



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.01.2025.**

**Item No. 277.18**

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

**Promoter: Sonika Properties Private Limited.**

**Project: "Tower 7 and Tower 9" – a Residential Group Housing Colony situated at Sector 36 A Rohtak.**

**Reg. No.: HRERA-PKL-RTK-107-2019 dated 27.03.2019 valid upto 20.08.2020.**

**Temp ID: RERA-PKL-312-2018.**

**Present: Mr. Ravi Kant, AR**

1. Vide letter dated 03.07.2024, the promoter had applied for extension of the project on proforma REP-V for a period of 5 years and 9 months starting from 21.08.2020 to 20.05.2027 (including 9 months covid benefit). Extension fee for Rs 4,30,825/- has been deposited, which is in order for 5 years extension. OC for Tower 7 and 9 which were registered has been received on 24.01.2019. License No 65 of 2010 dated 21.08.2010 has now been renewed upto 20.08.2026.

2. On 11.09.2024, Authority observed that no completion certificate has been issued for the project. Only occupation certificate has been granted. Compliances are to be made till grant of completion certificate. Hence, after consideration, Authority decided as under:

- i. Promoter has applied for extension after a gap of four years, hence late fee is applicable and be worked out.*
- ii. Audit of project be got conducted from a CA firm empanelled by Authority.*
- iii. Public Notice in two newspapers be issued for inviting objections from general public.*
- iv. Further sale in the project is banned.*

3. In view of above, vide letter dated 22.11.2024, M/s Anuj Goyal & Associates were appointed to conduct Audit of the Project. Also, public notice was published on 06.11.2024 in the



Indian Express and Dainik Bhaskar. No objections against the public notice have been received till date.

4. On 04.12.2024, Mr. Ravi Kant submitted that audit of the project is going on and all necessary help is being provided to CA firm. He further submitted that project is almost complete and have applied for completion certificate but the same has not yet been issued.

*Authority decided that promoter should deposit late fee of Rs. 1,72,322/- and penalty of Rs. 3,27,408/- as per resolution dated 07.08.2024 before the next date of hearing. Promoter should deposit Rs. 41,300/- auditor fee and Rs. 10,000/- for issuance of public notice.*

5. Vide letter dated 28.11.2024, the promoter has deposited Rs. 41,300/- auditor fee and Rs. 10,000/- for issuance of public notice. Total amounting to Rs. 51,300/-. Auditor Report is still awaited. Promoter has not submitted late fee of Rs. 1,72,322/- and penalty of Rs. 3,27,408/- as per resolution dated 07.08.2024 till date. QPRs have been uploaded upto December 2024.

6. Mr. Ravi Kant submitted that late fee of Rs.1,72,322/- and penalty of Rs.3,27,400/- have been deposited on 24.01.2025.

7. After consideration, Authority decided that reminder be issued to CA firm M/s Anuj Goyal & Associates. Ban on sale to continue.

8. 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.

CA (Kakul)