HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2136 of 2023

HRERA, Panchkula ...COMPLAINANT

VERSUS

RAS Development Pvt. Ltd. ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 26.03.2025

Hearing: 6th

Present: Adv. Tarun Ranga behalf of the respondent.

ORDER [Parneet S Sachdev- Chairman]

This Suo-motu complaint dated 21.09.2023 was registered against the respondent/promoter for monitoring the progress of an Affordable Group Housing Colony being developed over land measuring 7.006 acres situated at Karnal registered vide Registration No. HRERA-PKL-283-2017 dated 10.10.2017 valid upto 25.07.2022.

2. The Authority subsequently granted extension upto 25.04.2024. Keeping in view the valid reasons given during this extended period, the Authority decided to monitor the progress of the project on quarterly basis as percentage of remaining work was only 40%.

3. Vide reply dated 15.02.2024, the respondent has stated that:

i. They have 40% pending balance construction work of the colony and after expiration of 1st extension, they were unable to restart the construction work in full swing due to instructions of the Haryana State Pollution Control Board,
ii. From 11.12.2022 to 15.12.2023 all construction related activity at the site were stopped due to noncompliance of directions of the commission of Air quality Management,
ii. They obtained consent to establish on 15.12.2023,
iii. Grant extension of one year beyond the current validity of April 2024.

4. On 21.02.2024, Authority directed the promoter to file an application for continuation of registration of project. Further, promoter was directed to submit a resolution plan stating how much time will be required for taking departmental approvals and completing the project.

5. On 03.07.2024, learned counsel Sh. Tarun Ranga appeared and informed that the promoter has applied for extension of registration of the said project vide letter dated 02.04.2024 which is under consideration in the Agenda.

6. On the last date of hearing, i.e, 11.09.2024, learned counsel Sh. Tarun Ranga informed that reply has been submitted in the Agenda Proceedings. The Authority directs the Promoter to submit seperate reply to the show-cause notice one week prior to the next date of hearing.

7. Vide reply dated 11.12.2024, the Promoter has submitted a C.A. Certificate which states that the Percentage of remaining work of the Project are- 27.40% and Estimated balance cost to be incurred for completion of the project - Rs. 3,041.78 Lakhs. Engineer Certificate states that Balance Area to be constructed for completion of the Project is 16121.00 Sqm and percentage of completed construction work is 72.65%.

8. On the last date of hearing i.e. 18.12.2024, after examining the reply dated 11.12.2024, the Authority was of the view that the Promoter should submit a complete physical status of the project stating the stage of construction of each tower along with a detailed quarter wise resolution plan including the targets for physical and financial

progress to complete the project. The Promoter should also submit status of License No. 07 of 2015 dated 31.08.2015 which was renewed upto 30.08.2024.

9. Today Adv. Tarun Ranga appeared and submitted that the reply has been filed on 25.03.2025. The Authority directed the office to examine the reply and place it on the next date of hearing.

10. **Adjourned to 27.08.2025.**

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