



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 07.01.2026.

Item No. 309.19

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.: HRERA-PKL-KNL-283 of 2017 dated 10.10.2017 valid upto 25.07.2022. First extension granted upto 25.04.2024.

Temp ID: 637 of 2019.

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. The promoter vide letter dated 05.01.2026 has sought continuation of registration from 25.04.2024 till 24.04.2026.

Following were submitted by the Promoter;

- Form REP-V along with Extension fee of ₹ 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
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."

2. Promoter in regard to the above directions has submitted that;

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



- b. 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/
- c. 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
- d. 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/-.
- e. 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.
- f. 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”

B. Details of pending complaints against the promoter

S. No	Particulars of Complaint Number	Penalty/Cost Imposed (If Any)
1.	RERA-PKL-1954-2019 (Suo Motu)	Nil
2.	RERA-PKL-2136-2023 (Suo Motu)	Nil
3.	RERA-PKL-1187-2024	Nil
4.	RERA-PKL-1993-2024	Nil
5.	RERA-PKL-1609-2025	Nil
6.	RERA-PKL-1992-2024	Nil
7.	RERA-PKL-404-2025 (Suo Motu)	Nil

C. 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/-

D. Following deficiencies were conveyed vide order dated 24.12.2025 to the promoter which are as under;

- Continuation of registration fee is deficit by 52,989.15/-
- Explanatory note be submitted;



- iii) Copy of request for occupation certificate applied for Tower B2 to B6 and B8 and Block A7&A8 be submitted;
- iv) Layout plan showing area for which Part Completion has been obtained be submitted;
- v) Copy of approved service plan be submitted;
- vi) QPRs of the company have been uploaded till 30.09.2024;

3. In regard to the deficiencies conveyed in the meeting held on 24.12.2025 the Promoter vide replies dated 29.12.2025 and 31.12.2025 has submitted the following;

- i) Explanatory note stating the reasons for delay is attributable to;
 - a. Impact of Covid-19 Pandemic: Construction activities were severely affected during the COVID-19 pandemic due to nationwide lockdowns, government-imposed restrictions, shortage of labour, disruption in the supply chain of construction materials, and intermittent suspension of site operations. These factors caused significant loss of productive time and adversely impacted the project schedule.
 - b. Labor Shortage and Migration Issues: Post-lockdown, the project continued to face acute shortage of skilled and unskilled labour due to reverse migration and delayed return of workers, resulting in slow and inconsistent progress of construction works.
 - c. Construction Stoppages due to CAQM Orders: From time to time, construction activities were mandatorily halted in compliance with directions issued by the Commission for Air Quality Management (CAQM), particularly during the winter seasons to control air pollution levels. These stoppages, being statutory in nature, led to repeated interruptions in construction activities and further extended the project timeline
 - d. Delay in Statuary Approval and Inspections: Certain approvals, inspections, and procedural compliances from concerned departments took longer than anticipated due to administrative constraints and regulatory processes, thereby affecting timely execution of construction works.
 - e. Phased completion and OC Applications: Notwithstanding the above challenges, the promoter has completed substantial portions of the project and has applied for Occupation Certificates (OC) for Towers B2 to B6 & B8 and Towers A7 & A8, along with the Community and Anganwadi areas. The remaining construction is in progress and is being carried out on priority.
 - f. Ongoing compliance with HRERA requirements: The promoter has consistently complied with the directions of the Hon'ble Authority by submitting extension applications within prescribed timelines, depositing the applicable extension fees, late fees, and penalties, and regularly uploading Quarterly Progress Reports on the HRERA portal.
- ii) Copy of request for occupation certificate applied for Tower B2 to B6 and B8 and Block A7&A8.
- iii) Layout plan of the colony clearly indicating area where OC has been received, applied and balance area under construction.
- iv) Copy of approved service plan estimate letter.
- v) QPRs have been uploaded till 30.09.2025
- vi) Deficit Fee of 54,540/-



vii) Status of tower wise construction in real estate project namely, "Ras Basera"

4. The promoter in regard to the deficiencies conveyed in the meeting held on 24.12.2025 vide replies dated 29.12.2025 and 31.12.2025, has complied with all the deficiencies.

5. Now vide letter dated 31.12.2025, the promoter has requested for an early hearing on 07.01.2026. In this regard the Authority decided to pre-poned the hearing and list the matter for 07.01.2026.

