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: 27.08.2025

Hearing: 7th

Present: None on 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 which was valid upto 25.07.2022.

2. The Authority subsequently granted extension upto 25.04.2024. During this extended period, the Authority decided to monitor the progress of the project on quarterly basis as percentage of remaining 40% work, by registering a Suo motu complaint.

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 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.

5. 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%.

6. On 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.

7. Vide reply dated 25.03.2025, the promoter has submitted progress report of the project as follows:

OC received on 02.01.2023 for Block B7, B9 to B13, commercial.

OC applied for B2 to B6, A7, A8 and B8 on 06.12.2013.

Block A2, Storm water drainage and electrical work to be completed by 30.09.202.

Block A3 to A4, all services to be completed by 30.06.2026

Block A5, all services to be completed by 31.03.2027

Block A1 & A6, all services to be completed by 15.04.2027

-Renewal of License has been applied, the promoter will submit copy of renewal as and when received.

8. No one appeared on behalf of the promoter, however a reply dated 27.08.2025 has been received, therefore, the Authority directs the office to examine the reply and place it on the next date of hearing. The promoter should also inform the latest status of the application of Occupation Certificate submitted to the DTCP on 06.12.2023 before the next date of hearing.

10. Adjourned to **26.11.2025**.

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