



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.02.2020.

Item No. 88.11

(x) Promoter : RAS Developments Pvt. Ltd.

Project : "RAS Residency 2" – a Group Housing Colony on land measuring 3.833 acres situated in Sector-35, Karnal.

Present: None.

1. The promoters had earlier filed an application on 11.06.2018 for registration of their Group Housing Project being developed over land measuring 3.833 acres. The Applicant is the licensee and owner of the said land. The license was valid upto 16.12.2015. On perusal of the office record, the Promoter appears to have filed an application for renewal of license in the Town & Country Planning Department on 15.12.2015. The fate of the said application is not known. Probably for non-payment of the said EDC, their license has not been renewed by the department.

2. It is an ongoing project in which 30 out of 322 apartments have already been sold. The Authority observes that the licensee-promoter should have availed the EDC Relief policy and accordingly got their license renewed. Why they have not done so, has not been brought on record. The Authority decides to summon the promoter to appear before the Authority on the next date of hearing and explain the latest position regarding renewal of the license. They should also submit the stage of construction and the time schedule for completing all 30 apartments which have already been sold/allotted to the allottees. The promoters should also submit their plan of action for completion of the project, especially the



allotted apartments. Besides, following other deficiencies have also been noted in the application:

- i. Status of renewal of license shall be submitted by the applicant promoter;
 - ii. REP-II Performa shall be submitted;
 - iii. List of documents i.e. zoning plan, building plan, service estimates, non-default certificate, cash flow statement & balance sheet; copy of license; and environment clearance certificate etc.;
 - iv. Quarterly progress report be submitted;
 - v. Cost relating to the internal development work shall also be submitted by the applicant promoter.
 - vi. Deficit fee as payable after submission of requisite documents.
3. The applicant promoter is hereby granted an opportunity to rectify the aforesaid deficiencies within a period of 30 days.
4. Adjourned to 30.03.2020 with the directions to the promoter to be present and to explain the above stated issues.

True copy



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Executive Director,
HRERA, Panchkula

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

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3/3/20

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