6. The promoter vide reply dated 31.12.2025 has submitted the Status of tower wise construction in real estate project namely 'Ras Basera' being developed at Sector 16, Taraori. perusal of the same reveals;

Total number of towers to be developed in the project: 21 Towers (B1 TO B13 & A1 TO A8) & Commercial Area

Details of Towers for which OC has been received vide Memo dated 02.01.2023.

- B7
- B9
- B10
- B11
- B12
- B13
- Commercial Block

Details of Towers for which OC has been applied to the competent Authority vide letter dated 06.12.2023.

Name of Tower	Status of OC
B2	OC was applied on 06.12.2023. The file was not marked earlier due to the licence renewal and pending EDC. We have now paid the EDC on dated 12.04.25 and renewed the licence on dated 26.06.25, and the file has now been marked for the field report on 14.11.25.
B3	
B4	
B5	
B6	
B8	
A7	
A8	

Status of Construction of remaining towers for which OC has not been applied yet:

Name of Tower	Stage of Completion along with photo	Likely date of Completion
B1	100%	COMPLETED
A1	12%	15.12.2027
A2	100%	COMPLETED



A3	70%	30.09.2026
A4	50%	30.09.2026
A5	45%	20.11.2026
A6	12%	15.12.2027

6. Today counsel appearing on the behalf of the promoter, submitted that the quarterly tower-wise schedule of construction, percentage of completion achieved since the last date of extension granted upto 29.04.2024, details regarding availability of balance construction and clarification regarding audit report point no. 1.2 has been submitted vide reply dated 07.01.2026 before the Authority.

7. Perusal of the reply reveals that;

- a. In regard to availability of funds for balance construction it has been submitted that there are unsold units in unconstructed Towers A1 and A6. The expected sale proceeds from these unsold units are approximately 42 Crores, whereas the balance construction cost required for completion of Towers A1, A6, and the remaining project works is approximately 25 Crores. The above is exclusive of any further recoverable amounts from existing allottees in respect of already sold units. Upon grant of the requested RERA extension, they shall be in a position to undertake the remaining sale of units, and the proceeds thereof shall be sufficient to meet the balance construction cost as well as other project-related expenses.
- b. With regard to seeking clarification regarding Point No. 1.2 of Audit Report, i.e., shortfall of ₹ 4.6 C, it has been submitted that during period under mention in audit report, the designated escrow account faced operational limitations-delays in transaction processing, restrictions on inward credits, and procedural constraints from the bank-particularly for customer collections and bulk receipts. The payments for this project alone were made to vendors from another project specific account only. Therefore 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. Furthermore, they have fully regularized operations. All collections are now routed exclusively through the designated escrow account, reconciled quarter-wise, and monitored by the company's CA.
- c. In regard to the percentage of completion achieved since the last date of extension granted upto 29.04.2024 the promoter has submitted the following chart;

S.No	Name of Block	Percentage of completion at the time of last extension	Percentage of completion as on date	Remarks
1.	Block-A1	12	12	
2.	Block-A3	45	70	
3.	Block-A4	35	50	



4.	Block-A5	40	45	
5.	Block-A6	12	12	

d. With regard to the quarterly tower-wise schedule of construction the promoter has submitted the following;

S.No	Name of Tower	Block-A1	Block-A3	Block-A4	Block-A5	Block-A6
	Balance Cost (In Lakhs)	700	250	400	450	700
1.	Block Floor	G+13	G+13	G+13	G+13	G+13
2.	01.01.26-31.03.26	0	80	120	80	0
3.	01.04.26-30.06.26	90	80	140	120	90
4.	01.07.26-30.09.26	130	90	140	120	130
5.	01.10.26-31.12.26	140	0	0	130	140
6.	01.01.27-31.03.27	120	0	0	0	120
7.	01.04.27-30.06.27	130	0	0	0	130
8.	01.07.27-30.09.27	50	0	0	0	50
9.	01.10.27-31.12.27	40	0	0	0	40
	Total	700	250	400	450	700

8. The Authority in view of the facts and circumstances of the present case decided to grant extension to promoter for the period upto 24.04.2026. Certificate of extension to be issued accordingly. Disposed of.



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.

~~LA-AKHL~~
A.
03.02.26 STP

