



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.11.2024.

Item No. 269.25

Continuation of registration under Section 6 and 7(3) of the RERA Act, 2016.

Promoter: Sana Realtors Pvt. Ltd.

Project: Connaught Street – a commercial colony on land measuring 1.501 acres in Sector 16, Sonipat.

Reg. No.: HRERA-PKL-SNP-197-2020 dated 20.05.2020 valid upto 31.08.2020.

Temp ID: 808-2020.

1. The Authority had registered this commercial colony on 20.05.2020. Vide letter dated 21.03.2024, the promoter has applied for continuation of registration of project including covid period (which could be granted upto 28.03.2021). The same was placed before the Authority in its meeting held on 10.04.2024 vide Item No. 249.14 wherein the Authority has observed that the promoter has applied for extension on 21.03.2024 after the lapse of registration on 31.08.2020. Hence, Authority decided that promoter be issued show-cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not applying for extension of registration as per the provisions of the Act/Rules. Promoter should also submit the following information: -

- a. Copy of renewed license.
- b. Photographs of the project.
- c. CA, Engineer and Architect certificate informing about the present status of the project.
- d. Reasons for not completing the project in time.
- e. Whether Occupation Certificate/Completion Certificate has been applied or not.



2. Show cause notice was issued on 15.05.2024 and delivered on 24.05.2024. The Authority on 12.06.2024 has granted last opportunity to the promoter to submit reply since none was present.
3. Thereafter, since no reply was received from the promoter, the promoter on 04.09.2024 vide item no. 264.10 has decided as under: -
- Further sale in the project is banned.
 - Rs 50,000/- cost is imposed on the promoter for not submitting the reply.
 - MD/one of the Directors be personally present on the next date of hearing.
4. Reply has still not been received from the promoter so far. The promoter is also liable to pay late fee amounting to Rs. 2,73,355/- and penalty amounting to Rs 4,92,040/- as per resolution dated 07.08.2024.
5. Authority observes that promoter is not complying with the orders of Authority dated 10.04.2024 and 04.09.2024 despite granting last opportunity. MD/ one of the Directors was required to be present personally but no body has appeared. Hence, Authority decided to impose a cost of Rs. one lac on the promoter. Sale ban to continue. Promoter is also liable to pay late fee of Rs.2,73,355/- and penalty of Rs.4,92,040/- as per resolution of Authority dated 07.08.2024 which may be deposited before next date of hearing.
6. Adjourned to 15.01.2025.



True copy

Executive Director,
HRERA, Panchkula

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

CA (Shubham)