



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.12.2025.

Item No. 308.46

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: M/s RAS Developments Private Limited.

Project: "RAS Basera" an Affordable Group Housing Colony on land measuring 7.006 acres situated in Village Padhana, Tehsil Nilonkheri, District Karnal, Haryana.

Reg. No.: 283 of 2017 dated 10.10.2017 valid upto 25.07.2022. First extension granted upto 25.04.2024.

Temp ID: 637 of 2019.

Present: Adv. Vistaar proxy for Adv Tarun Ranga along with Sh. Ajay Gupta, Director and Sh. Rupesh Sharma Authorized Representative of the promoter company.

1. Vide letter dated 15.12.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 25.04.2024 till 24.04.2025. Following were submitted by the Promoter;

- Form REP-V along with Extension fee of Rs. 2,42,400/- Via Online Payment Receipt No. RERA-PKLA1751028585 dated 27.06.2025.
- Occupation Certificate dated 02.01.2023 received from DTCP for Tower 7, Tower B-9 to B13 and Commercial block.
- Renewal of License No. 07 of 2015 dated 31.08.2018 upto 30.08.2026. issued by Director, Town and Country Planning, Haryana vide letter dated 26.06.2025.
- Status of progress as per the completion schedule submitted;

Description	Status of completion
BLOCK B7, B9 TO B13 (OC RECEIVED)	Completed
COMMERCIAL (OC RECEIVED)	Completed
BLOCK B2 TO B6 AND B8 (OC APPLIED)	Completed



TM

BLOCK A7 & A8 (OC APPLIED)	Completed
BLOCK A2	Completed
BLOCK A3 TO A4	30.09.2026
BLOCK A5	20.11.2026
BLOCK A1 & A6	15.12.2027

e. Architect Certificate dated 01.07.2025 submitting therein that;

Particulars	Area (In Sqm)
Total built-up construction area of the project	58943.00
Total constructed area of the project	43924.00
Percentage of the remaining works of the Project in %	74.51%
Balance area to be constructed for completion of the project.	15019.00

f. Engineer certificate dated 25.06.2025 stating therein;

Particulars	Area (In Sqm)
Total built-up construction area of the project	58943.00
Total constructed area of the project	43924.00
Percentage of the remaining works of the Project in %	74.51%
Balance area to be constructed for completion of the project.	15019.00

g. Letter dated 12.07.2025 addressed by CA firm to the Authority stating the details regarding the company's residential project "Ras Basera" from 01.01.2025 to 31.03.2025

Particulars	₹ in lakhs
Cumulative cost incurred on project upto 31.03.2025	8,208.71
Estimated total cost of the project	11,000
Percentage of remaining work of the project in %	25.37%
Estimated balance cost to be incurred for completion of the project	2,791.29

h. Vide letter dated 16.12.2025 the promoter has submitted its clarification regarding audit report point-1.2 which was sought by the Authority in its meeting held on 08.10.2025 vide item no. 302.37. The Authority gave the following directions;

"After examination of the comments regarding audit report on extension application it is observed that application for extension has to be filed online under section 7(3) and with regard to comments on audit report it is mentioned that regarding Point No.1.2 the promoter has to explain the issues in detail."

Promoter in regard to the above directions has submitted that;

1. *"That RAS Developments Private Limited has received a total amount of 78,03,31,857/-from the allottees during the relevant period."*



2. As per the applicable requirement, 70% of the said receipts was required to be transferred to the separate designated account (Escrow Account). Accordingly, 70% of 78,03,31,857/- comes to 54,62,32,300/
3. We respectfully submit that out of the above amount, a sum of 49,95,83,190/- has already been transferred to the said separate account. The apparent difference of approximately 4.0 Crore is due to the fact that an amount of 3,66,77,278/- was directly paid from the Escrow Account itself towards vendor payments and other project-related expenses
4. Therefore, out of the total receipts of 78,03,31,857/-, an amount of 3,66,77,278/- has already been utilized for legitimate Ras Basera project expenses, resulting in net receipts of 74,36,54,579/-.
5. Seventy percent (70%) of the net receipts of 74,36,54,579/- comes to 52,05,58,205/-. Against this requirement, the Company transferred 50,56,88,190/- to the separate account. Due to transactional issues at times with the separate account, the balance amount was temporarily transferred to bank account of another project of the company, from where the said balance amount was duly utilized for payment to vendors and other project-related expenses.
6. Thus, it is respectfully submitted that there is no diversion or misuse of funds, and the entire amount received from the allottees has been utilized strictly for project-related purposes in compliance with applicable provisions "

E. Details of pending complaints against the promoter

S. No	Particulars of Complaint Number	Penalty/Cost Imposed (If Any)
8.	RERA-PKL-1954-2019 (Suo Motu)	Nil
9.	RERA-PKL-2136-2023 (Suo Motu)	Nil
10.	RERA-PKL-1187-2024	Nil
11.	RERA-PKL-1993-2024	Nil
12.	RERA-PKL-1609-2025	Nil
13.	RERA-PKL-1992-2024	Nil
14.	RERA-PKL-404-2025 (Suo Motu)	Nil

F. Continuation of registration fee calculation

A	Registration fee	4,38,190/-
B	Extension Fee-50% of registration fee	2,19,095/-
C	Late fee-equivalent to registration fee	4,38,190/-
D	Penalty @10% of the extension fee for delay of every additional month. (21,919.5 x 20 Months)	4,38,161.5/- -
E	Total B + C + D	10,95,446.5 /-
F	Continuation of registration fees for towers against OC received	206,231.85/ -
G	Total Fee payable (E-F)	8,89,214.65 /-

G. Following deficiencies have been observed which are as under;

1. Continuation of registration fee is deficit by Rs. 52,989.65/-



2. Explanatory note be submitted;
 3. Copy of request for occupation certificate applied for Tower B2 to B6 and B8 and Block A7&A8 be submitted;
 4. Layout plan showing area for which Part Completion has been obtained be submitted;
 5. Copy of approved service plan be submitted;
 6. QPRs of the company have been uploaded till 30.09.2024;
2. The Authority directs the promoter to comply with the deficiencies before the next date of hearing. Adjourned to 11.03.2026



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.

STP

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~~21.01.2026~~

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