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**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 30.07.2025

Hearing: 5th

Present: None on behalf of 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. 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%

4. On 18.12.2024, 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 of the project.

5. Vide reply dated 01.04.2025, the promoter has submitted the physical status and construction schedule of the project stating the stage of Construction of each tower including the targets physical progress to complete the Project.

6. On 09.04.2025, Rupesh Attri, Authorised Representative along with Adv. Tarun Ranga appeared and submitted that 80% work of Tower 17 is completed. The Authority directed the promoter to submit the same atleast one week before the next date of hearing.

7. Reply has been submitted on 29.07.2025, the Authority directs the office to examine the same and place it on the next date of hearing.

8. **Adjourned <u>to 29.10.2025.</u>**

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