



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 24.04.2024.

Item No. 250.16

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.

Present: Mr. Tarun, Advocate with Mr. Rajesh, Director and Mr. Rupesh.

1. Orders of the Authority dated 19.09.2023:

"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 the said project.

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. 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.
3. On 24.01.2024, Authority observed 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.*Adjourned to 13.03.2024.
4. On 13.03.2024, the Authority observed 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 was granted to comply with the orders of Authority. Managing Director/one of its directors be present on next date of hearing. Adjourned to 24.04.2024.
5. Letter for publication of public notice was sent on 27.03.2024, public notice was published on 28.03.2024 in the newspapers and no objections are received. Vide letter dated 21.03.2024, M/s Rajiv Goel and Associates were appointed to audit the project.
6. The promoter has not submitted engineer certificate, demarcation plan, service plan estimates, extension fee for two years. Audit report is awaited.
7. After consideration, Authority decided as under:-
 - i. Promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority dated 24.01.2024.*



- ii. Project be monitored on quarterly basis.
 - iii. Promoter should submit receivables and payable amount duly supported by CA Certificate.
 - iv. Quarter wise resolution plan for completion of project be submitted.
 - v. Cost of Rs.50,000/- imposed on 13.03.2024 be deposited.
 - vi. Reminder be issued to the audit firm. Promoter is directed to submit above information atleast one week before next date of hearing.
8. Adjourned to 03.07.2024.



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.

LA (Kakul)