



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Group Housing Colony namely "RAS Residency 2" to be developed over land measuring 3.833 acres situated in Sector-35, Karnal vide

Registration No. HRERA-PKL-KRL-326-2022

Dated: 04.08.2022

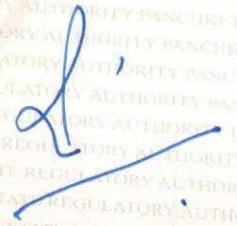
1. The promoter of the project is RAS Developments Pvt. Ltd., having its registered office at 203, 2nd Floor, 43, Chiranjiv Tower, Nehru Place, New Delhi-110019. The promoter is a Private Limited Company registered with Registrar of Companies, N.C.T of Delhi and Haryana with Corporate Identity Number-CIN: U74899DL2004PTC125080 having PAN No. AACCR9308P.

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2. This Registration is being granted subject to the following conditions:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the apartment, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.

viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of apartments.

ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31st October, 2027.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman