



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 08.04.2026.

Item No. 318.30

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

Promoter: RAS DEVELOPERS PVT. LTD.

Project: "RAS BASERA" Affordable Group Housing Colony on land measuring 7.006 acres situated in tehsil and District Karnal.

Reg. No.: 283 OF 2017 Dated: 10.10.2017 valid upto 25.07.2022, First Extension including 9 months covid extension granted upto 25.04.2024. Second Extension under Section-7(3) granted upto 24.04.2026.

Temp ID: 637-2019.

License No. 07 of 2015 dated 31.08.2015 has been renewed upto 30.08.2026.

1. Vide letter dated 27.01.2026, the promoter had applied for continuation of registration U/S 7(3) of the RERA ACT, 2016 of the Affordable Group Housing Colony namely "RAS BASERA" situated in tehsil and District Karnal for the year April 2026 to April 2027. Form REP-V along with extension fee of ₹2,45,000/- paid online on 27.01.2026 has been submitted. Occupation Certificate for FAR 5226.58 Sq. Mtrs. (including Commercial FAR 1849.012 Sq. Mtrs) have been obtained on 02.01.2023.
2. Resolution Plan: 21 towers and Commercial Area. Occupation Certificate has been received for Towers B7, B9, B10, B11, B12 and B13 and Commercial Block. Applied for Occupation Certificate son 06.12.2023 for Towers B2, B3, B4, B5, B6, B8, A7 and A8. Tower B1 and A2 has been completed, however Occupation certificate has not been applied. Tower A1 and A6 are likely to be completed by 15.12.2027. Tower A3 and A4 will be completed by 30.09.2026 and Tower A5 shall be completed by 20.11.2026
3. Reasons For Delay



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- i. Impact of COVID-19 Pandemi
 - ii. Labour Shortage and Migration Issues
 - iii. Construction Stoppages due to CAQM Orders
 - iv. Delay in statutory Approvals and Inspection
 - v. Phased Completion and OC applications
 - vi. Ongoing Compliance with HRERA requirements
4. The application was examined, and the following shortcomings were noticed:
- i. Hard Copy of the application form not submitted.
 - ii. Latest photographs of the project not submitted
 - iii. CA certificate submitted is not in original
 - iv. Architect Certificate submitted is not in original.
 - v. Engineers Certificate submitted is not in original.
 - vi. Complete Set of service plan estimates not submitted.
 - vii. Total deficit fee is ₹56,508/-.
5. Vide letter dated 11.02.2026 the promoter has submitted the following:
- i. Extension fee amounting to ₹1,41,000/-.
 - ii. Approval letter of service plan & estimates dated 19.06.2018.
6. On 07.01.2026, the Authority observed that the total extension fee works out to be ₹6,11,371/-. Furthermore, it was observed that the promoter has not submitted the online Form REP-V. Therefore, the promoters request for grant of continuation of registration cannot be accepted. Fee of 2,45,000/- will be adjusted in the fresh application after deduction of 5% processing fee. Late fee and penalty shall be computed on the date of receipt of fresh application for continuation of registration. The matter was disposed of.
7. After the date of hearing, vide letter dated 12.02.2026 the promoter has submitted original C.A., Architect and Engineer Certificates.
8. Now, vide letter dated 06.04.2026, the promoter has submitted online extension form under Section-7(3) and informed that all deficit documents have been duly submitted vide letter dated 11.02.2026 and 12.02.2026. The Promoter is requesting not to charge late fee and penalty as they were unable to submit the online application form earlier due to technical reasons as the previous extension certificate was not uploaded on the web portal, due to which submission of the online application was not possible at that time. The delay was neither intentional nor deliberate and the same occurred due to circumstances beyond their control.
9. It is pertinent to state that extension fee calculated (FAR @11.25 for residential and FAR @ 17.5 for commercial) is as follows:-
- i. Extension fee for one-year amounts to ₹ 3,09,210/-



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ii. If late fee @25% of extension fee is charged- it amounts to ₹77,303/-. Total extension fee including late fee payable by the Promoter is ₹3,86,513/-. The Promoter has deposited ₹3,86,000/- vide previous application dated 27.01.2026. The application dated 27.01.2026 was returned by the Authority on 11.02.2026. After deduction of 5% administrative charges (₹ 15,460/-), remaining amount deposited by the Promoter comes out to ₹3,70,540/-. Therefore, Extension fee is in order and late fee is deficit by ₹ 15,973/-.

10. In view of request of the counsel to not change late fee due to non submission of online application form. The Authority decided that only 25% late fee shall be charged.
11. Vide reply dated 08.04.2026, promoter has deposited ₹16,160/- as late fee.
12. It has also come to the notice that registration fee for the project and extension fees for the project granted previously has been calculated (FAR @8.75), however it should be (@11.25 for residential and FAR @ 17.5 for commercial). The promoter is liable to deposit ₹21,27,400/- which includes deficit (registration fee, extension fee, late fee & penalty) till date.
13. In view of above, the Authority decided that registration of the project shall remain in force under section 7(3) of RERD Act, 2017 for one more year, i.e., upto 24.04.2027. However, the registration shall be co-terminus with the validity of license. Certificate of extension shall be released after depositing the said amount of ₹21,27,400/-.
14. 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.

STP on leave

~~CA DHRUV~~
4/5/26

STP

CA DHRUV

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04/05/26