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: **Dr. Geeta Rathee Singh** **Member**

Nadim Akhtar **Member**

Date of Hearing: 28.10.2026

Hearing No: 11th

Present: Adv. Tarun Ranga on behalf of the promoter.

Order: Nadim Akhtar (Member)

1. 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, third and fourth year granted upto 29.09.2026.
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 for project monitoring on quarterly basis.
3. On 28.01.2026, no one appeared on behalf of the promoter however, upon perusal of the office record it was 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 directed 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.

4. Vide reply dated 01.04.2026, the Promoter has informed that, total number of towers in the project are 17, Occupation Certificate has been obtained for Towers B1 to B11 and part of Tower B-14 and application for grant of Occupation Certificate is presently under process with the Department of Town & Country Planning regarding Towers 12 to 16. Occupation Certificate of the said blocks will be issued within 20 days and upon receipt, the same shall be submitted before this Authority. With regard to status of development works in Tower 17 the same is 96% and shall be completed by 25.09.2026.
5. Considering the reply dated 01.04.2026, the Promoter was directed to inform the Authority regarding status of Occupation Certificate of Tower 12 to 16 and status of development works of Tower 17 at least one week before the next date of hearing.
6. On the last date of hearing, i.e. 01.07.2026, neither anyone appeared on behalf of the promoter nor any reply filed. The Authority after consideration decides to grant one more opportunity to the promoter to inform the Authority regarding status of Occupation Certificate of Tower 12 to 16 and status of development works of Tower 17 at least one week before the next date of hearing.
7. Vide reply dated 31.08.2026, the promoter has informed that Occupation Certificate of Tower 12 to 16 has been granted by DTCP vide memo no. 13418 dated 15.04.2026. Regarding status of development works in Tower 17, the stage of completion is 98% and shall be completed by 25.09.2026. Considering the reply dated 31.08.2026, promoter is directed to submit the status of development works of Tower 17 at least one week before the next date of hearing.
8. Vide reply dated 22.10.2026, the promoter has submitted the following:-

i. Status of construction of Tower B17 as 97% and likely date of completion of the tower as 30.01.2027.

ii. Architect certificate dated 03.09.2026 stating the percentage of completion work of the project as 97.25% and the balance area to be constructed for completion of the project as 1003.35 sq mtrs. out of total built-up construction area of 36539.66 sq mtrs.

9. Today, the Authority after considering the reply dated 22.10.2026, directed the promoter to submit the status of development works of Tower B17 at least one week before the next date of hearing.

10. Adjourned to **10.02.2027.**

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Dr. Geeta Rathee Singh
Member

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Nadim Akhtar
Member

Haryana Real Estate Regulatory Authority • Panchkula •