



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### **COMPLAINT NO. 404 OF 2025**

HRERA, Panchkula

.... COMPLAINANT

VERSUS

RAS Developments Private Limited

.... RESPONDENT

<b>Coram:</b>	<b>Nadim Akhtar</b>	<b>Member</b>
	<b>Dr. Geeta Rathee Singh</b>	<b>Member</b>
	<b>Chander Shekhar</b>	<b>Member</b>

**Date of Hearing: 28.01.2026**

**Hearing No: 3<sup>th</sup>**

**Present:** None

**Order: Nadim Akhtar (Member)**

1. While considering the case relating to the continuation of registration of the above said project for the second year under Section-7(3) of the RERA Act, 2016 on 02.04.2024, which was considered on 29.01.2025, the Authority observed that;

*"License No. 07 of 2015 dated 31.08.2015 is not valid as on date and promoter has also not deposited deficit fee of Rs.97,327/- and Late fee*

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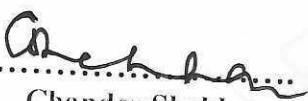
of Rs.2,52,995/- Audit of the project also got delayed due to non-cooperation of the promoter. Audit Report is awaited. The promoter has also not deposited fee of ₹41,300/- as auditor fee, ₹10,000/- as public notice fee and 41,300/- as Local Commissioner fee. Therefore, application for continuation of registration is hereby returned. There will be ban on sale, advertising and marketing of the project. The promoter is directed to show cause as to why registration of the project may not be revoked under Section-7(1) of RERA Act, 2016."

2. In view of the above, show cause as to why registration bearing no. 283 of 2017 dated 10.10.2017 may not be revoked under Section-7(1) of the RERA Act, 2016 was issued on 13.03.2025 and was listed for hearing on 23.04.2025.
3. This suo-motu complaint was adjourned to 30.07.2025 vide orders dated 23.04.2025.
4. Since the reply submitted by the Promoter on 29.07.2025 was not placed before the Authority, the Authority directs the office to examine the same and place it on the next date of hearing.
5. Perusal of the reply dated 29.07.2025, reveals that License No.07 of 2015 issued by Directorate of Town and Country Planning has now been renewed up to 30.08.2026. Furthermore, the promoter has deposited an amount of ₹51,300/- on 14.05.2025 towards auditor fee and public notice fee. Additionally, the promoter has also deposited an amount of ₹2,40,000/- towards extension fee and ₹3,53,825/- towards late fee and deficit fee respectively. However, the promoter has not deposited an amount of ₹41,300/- as Local Commissioner fee. The respondent is directed to submit the same at the earliest so that LC could be appointed and the matter was adjourned to 28.01.2026.



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6. Today no one appeared on behalf of the promoter however, upon perusal of the office records the Authority observes that the respondent has paid the Local Commissioner Fee of ₹41,300/- on 06.01.2026 bearing reference no. RERA-PKLP1767678570. The present case stands disposed of. The Authority directs the office to appoint Local Commissioner in the present project.



Chander Shekhar  
Member



Dr. Geeta Rathee Singh  
Member



Nadim Akhtar  
Member