



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

Date of Hearing: 29.07.2026

Hearing No: 9th

Present: None 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

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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: $57,119.161 \text{ Sqm} \times 11.25$ (rate to be charged in medium potential towns on FAR Basis) = ₹ 6,42,591/-
 - b. Commercial: $1846.943 \text{ Sqm} \times 17.5$ (rate to be charged in medium potential towns on FAR Basis) = ₹ 32,322/-
 - c. Total fee to be charged including commercial component is ₹ 6,74,913/-
 - d. Therefore, deficit registration fee = ₹ 3,54,431 /-

8. In view of above, the Promoter is directed to deposit deficit registration fee amounting to ₹ 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. Vide reply dated 28.07.2026, the promoter has submitted the following submissions:-

1. FAR DETAILS

Total Approved Residential FAR: 57,119.161 Sqm

Commercial FAR: 1846.943 Sqm.

As per HRERA policy, Registration fee @11.25rs/sqm for residential area and 17.5rs/sqm for commercial area.

2. REGISTRATION FEE CALCULATION

For Residential Area: $57119.161 \times 11.25 = 6,42,591$

For Commercial Area: $1846.943 \times 17.5 = 32,322$

Total Registration Fee = 6,74,913/-

3. First Extension 25.04.2023 to 25.04.2024

@50% of Registration Fee = 3,37,457

4. Second Extension 25.04.2024 to 25.04.2026

OC area = $3377.568 \times 5 \times 2.25 \times 10\% = 3799.76$

OC area commercial = $1846.94 \times 10 \times 1.75 \times 10\% = 3232$

Non OC area = $53741.593 \times 5 \times 2.25 \times 50\% = 302296$

Extension Fee for 2024-2025 = 3,09,328/-

Late Fee = 6,74,913/-

Penalty 20 Months = 6,74,913/-

Extension Fee for 2025-2026 = 3,09,328/-

Total Fee for year 25.04.2024 to 25.04.2026 = 19,68,482/-

5. Third Extension 25.04.2026 to 25.04.2027

Extension Fee = 3,09,328

Penalty @ 25% = 77,332

Total Fee for 25.04.26 to 25.04.2027 = 386660/-

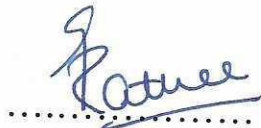
Total Payable Registration Fee, Extension Fee, Late Fee, Penalty upto 25.04.2027 = 33,67,512/-

FEES ALREADY PAID: In this regard, we respectfully state that the we have already deposited a cumulative amount of Rs. 33,89,847/- (Rupees Thirty three lacs eighty nine thousand eight hundred forty seven Only) towards project registration/extension fee, late fee, penalty from time to time with the Hon'ble Authority.

10.The Authority observed that since the fee paid by the promoter is in order, granted extension for one more year i.e. upto 24.04.2027. **Disposed of.**



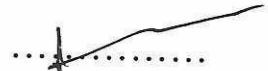
Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman