



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 17.08.2021.

Item No. 146.23

(ii) Promoter : RAS Developments Pvt. Ltd.

Project : "RAS Residency 2" – a Group Housing Colony on land measuring 3.833 acres situated in Sector-35, Karnal.

Temp ID: RERA-PKL-818-2020

Present: Sh. Rupesh, representative of the promoter company.

1. This application is for registration of a group housing colony to be developed on land measuring 3.833 acres in Sector- 35, Karnal. Detailed observations were conveyed to the applicant promoter on 24.02.2020. Replying to the observations of the Authority, a letter dated 27.01.2021 has been submitted by the applicant promoter stating that their application for renewal of license is pending with the Town and Country Planning Department and the same has not been approved due to outstanding EDC. They have however applied for reschedulement of the due EDC amount. It was also informed that they have applied for surrender of part of licensed area on which third- party rights have not been created.

2. Taking note of the facts, the Authority had directed the office to obtain latest status of the application applied for surrender of some licensed area and also for renewal of license, from the Town and Country Planning Department. Report from District Town Planner concerned has also called regarding construction undertaken at site, occupation certificate obtained and laying of services.

3. An email dated 16.08.2021 has been received from Sh. Rohit Chauhan, DTP (HQ) informing that license no. 112 of 2011 was granted for development of Group Housing colony over an additional area measuring



3.833 acres in Sector- 35, Karnal which was valid upto 16.12.2015^e. The request for renewal of said license for the period upto 16.12.2017 and further request upto 16.12.2019 is pending due to non-payment of outstanding EDC and non-submission of documents in compliance of Rule 24,26(2), 27 & 28 of Haryana Urban Development Rules, 1976. Further, no request for renewal of license for the period beyond 16.12.2019 has been received from the promoters.

4. Further, proceedings for cancellation of license have already been initiated for which an opportunity of personal hearing vide DTCP memo dated 21.06.2021 was granted to the promoters, however, the promoters have requested for adjournment till after 20.09.2021 stating that directors of the company are out of India till 20.09.2021. As regards status of surrender of licensed area, the promoters have requested for surrender of an area measuring 2.772 acres out of 3.83 acres on 08.02.2021 which has been revised to 2.333 acres as per their request dated 16.07.2021 which is still under consideration.

5. Also, DTP, Karnal vide e-mail dated 17.08.2021 informed that Tower-1 is complete whereas basement of Tower-2 has been excavated. Tower-9 EWS Block is also constructed upto foundation level and studio block is complete, however, finishing work is yet to be completed. There is no construction activity going on at present on site. Further, the applicant promoter has not laid any internal service in the said project.

6. The Authority observes that since request of the promoters for surrender of licensed area and renewal of license is pending with the department and also the proceedings regarding cancellation of license are going on, therefore, the Authority decides to await decision of the department in this regard. Prohibition on further sale in the said project shall continue.

7. Adjourned to 18.10.2020.

True copy




Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.


31/8/21
LA(Divya)