



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 08.01.2025.

Item No. 274.27

Extension of registration of project under Section 6 and continuation of registration under Section 7(3) of RERA Act, 2016.

Promoter: Sunrays Infrastructure Pvt. Ltd.

Project: "RPlaza79" a Commercial Colony on land measuring 2.725 acres situated in Sector 79, Village Badoli, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-264-2017 dated 03.10.2017 valid upto 02.12.2020.

Temp ID: RERA-PKL-759-2019.

1. Sunrays Infrastructure Private Limited vide letter dated 18.12.2023 has applied for extension of registration of their project "RPlaza 79" a Commercial Colony on land measuring 2.725 acres situated in Sector 79, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-264-2017 dated 03.10.2017 valid upto 02.12.2020.
2. The promoter has submitted that the project was valid upto 01.09.2021 including the COVID period and has sought extension for two years from 02.09.2021 to 01.09.2023.
3. The matter was considered by the Authority in its meeting held on 24.01.2024 wherein Authority observed as under:

"12. After consideration, Authority decided as under:

- i. Promoter has applied for 1st and 2nd extension whereas 3rd extension become due on 01.09.2023, hence Authority ordered that audit of project be got conducted from a CA empanelled firm and a public notice be given in newspapers for inviting objections from general public.*
- ii. As per CA certificate, percentage of completion of work is only 20.03%. Promoter should submit resolution plan for completion of project.*
- iii. Architect Certificate and Engineer Certificate be submitted.*



- iv. Service plan estimates be submitted by promoter.
v. Promoter/One of Directors be personally present on next date of hearing to explain exclusion of FR 8216.916 sq. mtrs from registration.
13. Adjourned to 20.03.2024."

4. In compliance of above orders, vide letter dated 21.03.2024, M/s KMK & Associates, Chartered Accountants, was appointed by the Authority to conduct the audit of the project. Public notice was published in newspapers on 02.03.2024. However, no objections have been received till date. The auditor has submitted its report on 03.05.2024 which was considered by the Authority in its meeting held on 07.08.2024 and following was observed:

- "6. The project as per audit report is self-funded by the promoter for which business loans have been taken.
7. An amount of Rs.12.50 crores were taken by the promoter as loan, However, the said amount was not deposited by the promoter in the designated RERA Account.
8. On request of Ld. Counsel, matter was adjourned to 04.09.2024."

5. The matter was then considered by the Authority in its meeting held on 04.09.2024 wherein following was observed:

- "5. No reply to the observation of the Authority/Audit has been filed by the promoter till date.
6. On request of promoter, Authority granted last opportunity last opportunity to the promoter to file the reply before next date of hearing otherwise penal proceedings will be initiated as per provisions of RERA Act, 2016.
7. Adjourned to 16.10.2024."

6. The matter was considered on 06.11.2024 wherein following was observed:

- "7. Authority observes that promoter has not filed reply despite giving last opportunity on 04.09.2024. Hence, Authority decided that promoter be issued show cause notice under Section -35 read with Section-63 f the Act as to why penalty may not be imposed for not complying with the order of Authority.
8. Promoter had applied extension up to 01.09.2023 whereas further extension has also become due. Promoter should deposit late fee/penalty as per resolution of Authority dated 07.08.2024 and apply extensions.
9. Adjourned to 08.01.2025."

7. In compliance of above order, show cause notice dated 24.12.2024 was issued to the promoter, however no reply has been filed till date.

8. The promoter has still not filed any reply to the audit report submitted. The promoter has not deposited the auditor fee of ₹41,300/- and cost for issuing public notice of ₹10,000/-.



9. The promoter is liable to pay late fee of ₹4,96,500/- and penalty of ₹6,95,100/-.
10. Authority observes that promoter is neither complying with the orders of Authority nor submitted any reply despite issue of show cause notice.
11. After consideration, Authority decided as under:-
- Further sale in the project is banned.
 - Submit reply to audit report.
 - Deposit an amount of Rs.41,300/- on account of audit fee and Rs.10,000/- on publication of notice.
 - Deposit late fee of ₹4,96,500/- and penalty of ₹6,95,100/- before next date of hearing.
12. Adjourned to 12.03.2025.



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.

~~all ready~~ 28/1/25
CA (Ashuina)