



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 03.07.2024.

Item No. 258.28

Continuation of registration of project under section 7(3) of RERA 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.

Temp ID: 638 of 2019.

Present: Mr. Tarun Ranga, Advocate & Mr. Ajay Gupta, CEO

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.

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



iv. 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.

2. On 19.09.2023 -Authority observed 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 estimate of the project.

3. 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 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 are 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. Fee for extension has been 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 has been paid.

5. On 24.01.2024, Authority observed that promoters have 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.



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- 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.
6. Promoter vide reply dated 19.01.2024 has submitted an Architect certificate
7. 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.
8. Public notice was published on 27.03.2024 and no objections are received. Vide letter dated 21.03.2024 M/s Rajiv Goel and Associates were appointed to audit the project.
9. Vide reply dated 18.03.2024 the promoter has submitted:
- i. Copy of approved zoning plan.
 - ii. Schedule of the project.
10. The Authority vide its order dated 24.04.2024 decided as under and adjourned the matter to 03.07.2024:
- 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. (Since, the promoter submitted his reply (on 24.04.2024) and the orders of the Authority came 17.05.2024, therefore show cause notice to submit reply was not issued.)
 - ii. Project be monitored on quarterly basis. (In this regard, Suo-Motu Complaint No. 835-2024 has been generated which is listed for hearing on 24.07.2024)
 - 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. (Reminder sent on 13.06.2024) Promoter is directed to submit above information at least one week before next date of hearing.



11. Vide Reply dated 24.04.2024, the promoter has submitted:
- Approval letter of Service Plan and Estimates dated 06.02.2014 along with approved plans and Estimates.
 - QPRs upto 31.03.2024 uploaded online.
 - Engineer Certificate dated 10.04.2024 which is not in order.
 - C.A Certificate dated 15.04.2024 which shows that 32.20% work is remaining and Rs. 2,862 Lacs to be incurred for completion of the Project.
12. It is pertinent to state that-
- Audit Report is still awaited.
 - Engineer Certificate dated 15.04.2024 is not in order.
 - Demarcation Plan is not submitted.
 - Cost of Rs.50,000/- imposed on 13.03.2024 is not deposited.
 - Quarter wise resolution plan for completion of project is not submitted. In para 11(ii) it is mentioned QPR up to 31.03.2024 uploaded online
 - Promoter has requested for extension of three years whereas fee for one year has been deposited.
13. After consideration, Authority decided that promoter should submit the following documents :-
- Proper Engineer Certificate.
 - Demarcation plan.
 - Cost of Rs.50,000/- imposed on 13.03.2024.
 - Quarter wise resolution plan for completion of project.
 - Promoter has requested for extension of three years whereas fee for one year has been deposited.
 - Reminder to Audit firm be issued.
14. Adjourned to 07.08.2024.



6/8/24

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

LA (Kakul)