



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 11.02.2026.

Item No. 313.11

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

Promoter: M/s RAS Developments Private Limited.

Project: "RAS Residency-I" a Group Housing Colony on land measuring 5.1875 acres situated in Sector 35, Karnal, Haryana bearing registration no. HRERA-PKL-KNL-23-2018.

Reg. No.: 23 of 2018 dated 13.07.2018 valid upto 30.12.2021. First extension vide item no. 196.20 dated 16.01.2023 granted upto 29.09.2023; second extension vide item no. 263.09 dated 28.08.2024 granted upto 29.09.2024; third year extension vide item no. 284.27 dated 09.04.2025 granted till 29.09.2025.

Temp ID: 638 of 2019.

Present: Adv Tarun Ranga and Sh. Rupesh Attri Authorized representative for the promoter.

1. Promoter vide letter dated 29.09.2025 had applied for continuation of registration for **fourth year** under Section 7(3) of RERA Act, 2016 in Form-V, i.e., upto 29.09.2026 and has submitted the following namely:

- Form REP-V along with the extension fee vide online payment receipt of ₹ 1,26,250/- vide reference number RERA-PKLP1758967354 dated 27.09.2025.
- Authenticated plan of the project showing the stage of development/construction works undertaken till date.
- Explanatory note regarding the state of development/ construction works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'REP-II' at the time of making application for the registration of the project
- Copy of the Occupation Certificate received for tower 1 to 11 and tower 14



- e. Valid copy of license renewal of the colony upto 04.10.2025 granted by Directorate of Town and Country Planning, Haryana.
- f. CA certificate showing total cost incurred on the construction of the project along with Architect and Engineer certificate showing the total percentage of completion of the project.

2. Perusal of the documents reveal the following information about the project for which extension is sought;

a. Development/Construction Schedule of the Project

| | | |
|---------------|---|---------------------|
| Block 1 to 11 | : | OC Received |
| Block 12 & 13 | : | OC Applied |
| Block 14 | : | Part OC Received |
| Block 15 & 16 | : | OC Applied |
| Block 17 | : | Yet to be completed |

b. Explanatory Note on behalf of RAS Development duly signed by the Authorized Signatory stating;

- i. That construction of 16 nos of Towers out of 17 Towers have been completed and have received OC for Tower 1 to 11 and part OC for Tower 14 and have further applied for OC for Block B12 to B16
- ii. Only construction of Tower-17 is pending which is under construction and will be completed within validity period of approvals.
- iii. Reason for non-completion of development work is that due to covid-19 the project got delayed however 95% of the development work is completed and the promoter is now completing the pending work.

c. Occupation Certificate issued by Directorate of Town and Country Planning, Haryana has been issued to Tower 1-11 and 14 vide letter dated 10.06.2019.

d. Request for renewal of license granted by Directorate of Town and Country Planning, Haryana vide letter dated 26.11.2024 valid upto 04.10.2027.

e. CA Certificate relating to Cost of Construction of project namely RAS Residency-1 for the period of 01.10.2024-31.12.2024 stating;

| Particulars | Amount (In Lakh) |
|---|------------------|
| Total Estimated Cost of construction of Project (Other than Land Cost) | 8,888 |
| Total Cumulative Cost Incurred on construction of the Project upto 31.12.2024 | 6,098 |
| Percentage of remaining works of the project in percentage | 31.39% |
| Estimated balance cost to be incurred for completion of the project | 2,790 |

f. Architect Certificate stating;

| Particulars | Area (In Sqm) |
|---|---------------|
| Total built-up construction area of the project | 36539.66 |
| Total constructed area of the project | 35217.94 |
| Percentage of the remaining works of the Project in % | 3.62% |
| Balance area to be constructed for completion of the project. | 1321.72 |



g. Engineer Certificate stating:

| Particulars | Area (In Sqm) |
|---|---------------|
| Total built-up construction area of the project | 36539.66 |
| Total constructed area of the project | 35217.94 |
| Percentage of the remaining works of the Project in % | 3.62% |
| Balance area to be constructed for completion of the project. | 1321.72 |

