



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 12.03.2025.

Item No. 281.17

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

Promoter: M/s 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: Sh. Ravi Kant, authorised representative on behalf of promoter.

1. Vide letter dated 03.07.2024, the promoter has 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 No. 7 and 9 was granted by DTCP on 24.01.2019 which were registered by the Authority on 27.03.2019. 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:

- a. Promoter has applied for extension after a gap of four years, hence late fee is applicable and worked out.
- b. Audit of project be got conducted from a CA firm empanelled by Authority.
- c. Public Notice in two newspapers be issued for inviting objections from general public.
- d. 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 objection against the public notice has 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 they 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/-.
6. On 29.01.2025, Sh. Ravi Kant submitted that the late fee of Rs. 1,72,322/- and penalty of Rs. 3,27,000/- have been deposited on 24.01.2025. After consideration, the Authority decided that a reminder be issued to CA Firm M/s Anuj Goyal and Associates. Ban on sale to continue. (Reminder to CA Firm has been sent via email and registered post on 03.03.2025)
7. Today, the office apprised that Audit report has been received from the Auditor, the Authority directs the office to examine the same and put up on the next date of hearing. Further, Sh. Ravi Kant apprised that a copy of the audit report has been received by them from the auditors, and they have no objection to the findings in the said report. The Authority, therefore directs the promoter to submit the same in writing.
8. Adjourned to 28.05.2025.



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)
Shubham
18/4/25