



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 11.02.2026.

Item No. 313.42

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

Promoter: RAS DEVELOPERS PVT. LTD.

Project: "RAS BASERA" Affordable Group Housing Colony on land measuring 7.006 acres situated in tehsil and District Karnal.

Reg. No.: 283 OF 2017 Dated: 10.10.2017 valid upto 25.07.2022, First Extension including 9 months covid extension granted upto 25.04.2024. Second Extension granted upto 24.04.2026 vide order dated 07.01.2026 in Item No.309.19.

Temp ID: 637-2019.

1. Vide letters dated 27.01.2026, the promoter has applied for continuation of registration U/S 7(3) of the RERA ACT, 2016 of the Affordable Group Housing Colony Project "RAS BASERA" situated in tehsil and District Karnal for the year april 2026 to April 2027.
2. Promoter had applied 88 days before the expiry of registration of Registration No. 283 of 2017. Having Licence No 07 of 2015 dated 31.08.2025 renewed upto 30.08.2026.
3. Following were submitted by the Promoter:
 - a. Form REP-V along with Extension fee of ₹2,45,000/- paid online dated 27.01.2026
 - b. Copy of Occupation Certificate.
 - c. Payment receipt of amount ₹245000 vide transaction no 260127259542917.
 - d. Copy of Approved Service Plan Estimate of the Project.
 - e. Layout Plan duly marked showing the area for which part completion has been obtained.
 - f. Applied copy of occupation certificate for Block B2 to B6, B8 and Block A7 & A8.
 - g. Valid copy of license renewal of the colony.
 - h. Explanatory note along with completion schedule of colony



- i. Percentage completion progress achieved of under construction blocks.
 - j. Architect and Engineer certificate showing the construction percentage completion of the colony.
 - k. Copy of CA certificate showing the total cumulative cost incurred on the project.
4. QPRs uploaded up to 30.07.2025.
 5. Audit of the project was already done while granting the previous extension.
 6. **Reasons For Delay**
 - a. Impact of COVID-19 Pandemic
 - b. Labour Shortage and Migration Issues
 - c. Construction Stoppages due to CAQM Orders
 - d. Delay in statutory Approvals and Inspection
 - e. Phased Completion and OC applications
 - f. Ongoing Compliance with HRERA requirements
 7. Percentage of work completed as per CA, Architect and Engineer Certificates is 74.51.
 8. The present application has been examined, and the following shortcoming has been noticed: -
 - a. Hard Copy of the application form not submitted.
 - b. Latest photographs of the project not submitted
 - c. CA certificate submitted is not in original
 - d. Architect Certificate submitted is not in original.
 - e. Engineers Certificate submitted is not in original.
 - f. Complete Set of service plan estimates not submitted.
 - g. Total deficit fee ₹3,66,371/-.
 9. The Authority observes that the total extension fee works out to be ₹6,11,371/-. Furthermore, it is observed that the promoter has not submitted the online Form REP-V. Therefore, the promoters request for grant of continuation of registration cannot be accepted. Fee of ₹2,45,000/- will be adjusted in the fresh application after deduction of 5% processing fee. Late fee and penalty shall be computed on the date of receipt of fresh application for continuation of registration. Disposed of.



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

[Signature]
12/3/26
STP

[Signature]
22/03

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