Project name:	**Ras Developers Private Ltd. "RAS Residency –II", Sector-36, Karnal.**
Name of the applicant:	**RAS Developers Private Ltd.**

Quorum	**1. Shri Rajan Gupta**	**Chairman.**
	2. Shri A.K.Panwar	**Member.**
	3. Shri Dilbag Singh Sihag	**Member.**

An application had been filed before the Interim RERA but the same could not be considered. This Authority had asked the applicant vide its letter dated 15.2.2018 to file a fresh application in the proforma REP-I (Part A to G). The applicant failed to file the fresh application within the stipulated time as a result of which a penalty of Rs. 50,000/- was imposed on him vide order dated 13.3.2018. The applicant has deposited the penalty.

2. The Authority has further revised the proforma REP-I in May, 2018. Now the applicant has filed a fresh application in the revised the proforma REP-A (Part A to H) which was taken up for consideration in the meeting of the Authority held on 18.6.2018.

3. After consideration the Authority observed as follows:

(i) The fee deposited by the applicant has not been indicated in the part 'A' of the proforma. The applicant shall give this information which should be checked by the office.

(ii) The license of the project was valid up to 16.12.2015. It has been stated that the same has been applied for renewal. The applicant should state when did they apply for renewal of the license and

the reasons why the same has not been renewed even after 3 years of its expiry.

(iii) The applicant has projected 2022 as the date of completion of the project. 30 apartments in the project have already been booked against which an amount of Rs. 2.13 crores has been received. The applicant should give separate date of completion of the allotted apartments because their allottees are waiting for the same since long.

(iv) In para 2 of part 'C' utilization of land of the project area has not been stated. The proforma should be filled up properly in accordance with the proposed utilization of the land as per the project report. Further, in para 4 of part 'C' the applicant should indicate the estimated cost of various services either according to the service estimates or in accordance with their project estimates regardless of the approval of service plan estimates.

(v) In Sub para 'C', 6(v) the applicant has given details of expenditure to be made on construction of apartments in each quarter from the date of registration, but no mention has been made of the expenditure to be incurred on infrastructure in each quarter.

(vi) Even though service plan estimates have not been approved by the concerned authority, the applicant should submit their own drawings for the various services proposed to be provided.

(vii) A copy of the draft agreement and allotment letters prepared in accordance with the provisions of the rules regulations has not been submitted. Needful should be done by the applicant.

4. The aforesaid information should be submitted within three weeks where-after the matter will be considered by the Authority.

Dilbag Singh Sihag	A.K. Panwar	Rajan Gupta
Member	Member	Chairman