



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project "RAS Residency-I" on land measuring 5.1875 acres in Sector- 35, Karnal vide

**Registration No. : HRERA-PKL-KNL-23-2018 Dated: 13.7.2018**

Following details of the project have been provided by the promoter:

**1. Particulars of the promoter:**

The promoter of the project is RAS Developments Pvt. Ltd, having its registered office at 812-812A, 8<sup>th</sup> Floor, Chiranjive Tower, Nehru Place, New Delhi-110019. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U74899DL2004PTC125080, having PAN No. AACCR9308P.

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**2. The Directors of the company are:**

a) Anil Kumar Gupta

C6/39, First Floor SDA, New Delhi-29.

Phone No. : 9999908733 .

b) Multan Singh

House No. 90, Urban Estate, Karnal

Phone No. : 9991111835.

**3. The contact details of the promoter are:**

Phone No. 9354206333

Email info@rasindia.net

**4. The promoter has launched following projects in last five years:**

(i) Name RAS RESIDENCY-1

SECTOR -35 KARNAL

Date of starting the construction AUGUST -2012

Likely/ Actual date of completion DEC 2021

Stage of development- Block 1 to 11 applied for OC and blocks 12 to 17 completed approx 70%.

No. of pending litigation- NIL

(ii) RAS RESIDENCY -2

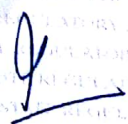
SECTOR -36, KARNAL

Date of starting the construction- April -2015

Likely/ date of completion- Oct-2022

Stage of development- Structure work of Block 1 & 9 Completed and the construction work of other block is in full swing.

No. of pending litigation- NIL



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(iii) Name RAS Basera

Village Padhana sector -16, Nilokheri, Taraori

Date of starting the construction AUGUST -2016

Likely/ date of completion OCT 2022

Stage of development- Block B1 to B13 completed upto 80% and Block A7, A8 and A1 to A4 construction in full swing.

No. of pending litigation- NIL

**5. Particulars of the project:**

The project will be set up on 5.1875 acre land. The land is owned by Ras Developments Pvt. Ltd and Raksha Rani.

**6.** The Town & Country Planning Department, Government of Haryana has issued license No. 1203-1204 of 2006 dated 5-10-2006 in favour of Ras Developments Pvt. Ltd. and Raksha Rani The licence is valid till 4-10-2019.

**7.** The building plans of this Group Housing Project were approved on 16.09.2011. These plans are now valid upto 15-9-2021.

**8.** Detail of the apartments in the project are as under:

Type of Apartments	Carpet area ( in sq ft)	No. Of Apartments
1	871.48	220
2	683.93	40
3	223.79	66
4	223.79	22
5	642.58	28
6	1633.91	62

\*The Project will be Comprised of 17 towers

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9. Details of services and facilities which will be provided inside the project as per service plan estimates:

Sr. No.	Name of Facility	Estimated cost( in lacs)	Remarks
1	Internal roads and pavements	89.56	Prepared
2	Water supply system	174.72	Prepared
3	Storm water drainage	41.74	Prepared
4	Sewage treatment & Garbage disposal	74.29	Prepared
5	Street lighting	7.97	Prepared
6	Security and fire fighting	85	Prepared
7	Club house/Community Centre	14.40	Prepared
8	Renewable energy system	28	Prepared

10. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	HUDA	Yes
Water supply	HUDA	Yes
Electricity	UHBVN	Yes
Sewage disposal	HUDA	Yes
Storm water drainage	HUDA	Yes

11. The total land of the project measuring 5.1875 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Construction of apartments	1.73
3	Roads	1.31
4	Pavements	As per Approved Drawing.
5	Parks and playgrounds	0.95
6	Green belts	-----
8	Electricity sub-station	0.062
9	Sewage and solid waste treatment facility	Yes
10	Vehicle Parking	0.94
11	Club house	0.037
12	Any Other	0.18

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### 12. Estimated cost of the project is Rs 90 cr ( including the land cost)

i	Cost of land	1.12 cr
ii	Estimated cost of construction of apartments	72 cr
iii	Cost of Infrastructure and other structures	9.38 cr
iv	Other costs including EDC, Taxes, Levies etc.	8.19 cr

### 13. Current stage of development of the project:

This is an ongoing project. Its development was started in AUG 2012

Scheduled date of completion of the project is DEC 2021.

