



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.08.2024.**

**Item No. 263.03**

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

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

**Project: "RAS Basera" Affordable Group Housing Colony on land measuring 7.006 acres situated in 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 Ranga, Ld. Advocate and Mr. Rupesh, Project Engineer**

1. The promoter vide letter dated 02.04.2024 has applied for continuation of registration of the said project for second year under Section-7(3) of the RERA Act, 2016. The promoter has applied on prescribed proforma Rep-V Form. Promoter has submitted extension fee of ₹1,35,000/-, which is deficit by Rs. 1,58,000/-. 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. 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. Table of Completion schedule of the project stating completion of Block A2 by 30.07.2024, Block A3 to A5 by 30.12.2025 and Block A1 & A6 by 10.01.2027;



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|--|-----------|
| v. CA certificate dated 23.02.2024 stating:                            | (in lacs) |
| Total revised estimated cost of project<br>(other than land cost)      | 11,000    |
| Total cumulative cost incurred on the project<br>up to 31.12.2023      | 7,500     |
| Percentage of remaining work of the project in %                       | 31.82%    |
| Estimated balance cost to be incurred for completion<br>of the project | 3,500     |
| Architect Certificate dated 23.02.2024 states that:                    | (in sqm)  |
| Total Built-up construction area of the project                        | 58943.00  |
| Total constructed area of the project                                  | 40288.86  |
| Balance area to be constructed for completion of the<br>project        | 18654.14  |
| Percentage of completed construction work of the project               | 68.35%    |
- vi. Copy of zoning plan dated 01.09.2015;
- vii. Site plan showing development works;
- viii. 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.*
- ix. The promoter has submitted quarterly progress reports till 31.12.2023.
- x. The promoter has not submitted Engineer Certificate.
- xi. Photographs showing the present position at site have been submitted.
2. Out of Total of 21 towers in the Group Housing Complex- O.C. for Towers B7, B9 to B13 and commercial Block has been received on 02.01.2023.
3. The Authority in its meeting held on 24.04.2024 observed that promoter has proposed completion date upto 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 to allottees. After consideration, Authority decided as under-
- Local Commissioner be appointed who will submit actual physical progress report of project.*
  - Further sale in the project is banned.*



- iii. Audit of project be got done from CA firm empanelled by Authority.  
iv. Public Notice in newspapers be given for inviting objections from general public.

4. Vide letter dated 14.06.2024, M/s S. Mehtani & Company has been appointed to conduct Audit of the said Project under intimation to the promoter. A public notice was issued on 12.06.2024 for inviting objections for grant of extension. However, till date no objections have been received.
5. Vide Reply dated 24.04.2024, the promoter has submitted deficit fee of Rs.1.05,000/-, Engineer Certificate dated 15.04.2024 which is signed by Authorized Signatory of the Company and not by the Engineer. The said certificate states that 70.66 % of work has been completed and photographs of the Project have been attached. Audit Report is awaited.
6. After consideration, Authority decided that fee is still deficit by Rs.53,000/- which may be deposited. Engineer Certificate duly signed by concerned Engineer be submitted. Local Commissioner be appointed to ascertain the actual physical progress of the project.
7. Adjourned to 06.11.2024.



*all done*  
17/9/24

True copy

Executive Director,  
HRERA, Panchkula

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

*(No. Kaked)*