3. The following shortcomings/ deficiencies have been observed which were conveyed on 12.11.2025 (vide item no. 305.12) in the meeting held on 26.11.2025;

- Deficit fee of ₹ 48,760/-** be submitted. (**Total Extension Fee = ₹1,75,010/-**).
- Since the promoter applied for extension of the project on 29.09.2025 and the validity period of the extension granted by the Authority was also 29.09.2025, promoter be directed to submit **late fee of ₹1,31,257.81/-**.
- Photographs of the latest status of the development works be submitted
- Physical Copy of the Zoning Plan, Environment Clearance Certificate, Service Plan, Building Plan be submitted.
- Physical Copy of the Affidavit from the promoter stating that they have not sold any plot/unit in the project while the sale was banned be submitted.
- Details of pending complaints against the Promoter**

| S.No | Particulars of Complaint Number | Penalty/Cost Imposed (If Any) |
|------|--|--|
| 1. | <u>RERA-PKL-801-2023</u> | ₹15000/- Payable to Authority ₹ 7000/- Payable to Complainant (COST NOT PAID) |
| 2. | <u>RERA-PKL-835-2024</u> (Suo Moto) | Nil |
| 3. | <u>RERA-PKL-1187-2024</u> | ₹5000/- Payable to Authority ₹ 2000/- Payable to Complainant (COST NOT PAID) |

Complainant is directed to pay the pending cost levied in complaint no. RERA-PKL-801-2023 and RERA-PKL-1187-2024 respectively.

- Non- Compliance by the Promoter observed**
 - Audit was conducted for the Promoter company before granting extension for the 3rd year. Perusal of the office records reveal that the audit report is available only till 31.03.2023. The Authority may consider conducting a fresh Audit against the Promoter before granting extension of registration. If allowed promoter may be directed to submit Auditor Fee of ₹41,300/- and ₹10,000/- as Public Notice Fee.
 - Promoter be directed to furnish copy of the brochure and each advertisement(s) published.
4. The promoter vide letter dated 03.02.2026 has submitted its compliance to the deficiencies conveyed. Perusal of the same reveals that;



- a. The promoter has submitted that the total extension fee inclusive of late fee totals ₹1,53,133/-. Upon recalculation of the extension fee it is observed that the extension fee calculation is in order. Since promoter has already submitted ₹1,26,250/- vide reference number RERA-PKLP1758967354 dated 27.09.2025, the promoter has further submitted ₹35,000/- in compliance of the total fee payable.
- b. Photographs of the project has been submitted. However, the photographs submitted does not show latest status of the development works.
- c. Promoter has further submitted Site Plan, Environment Clearance dated 11.07.2012, Approval of service plans/estimates by DTCP dated 06.02.2014 and Approval of Building Plan by DTCP dated 16.09.2011. Physical copy and zoning plan be submitted.
- d. Affidavit has been submitted by the promoter stating that they have not sold any plot/unit in the project while the sale was banned.
- e. Complainant has paid an amount of ₹15,000/- and ₹7,000/- respectively in complaint no. 823 of 2023 and ₹5000/- in complaint no. 1187 of 2024. It is pertinent to observe that ₹2000/- imposed in complaint no. 1187 of 2024 is yet to be paid by the promoter.
- f. Promoter has submitted copy of the brochure and each advertisement(s) published.

5. The Authority observes that extension has been requested by the promoter from 29.09.2025 to 29.09.2026. The Licence from DTCP is valid till 04.10.2027.

6. Today the counsel for the promoter submitted that Occupation certificate for tower 12-16 will be received from DTCP soon. The Authority after due consideration decides to grant extension of registration to the promoter upto 29.09.2026. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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12/3/26

STP

CA-KaKul

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12/03

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