Structural work has been completed in respect of all towers. The completion and finishing work of the different towers is at different stages as given below:

Tower 1 to 11 - The promoter has applied for occupation certificate on 11.12.2017.

As regards the remaining towers the status is as under:

No.	Stage of Construction	Block- 12	Block- 13	Block- 14	Block- 15	Block- 16	Block- 17
1	Block Floor	G+4	G+4	G+4	G+4	G+8	G+8
2	Unit Type	Type-II	Type-II	Type-III	Type-IV & V	Type-VI	Type-VI
3	Foundation	Complete	Complete	Complete	Complete	Complete	Complete
4	Ground Floor	Complete	Complete	Complete	Complete	Complete	21-2-2019
5	First Floor	14-9-2018	19-9-2018	Complete	30-7-2018	8-11-2018	24-7-2018
6	Second Floor	25-11-2018	28-11-2018	Complete	5-9-2018	16-2-2019	16-11-2019
7	Third Floor	25-2-2019	27-2-2019	14-8-2018	21-1-2019	30-4-2019	25-2-2020
8	Fourth Floor	16-5-2019	25-5-2019	30-11-2018	17-3-2019	28-7-2019	25-2-2020
9	Fifth Floor	N.A	N.A	N.A	N.A	8-11-2019	14-9-2020
10	Sixth Floor	N.A	N.A	N.A	N.A	12-2-2020	12-1-2021
11	Seventh Floor	N.A	N.A	N.A	N.A	12-5-2020	14-5-2021
12	Eighth Floor	N.A	N.A	N.A	N.A	14-10-2020	14-9-2021

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- In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

**14. Quarterly schedule of the development of remaining part of the project:****(a) Apartments:**

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter ( in crores)							
		Apr- June 2018	July- Sep 2018	Oct- De 2018	Jan- Mar 2 01 9	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2 020
Apartments	59.52	0.5	0.5	1	1	1	2.5	2.5	2.5

Expenditure to be made in each quarter ( in crores)				
Apr- June 2020	July- Sep 2020	Oct- De 2020	Jan- Mar 2 021	Grand Total
0.5	0.5	1	1	82

**(b) Infrastructure:**

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lac)												Grand Total
		Apr- June	July- Sep	Oct- Dec	Jan- Mar	Apr- June	July- Sept	Oct- Dec	Jan- Mar	Apr- June	July- Sept	Oct- Dec	Jan- Mar	
Roads	60			2	2	2.5	2.5	2.5	2.5	3.5	3.5			89.56
Water supply	130			3	3.5	4	4.5	4.5	4.5	4.5	5			174.72
Sewerage	62							6	6.29					74.29
Storm water	32								5	4.74				41.74

**15. The following statutory approvals have already been obtained.**

i. LICENSE RENEWED TILL 09.09.2019.

ii. EC &amp; Service Plan Estimate

iii. CTE, Fire NOC

**16. The following statutory approvals have been applied for but yet to be received:**

Occupation Certificate for Block 1 to 11 has been applied on 11.12.2017.

**17. Contact person at the site office:**

Name : Mr. Bhim Singh Chauhan

Phone No. : 09050710223

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	<b>Particulars</b>	<b>Crores</b>
i	Total sale value of booked Plots, on the date of application/end of last quarter	71.62
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	71.62
iii.	Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	28
iv.	Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	28
v.	Amount invested in the project upto the date of application	59.52
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	30.48

**19.** The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 07231011000168 of Oriental Bank of Commerce, Sadar Bazar Karnal; IFSC Code ORBC0100723; MICR code 132022104. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

**20.** This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- 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




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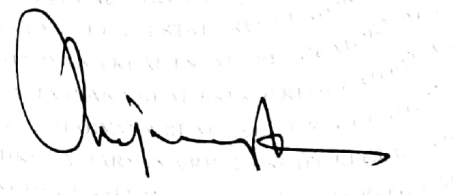
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and will not enter into any agreement with the buyer in breach of the said provisions.

- ii) Strictly abide by the declaration made in form REP-II
- iii) Apart from the price of the apartments, 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.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman