HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: 1954 OF 2019

HRERA, Panchkula

.... Complainant

Versus

RAS Developments Pvt. Ltd.

.... Respondent

Coram:	**Parneet S Sachdev**	**Chairman**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 22.04.2026

Hearing No: 8th

Present: Advocate Tarun Ranga for the respondent.

ORDER: (Parneet S Sachdev - Chairman)

1. When the matter was last taken up by the Authority on 15.01.2020 it was adjourned sine die.
2. The matter was re-opened by the Authority with the view that the fee which is being charged by the Authority is as per the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as HRERA Rules, 2017) and is in order.
3. The instant case has been accordingly re-examined and observed that registration fee is deficit of ₹4,02,821/-, therefore the Authority granted an opportunity to

the respondent to deposit deficit registration fee within a period of 30 days from the uploading of orders.

4. On the last date of hearing i.e., 04.02.2026, no one appeared on behalf of the promoter. It is pertinent to observe that this Authority vide order dated 07.01.2026 in agenda item no. 309.19 has granted extension to the promoter upto 24.04.2026. This Authority after consideration directed the promoter to appraise the status of payment of deficit registration fee of ₹4,02,821/- and submit the fee receipt in the registry at least one week before the next date of hearing. The Authority directed to send a copy of this order to the respondent promoter via mail and registered post.
5. Copy of order dated 04.02.2026 has been delivered via email on 18.02.2026 and via registered post on 23.02.2026
6. Today, learned counsel Tarun Ranga informed that registration fee of the project has been calculated (FAR @8.75), however it should be (@11.25 and FAR @ 17.5 for commercial).
7. The Authority observes that the nature of the project is Affordable Group Housing Colony which is being set up over land measuring 7.006 acres including 0.261 acres commercial area situated in Karnal which is a Medium Potential Zone as per the Haryana Development and Regulation of Urban Areas Rules 1976. Accordingly, the payable registration fee in respect of the project works out to be as follows:

a. Residential: 57,119.161 Sqm X 11.25(rate to be charged in medium potential towns on FAR Basis) = Rs.6,42,591/-

b. Commercial: 1846.943 Sqm x17.5 (rate to be charged in medium potential towns on FAR Basis) = Rs.32,322/-

c. Total fee to be charged including commercial component is Rs 6,74,913/-

d. Therefore, deficit registration fee = Rs.3,54,431 /-

8. In view of above, the Promoter is directed to deposit deficit registration fee amounting to Rs.3,54,431 /- atleast one week before the next date of hearing failing which interest as per Rule 15 of HRERA Rules, 2017 shall be imposed.
9. **Adjourned to 29.07.2026.**

Chander Shekhar **Member**	**Dr. Geeta Rathee Singh** **Member**	**Parneet S Sachdev** **Member**

Haryana Real Estate Regulatory Authority • Panchkula •