



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 31.01.2022.

Item No. 164.12

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : RAS Developments Pvt. Ltd.

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

Temp ID: RERA-PKL-1013-2022

Present: Shri Rupesh Attri, representative of the promoter's company.

1. A project for development on land measuring 5.187 acres was registered by the Authority vide registration No. 23/2018 dated 13.07.2018. The present application has been filed for registration of an additional project on land measuring 3.833 acres abutting the earlier project. 322 flats are proposed to be constructed on this additional land. An application for registration of project on the additional land was filed by applicants/promoters in October, 2018. Said application however, was not considered by the Authority for the reasons that by that time online process for registration of projects had commenced. The promoters have filed the online application on 12.02.2020.

2. This is an ongoing project. Out of 322 flats, 54 flats have been sold. License of the colony expired in 2015 and the same was not renewed by the department for non-payment of EDC etc. As per information received from promoters, they have already filed an application for consideration under EDC Relief Policy. They have deposited fee for renewal of license and have applied for renewal of license. The license, however is yet to be renewed. Report from District Town Planner reveals that Tower-I in the project is fully constructed in the project. Tower-II and EWS apartments are under construction.



3. In the meeting of Authority held on 29.11.2021, it was decided to issue a public notice/advertisement for prohibiting further sale of apartments of the project and also a Show Cause Notice was issued under Section 59 of RERA Act. These proceedings under Section 59 were initiated because despite listing the matter 14 times, promoters neither came present before the Authority nor complied with various directions of the Authority for completing requisite formalities for registration of the project. Now, the promoters have filed a fresh application for registration on proforma A to H which is currently under consideration of the Authority.

4. On examination of the application, following deficiencies have been observed: -

- i) Present application will be considered after aforesaid deficiencies are rectified and renewed license is presented to the Authority.
- ii) Total two complaints have been received by the Authority relation to the project. Authority advises the promoters to organize a meeting of all existing allottees of the project and prepare a "Plan of Action" for redressal of the grievances of the complainants and for timely completion of the project.

5. A comprehensive view relating to registration of the project will be taken after receipt of aforesaid information. As per observations made by the Authority, promoters had not applied on online proforma A to H from 2018 to 2019, therefore, Authority issues a Show Cause Notice for imposition of a penalty of Rs. 5.00 lacs upon the promoters for said lapse.

6. Adjourned to 28.02.2022.

True copy



dm
Executive Director,
HRERA, Panchkula

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

all
9/2/22

LA (Anupam)