



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 24.04.2024.**

**Item No. 250.30**

**Continuation of registration of project for second year u/s 7(3) of RERD Act, 2016.**

**Promoter: M/s RAS Developments Pvt. Ltd.**

**Project: "RAS Basera" Affordable Group Housing Colony on land measuring 7.006 acres situated in Sector- 16, nilokheri- tararoi 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.**

**Present: Mr. Tarun, Advocate and Managing Director of project.**

1. The promoter vide letter dated 02.04.2024 has applied for continuation of registration of the said project for second year.
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹1,35,000/-, which is deficit by Rs. 1,58,000/-.
3. License No. 07 of 2015 dated 31.08.2015 valid upto 30.08.2020 has been granted by DTCP on land measuring 7.006 acres which is renewed upto 30.08.2024.
4. The promoter has submitted the following:
  - i. Copy of Occupation certificate dated 02.01.2023 for Block-7, Tower-B-9 to B-13 and Commercial Block;
  - ii. Copy of Application dated 06.12.2023 to DTCP for grant of Occupation Certificate of Tower B-2 to B-6, B8, A7&A8, community and Anganwadi part of Affordable Group Housing;



- iii. Environment clearance certificate dated 15.03.2016 for construction of Affordable Group Housing Colony;
  - iv. Enclosed Table of Completion schedule of the project stating completion of Block A2 – 30.07.2024, Block A3 to A5 – 30.12.2025 and Block A1 & A6 – 10.01.2027;
  - v. CA certificate dated 23.02.2024 stating: (in lacs)
5. Explanatory note:  
Developments work is completed 80% in the group housing now we are completing all balance work. Due to covid-19 and as per direction of Pollution control board our project is delayed. Now we have obtained all approvals from competent authorities and completing all pending works.
6. The promoter has submitted quarterly progress reports till 31.12.2023. The promoter has not submitted Engineer Certificate. Photographs showing the present position at site have been submitted.
7. Continuation of registration u/s 7(3) has been applied for the 2<sup>nd</sup> year from 25.04.2024 to 24.04.2025.
8. Out of a total of 21 towers in the group housing complex, OC for towers B7, B9 to B13 and commercial block has been received on 02.01.2023. Applied for OC for Towers B2 to B6, B8 and AT and A8 on 06.12.2023
9. Completion schedule of remaining blocks has been given as under :-
- |           |            |
|-----------|------------|
| A2        | 30.07.2024 |
| A3 to A5  | 30.12.2025 |
| A1 and A6 | 10.01.2027 |
- (Approx. 70% of works have been executed at site)
10. Authority observes that promoter has given completion date up to 10.01.2027 of the remaining blocks, i.e., A2, A3 to A5 and A1 to A6 whereas he has applied for second extension now. Thus, non-completion of project will result into hardship of the allottees. After consideration, 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 a CA firm empanelled by Authority.



- iv. Public notice in newspapers be given for inviting objections from general public.
11. Adjourned to 28.08.2024.



True copy

Executive Director,  
HRERA, Panchkula

17/5/24.

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

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