



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 13.03.2024.

Item No. 245.09

Continuation of registration of project under Section-7(3) of RERD 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.

1. The Authority on 21.11.2023 adjourned the matter to 22.01.2024, as no reply was received from the promoter.
2. Vide reply dated 02.01.2024, the promoter has submitted the following:
 - i. Submitted Rs. 22,000/- as deficit extension fees.
 - ii. Sold 426 apartments out of total 438 apartments.
 - iii. CA certificate dated 25.12.2023 (for period upto 30.09.2023) states that amount received from allottees is Rs. 8,177 lacs and amount of funds invested on construction/infrastructure work of the project is 5,814 lacs.
 - iv. Approved service plan / estimates of Group housing colony on area measuring 5.187 acres situated in sector 36, Karnal (license no. 1203 & 1204 of 2006 dated 05.10.2006), however service plans and service plan estimates not submitted.
 - v. Environment certificate dated 28.05.2013 for 36505.43 sq. mtr. (20993.85 sq. mtr. + Expansion 15558 sq. mtr.)
3. The promoter requested the Authority to give extension for further three years.



4. Orders of the Authority dated 24.01.2024 are as follows :-

1. "Orders of the Authority dated 19.09.2023 are as under:-

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:

i. As the promoter has failed to complete the project after grant of first extension, further sale of project is banned.

ii. Inventory of sold/unsold apartments be given.

iii. Amount received from allottees and spent on infrastructures of project.

iv. Copy of environmental clearance certificate, CA Certificate, Engineer Certificate and architect certificate.

v. Copy of zoning plan, demarcation plan and service plan estimates of the project.

2. On 21.11.2023, Authority adjourned the matter to 22.01.2024 as no reply was received from the promoter.

3. Vide reply dated 02.01.2024, the promoter submits the following:

i. Submitted Rs. 22,000/- as deficit extension fees.

ii. Sold 426 apartments out of total 438 apartments.



- iii. CA certificate dated 25.12.2023 (for period upto 30.09.2023) states that amount received from allottees is Rs. 8,177 lacs and amount of funds invested on construction/infrastructure work of the project is Rs.5,814 lacs.
- iv. Approved service plan / estimates of group housing colony on area measuring 5.187 acres situated in sector 36, Karnal (license no. 1203 & 1204 of 2006 dated 05.10.2006), however service plans and service plan estimates not submitted.
- v. Environment certificate dated 28.05.2013 for 36505.43 sq. mtr. (20993.85 sq. mtr. + Expansion 15558 sq. mtr.).
4. The promoter requests the Authority to give extension for further three years.
5. The promoter has not submitted the following despite conveying the observations on 19.09.2023:-
 - i. CA Certificate, Engineer Certificate and Architect Certificate.
 - ii. Copy of zoning plan, demarcation plan and service plan estimates of the project.
6. Fee for extension paid for one year from 29.09.2023 to 29.09.2024. The promoter has requested extension of another two years from 29.09.2024 to 29.09.2026, however, no extension fee paid.
7. Authority observes that Promoters has not fully complied with the direction of Authority dated 14.09.2023. After consideration Authority decided as under:-
 - i. CA Certificate, Engineer Certificate & Architect Certificate be submitted.
 - ii. Copy of zoning plan, demarcation plan and service plan estimates be submitted.
 - iii. Promoter has requested for extension of three years whereas fee for one year has been deposited.
 - iv. Promoter was granted first extension for one year. Now Promoter has requested for three year extension. Audit of the project be got conducted from a CA firm empanelled by Authority and public notice be given in newspapers for inviting objections.
 - v. Complete resolution plan for completion of project be submitted by the promoter.
8. Adjourned to 13.03.2024.”

5. Fee for extension paid for one year from 29.09.2023 to 29.09.2024. The promoter has requested extension of another two years from 29.09.2024 to 29.09.2026, however, no extension fee paid.

6. Authority observes that promoters has not fully complied with the direction of Authority dated 19.09.2023. After consideration Authority decided as under: -

- i. CA Certificate, Engineer certificate & Architect certificate be submitted.
- ii. Copy of zoning plan, demarcation plan and service plan estimates be submitted.



- iii. Promoter has requested for extension of three years whereas fee for one year has been deposited.
- iv. Promoter was granted first extension for one year. Now promoter has requested for three-year extension. Audit of the project be got conducted from a CA firm empanelled by Authority and public notice be given in newspapers for inviting objections.
- v. Complete resolution plan for completion of project be submitted by the promoter.
7. Promoter vide reply dated 19.01.2024 has submitted an Architect Certificate which states as under :

S.No	Particulars	Area (in sq. mts.)
1.	Total Built-up construction area of the project	36539.66
2.	Total constructed area of the project	33649
3.	Percentage of remaining work of the project	8%
4.	Balance area to be constructed for completion of project	2890

8. The promoter has still not complied with all the observations conveyed on 24.01.2024.
9. Authority observes that promoter has still not fully complied with the orders of Authority dated 24.01.2024. Hence, Authority decided to impose a cost of Rs.50,000/- on the promoter. One last opportunity is granted to promoter to comply with the orders of Authority. Managing Director/ one of its Directors be present on next date of hearing.
10. Adjourned to 24.04.2024.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
21/3/24.

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

LA (Monika)