



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 12.03.2025.

Item No. 281.12

Extension of registration of project under Section 6 and continuation of registration under Section 7(3) of RERD 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 the captioned project. 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.

2. M/s KMK & Associates, Chartered Accountants, were appointed by the Authority to conduct the audit of the project. Public notice was published in newspapers on 02.03.2024, however no objection has 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."

3. The matter was considered by the Authority on 06.11.2024 wherein decided that promoter be issued show cause notice under Section -35 read with Section-63 of the Act as to why penalty may not be imposed for not complying with the order of Authority. Promoter



(2)

had applied for an 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.

4. Show cause notice dated 24.12.2024 under Section 35 read with Section 63 of the Act was issued to the promoter.

5. The matter was considered by the Authority in its meeting held on 08.01.2025 wherein following was observed:

"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:

i. Further sale in the project is banned.

ii. Submit reply to audit report.

iii. Deposit an amount of ₹41,300/- on account of audit fee and ₹10,000/- on publication of notice.

iv. Deposit late fee of ₹4,96,500/- and penalty of ₹6,95,100/- before next date of hearing."

6. No reply has been filed by the promoter till date to the above mentioned deficiencies.

7. Today, Authority observes that despite granting several opportunities and issuance of show cause notice under Section-63 of the RERA Act, 2016, the promoter is still not complying with the orders of the Authority dated 07.08.2024 and 08.01.2025. The promoter has also not submitted resolution plan for completion of the project, architect and engineer certificate and service plan estimates of the project. Also, continuation of registration beyond 01.09.2023 has also become due. In view of above, Authority decides to return the present application for extension under Section-6 and continuation of registration under Section-7(3) of RERA Act, 2016 with a liberty to file afresh. The fee already deposited will be adjusted after deduction of 5% processing charges. The Promoter is directed not to advertise, market and sell any unsold inventory in the project.

8. **Disposed of.**



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.

LA (Kakul)

Kakul