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

Date of Hearing: 28.01.2026

Hearing No: 7th

Present: None

Order: Nadim Akhtar (Member)

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 directed the office to examine the same and place it on the next date of hearing.
8. Perusal of the reply dated 29.07.2025, reveals that the promoter has submitted the Quarterly Progress Report wherein it has been asserted that Block1-16 have been completed. Furthermore, it has also been asserted that Occupation Certificate and Part Occupation Certificate has been received against Block1-11 and Block-14 respectively whereas Occupation Certificate against Block 12&13, Block 15&16 have been applied for by the Promoter.
9. On 29.10.2025, Adv Tarun Ranga appearing on behalf of the Promoter appraised the Authority that Block no. 17 shall be completed within the

prescribed timelines. The Authority directs the promoter to furnish the Occupation Certificate and Part Occupation Certificate received against Block1-11 and Block-14 respectively. Furthermore, the Authority directs the promoter to submit the status of the Occupation Certificate relating to Block 12&13 and Block 15&16 at least one week before the next date of hearing and adjourned the matter to 28.01.2026

10. Today no one appeared on behalf of the promoter however, upon perusal of the office record it is observed that the respondent vide letter dated 27.01.2026 has submitted the Occupation Certificate for Tower 1-11 and part of Tower-14. Furthermore, the respondent has submitted that with regard to Towers 12 to 16, the application for grant of Occupation Certificate is presently under process with the DTCP. The field inspection reports from all concerned departments have already been received by the office of DTCP. The Authority after consideration directs the respondent to appraise the status of development works in Tower-17 along status of the Occupation Certificate relating to Block 12&13 and Block 15&16 at least one week before the next date of hearing.

11. Adjourned to **08.04.2026**

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