



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.11.2024.

Item No. 268.08

Continuation of registration of project for third year 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 and continuation of registration for second year granted upto 29.09.2024.

Temp ID: 638 of 2019

Present: Mr. Tarun Ranga, Advocate.

1. Promoter vide letter dated 04.09.2024 has applied for continuation of registration for third year under Section 7(3) of RERA Act, 2016 in Form-V, i.e., upto 29.09.2025 and has submitted the following:

- i. ₹70,000/- as extension fee which is deficit by Rs. 91,000/-
- ii. License No. 1203-1204 of 2006 dated 05.10.2006 is renewed upto 04.10.2024.
- iii. Explanatory note states that 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 period of approvals. Development work completed are 95% . Due to Covid-19 , the project was delayed. All approval from competent Authorities have been obtained.



iv. Copy of Occupation Certificate dated 10.06.2019 for Block 1 to 11 and Part Block 14 (EWS Block).

2. As per resolution dated 07.08.2024, the Promoter should pay Rs.1,20,750/- as late fee and also submit copy of renewal of License No. 1203-1204 of 2006 dated 05.10.2006 and deficit fee of Rs.91,000/-.

3. It is pertinent to state the matter regarding continuation of registration for second year was heard by the Authority on 28.08.2024 vide item no. 236.09 wherein the Authority had granted extension of one year under Section-7(3) of RERA Act, 2016 upto 29.09.2024. In view of the above, certificate of extension upto 29.09.2024 has been issued to the promoter. In this regard it is also to inform that an auditor in this case has already been appointed. Public notice has already been issued on which no objections were received.

4. Mr. Tarun Ranga, Ld. Counsel submitted that audit of the project is in progress and LC report has been submitted. He further submitted that reply has been submitted in the registry on 29.10.2024.

5. After consideration, Authority decided that reply be examined and report submitted on the next date of hearing. Promoter should deposit the deficit fee of Rs.91,000/- and also late fee, if any, as per resolution of Authority dated 07.08.2024. Status of renewal of license be also submitted before next date of hearing.

6. Adjourned to 08.01.2025.



Received on 25/11/2024. True copy

Rajhu
25/11/24

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]

25/11/24

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

LA (Kakul)