HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2136 of 2023

HRERA, Panchkula .....**COMPLAINANT**

VERSUS

RAS Development Pvt. Ltd. .... **RESPONDENT**

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

Date of Hearing: 26.08.2026

Hearing No: 12th

Present: None on behalf of the Respondent.

Order: Parneet S Sachdev (Chairman)

1. This Suo-motu complaint dated 21.09.2023 was registered against the respondent/promoter for monitoring the progress of an Affordable Group Housing Colony being developed over land measuring 7.006 acres situated at Karnal registered vide Registration No. HRERA-PKL-283-2017 dated 10.10.2017 which was valid upto 25.07.2022.

2. On 26.11.2025, no one appeared before the Authority. However, upon perusal of the office records, a reply dated 24.11.2025 has been submitted by

the respondent wherein a copy of the renewal of license no. 07 of 2015 dated 31.08.2015 valid upto 30.08.2026 has been submitted.

3. It is pertinent to mention that the Authority vide agenda item no. 302.37 dated 08.10.2025 has directed the respondent to apply for extension under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016 which was earlier filed under Section 6 of the Act, 2016. Accordingly, the respondent was directed to apply for extension under Section 7(3) of the Act, 2016 and is furthermore, directed to appraise the Authority with regard to the current status of the project.

4. On 11.02.2026, no one appeared on behalf of the respondent. However, the Authority observed that extension has been granted upto 24.04.2026 vide order dated 07.01.2026. After consideration the Authority directed the promoter to appraise the latest status of development in the project at least one week before the next date of hearing.

5. The respondent-promoter vide reply dated 10.02.2026, submitted that in compliance with the directions issued by the Authority in its meeting dated 27.08.2025 in complaint no. 2136 of 2023, an application for extension under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016 was filed on 13.12.2025. The said application was considered, and an extension has been granted by the Authority up to 25.04.2026.

The respondent further submitted the tower-wise project status of 'Ras Basera' located at Sector 16, Taraori, comprising 21 towers and a commercial area, as detailed below:

i. Occupancy Certificate (OC) has been obtained vide memo dated 02.01.2023 for 6 towers (B7, B9, B10, B11, B12, B13) and the Commercial Block.

ii. Application for OC in respect of 8 towers (B2, B3, B4, B5, B6, B8, A7, and A8) was submitted on 06.12.2023. Following the payment of outstanding EDC on 12.04.2025 and license renewal on 26.06.25, the file has been marked for a field report as of 14.11.2025.

iii. Status of Remaining Towers-

- Towers B1 and A2 stand 100% completed.
- Towers A3, A4, and A5 have achieved 70%, 50%, and 45% completion respectively, with likely completion dates falling between September and November 2026.
- Towers A1 and A6 are at 12% completion, with a likely completion date of 15.12.2027.

6. On 29.04.2026, Adv. Tarun Ranga, Ld. counsel for the respondent appeared and submitted that in compliance with the previous directions issued by the Authority, a comprehensive reply has been filed on 10.02.2026.

7. On 29.04.2026, upon perusal and consideration of the reply preferred by the respondent, the Authority finds the same to be deficient and unsatisfactory.

Consequently, the respondent is hereby directed to file a supplementary, structured reply in tabular format.

8. The aforementioned tabular reply must explicitly delineate:

    i. The quarterly scheduled project milestones up till the grant of occupation certificate;

    ii. The actual quarterly progress achieved from the date of start of construction.

9. On the last date of hearing, i.e., 15.07.2026, learned counsel for the Respondent Promoter informed that the reply to above-said information has been submitted yesterday in the registry of the Authority. The Authority directed the office to examine the reply dated 14.07.2026 submitted by the Promoter and put up the same on the next date of hearing.

10. Vide reply dated 14.07.2026, the promoter has submitted that they had applied for the extension under section 7(3) on 13.12.2025 and the said application was considered by the Authority and extension has been granted upto 25.04.2027. Further in compliance with the directions of the Authority they are submitting the current status of the project indicating the stage-wise progress of construction and development works completed till date along with quarterly schedule project milestones up till the grant of Occupation certificate. The promoter has also submitted the Completion schedule of the project stating that all the towers and blocks have received Occupation certificate except Block A3 to A5 which shall be completed by 15.07.2027 and Block A1 & A6 which shall be completed by 20.12.2027.

11. Today, the Authority, after consideration again directs the promoter to file a supplementary, structured reply in tabular formatatleast one week before the next date of hearing.

    The aforementioned tabular reply must explicitly delineate:

    i. The latest quarterly scheduled project milestones up till the grant of occupation certificate;
    ii. The actual quarterly progress achieved from the date of start of construction.

12. Adjourned to **14.10.2026.**

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