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 07.10.2026.

Item No. 334.07

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 and renewed upto 29.09.2026.**

Temp ID: **638-2019.**

1. Vide letters dated 01.07.2026 and 20.07.2026, the promoter has applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for 1 year. The following were submitted by the Promoter:

a) Extension fee of ₹56,560/- Via online, reference no. RER-PKLP1782826420 dated 30.06.2026 which is in order.

Particulars	Percentage
Percentage of works completed at the time of last extension	95%
Percentage of Development Works executed as per Architect's Certificate	97%
Percentage of Development Works executed as per Engineer's Certificate	97%
Percentage of Development Works executed as per CA's Certificate	72%
Auditor Fee (₹41,300/-) Payment Details	-
Public Notice Fee (₹10,000/-) Payment Details	-

b) QPRs uploaded till 31.12.2024.

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c) Architect Certificate showing percentage of remaining work project till 25.09.2025 as 3.62%.
d) A copy of renewal of licence No. 1203-1204 of 2006, which is renewed upto 04.10.2027.
e) CA Certificate showing percentage of remaining work project till 31.12.2025 as 29.69%.
f) Engineer Certificate showing percentage of remaining work project till 30.06.2026 as 3.00%.
g) Completion schedule of the project showing that the remaining Block 17 will be completed by 30.12.2026.
h) Form REP-V.
i) Copy of occupation certificates of Block 1-13 and Tower 15-16.

2. The promoter vide letter dated 20.07.2026 has submitted the following:-

Receipt of 52,000 towards Auditor Fee (41,300) and Public Notice Charges (10,000) vide Transaction No. 250401223425921 dated 01.04.2025.
We would also like to submit that the audit of the project was already conducted at the time of the last extension. Therefore, no audit was required to be carried out for the present application for extension of registration.

3. However, upon the perusal of records, it is found that the Audit of the above-said project was last conducted on 08.07.2024.

4. The present application was examined and the following shortcoming has been noticed: -

a. Photographs of the project not submitted.
b. Explanatory note stating reasons for delay in the project not submitted.
c. QPR's are uploaded till 31.12.2024.
d. Latest certificates issued by Architect and Engineer showing percentage of work completed in the project be submitted.

5. On the last date of hearing, i.e., 12.08.2026, the Authority, after consideration, directed the promoter to remove the above-said deficiencies before the next date of hearing.

6. Vide reply dated 07.10.2026, the promoter has submitted the following:-

a. Latest Photographs of the project.
b. QPR's are uploaded till 30.06.2026.
c. Explanatory note stating reasons for delay in the project(that the promoter has completed substantial portions of the project and has received Occupation Certificates for Towers B1 to B16. The remaining construction of Tower-17 is in progres and is being carried out on priority)
d. Latest certificates issued by Architect and Engineer showing 97.25 percent of work completed in the project.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

7. The Authority after consideration, decided that the registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 which shall now be valid upto 29.01.2028 (including 4 months extension due to 'Force Majeure' vide orders of the Authority dated 19.08.2026 having Endst. No. HRERA-PKL/Secy./PROJ/2026 7699). The office is directed to issue a certificate in this regard. **Disposed of**.

Haryana Real Estate Regulatory Authority
2879
Despatch No.
Date 21/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA DHRUV

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