



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 26.03.2025.**

**Item No. 282.16**

**Continuation of registration under Section 6 and 7(3) of the RERD 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 had 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 had observed that the promoter 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 was also asked to submit the following information before the next date of hearing, i.e., 12.06.2024: -

- 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. No reply was received from the promoter. The Authority on 12.06.2024 granted last opportunity to the promoter to submit reply since none was present.
3. Thereafter, since no reply was received from the promoter, the Authority on 04.09.2024 vide item no. 264.10 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. The Authority on 13.11.2024 observed that the 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 nobody has appeared. Hence, the 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.
5. The Authority on 15.01.2025 took it very seriously that the promoter is not complying with the orders of the Authority. Last opportunity was granted to MD/ one of the Directors to be personally present on the next date of hearing failing which penalty in terms of show cause notice dated 15.05.2024, i.e., 5% of the cost of project may not be imposed. Further ban on sale in the project to continue. Reply has still not been received from the promoter so far.
6. Since the promoter is not complying with the directions of the Authority, therefore the application filed by the promoter is hereby returned with a liberty to file a fresh application for continuation of registration under Section 7 (3) of the Act. Further, since reply has still not been received from the promoter therefore, the Authority decides to impose a token penalty of Rs 5 Lacs under Section 63 of the Act which should be deposited before applying afresh under Section 7 (3) of the Act alongwith the cost already imposed. Ban on sale shall continue.

7. **Disposed of.**



True copy

  
Executive Director,  
HIRERA, Panchkula

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

IA/Shubham  
  
25/4/25