group housing are 95% complete and project got delayed due to COVID-19. Now the promoter has obtained all approvals from competent authorities and is completing all pending works.
6. Authority observes that DGCP vide letter dated 12.12.2022, has refused to grant permission for the occupation of building tower nos. 12-15. After consideration, Authority decided as under:
- As the promoter has failed to complete the project after grant of first extension, further sale of project is banned.
 - Inventory of sold/unsold apartments be given.
 - Amount received from allottees and spent on infrastructures of project.
 - Copy of environmental clearance certificate, CA Certificate, Engineer Certificate and architect certificate.
 - Copy of zoning plan, demarcation plan and service plan estimates of the project.
7. Adjourned to 20.11.2023"

2. No reply has been received from the applicant/ promoter.
3. As no reply has been received from promoter, Authority adjourned the matter to 22.01.2024.
4. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered in its Authority meeting on Monday following the date of such submission.



all ready
15/12/23

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 (Moulika)