HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 835 OF 2024

HRERA, Panchkula

....COMPLAINANT

VERSUS

RAS Developments Private Limited

...RESPONDENT

CORAM:

Parneet S Sachdev	**Chairman**
Dr. Geeta Rathee Singh	**Member**
Chander Shekhar	**Member**

Date of Hearing: 18.12.2024

Hearing: 3rd

Present: None for the respondent.

ORDER (Parneet S Sachdev -Chairman)

This suo-motu complaint relates to the monitoring of the project namely, 'RAS Residency-I' - a group Housing Colony being developed on land measuring 5.187 acres situated in Sector- 35, Karnal, Haryana registered vide Registration No. 23 of 2018 dated 13.07.2018 valid upto 30.12.2021, First extension and general extension granted upto 29.09.2023 and continuation of registration for second year granted upto 29.09.2024.

2. A show cause notice dated 13.06.2024 u/S-35 of the RERA Act,2016 was issued to the Promoter in this regard.

3. On 24.07.2024, learned counsel Sh. Tarun Ranga sought time to file reply and requested to provide copy of the notice . Acceeding to the request of the

learned counsel, the Authority grants time to the promoter to file reply atleast one week before the next date of hearing. The Authority also directs the office to send copy of the show cause notice on the email of the Promoter. (Sent to the Promoter on 19.09.2024)

4. On the last date of hearing i.e., 23.10.2024, learned counsel Sh. Tarun Ranga informed that reply has been submitted yesterday. Authority directed the office to place the reply before the Authority on the next date of hearing.

5. Vide Reply dated 22.10.2024 and 11.12.2024, Promoter submitted progress report of the project showing the percentage completion of Tower-17. As per submitted schedule, 30% construction work of apartments has been completed and remaining is to be undertaken as per following quarterly schedule of the project :

i. Apartments, Storm Water Drainage and STP -
01.10.2024 to 31.12.2024 - 40%
01.01.2025 to 31.03.2025 - 60%

ii. Water Supply
01.01.2025 to 31.03.2025 - 100%

iii. Road and Pavements
01.01.2025 to 31.03.2025 - 50%
01.04.2025 to 30.06.2025 - 50%

iv. Electrical
01.04.2025 - 30.06.2025 - 100%

v. Completion
01.07.2025 - 30.09.2025 - 100%

6. Today, after examining the reply dated 11.12.2024, the Authority is of the view that the Promoter should submit a complete physical status of the project stating the stage of construction of each tower of the Project at least one week before the next date of hearing.

7. **Adjourned to 09.04.2025.**

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Parneet S Sachdev
Chairman