



**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 28.05.2025.**

**Item No. 288.12**

**Extension of the project under Section 6 and its continuation 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. Navneet Kumar, Assistant Vice President alongwith Sh. Virender Kansal, AGM.**

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 ₹ 4,30,825/- has been deposited, which is in order for 5 years extension. OC for Tower 7 and 9 has been granted 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 be 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 has been appointed to conduct Audit of the Project. Also, public notice has been published on 06.11.2024 in the Indian Express and Dainik Bhaskar. No objections in response to 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 they have applied for completion certificate but the same has not yet been issued.

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

5. Vide letter dated 28.11.2024, the promoter has deposited ₹41,300/- auditor fee and ₹10,000/- for issuance of public notice, total amounting to ₹51,300/- only.

6. On 29.01.2025, Authority decided that reminder be issued to CA Firm M/s Anuj Goyal and Associates for expediting audit of the project. Ban on sale to continue. (Reminder to CA Firm has been sent via email and registered post on 03.03.2025)

7. Vide letter dated 24.01.2025, Promoter has deposited late fee of ₹ 1,72,322/- and penalty of ₹3,27,000/-.

8. On, 12.03.2025, the office apprised that Audit report has been received from the Auditor, the Authority directed 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 directed the promoter to submit the same in writing.





9. Now, vide letter dated 10.03.2025, the Auditor has submitted its Audit report which is as under: -

- a. The details of separate RERA Bank Account of the project in which 70% of the amount realized from the Allottees have been deposited is as under: ICICI Bank Ltd., Account No: 777705226009 IFSC Code : ICIC00000007. The above RERA Bank Account stands in the name of Suncity Projects Pvt. Ltd. The "Auditee Company" has, however, produced before us an agreement dated 24.01.2008 between M/s. Suncity Projects Pvt. Ltd. and M/s. Sonika Properties Pvt. Ltd.
- b. The project under audit is a Group Housing Colony measuring 14.813 acres situated in Sector - 36A, Rohtak, Haryana, having Tower-7 and Tower-9 (aggregate FAR of both the towers- 19,694 sq. mtrs.) Each tower is having Ground floor and 14 floors and each floor is having 6 flats. Thus, each tower has 90 flats and both towers totalled together aggregates to 180 flats. Out of 90 flats of Tower-7, a total no. of 62 flats have been sold out till 31.03.2021 and balance 28 are still unsold. Similarly, out of 90 flats of Tower-9 of the project, only 58 flats have been sold out till 31.03.2021 and balance 32 flats are still held by the "Auditee Company".
- c. That the "Auditee Company" has received an aggregate amount of Rs. 42.04 crores from Allottees till 31.03.2021 towards the sale consideration of Residential units sold by the "Auditee Company". They have verified on test check basis the amounts received from the allottees with the receipts issued and the amount received in the Bank Account no. 777705226008 maintained with ICICI Bank Ltd. having Branch at 9A, Phelps Building, Connaught Place, New Delhi, an Account in which 100% amount realized from the Allottees is deposited.
- d. For certification that the provisions of Section 4(2)(L)(D) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion of the development works carried undertaken at site, copy of Architect's Certificate, Engineer's Certificate and CA Certificate has been submitted stating that the total expenditure incurred on the project till 31.03.2019 is more than 70% of the money collected from the allottees and, accordingly, no money was required to be deposited in the separate Bank Account (A/c no. 777705226009 with ICICI Bank Ltd.).  
On-going through the above certificates and other documents as produced before CA and as per the information and explanation provided to them by the "Auditee Company" and they have certified that the provisions of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion of the development work carried/ undertaken at site.
- e. However, as per third proviso to Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall get his accounts audited within six months after the end of every financial year by a Chartered Accountant in Practice, and shall produce a Statement of Account duly certified and signed by such Chartered Accountant and it shall be verified during the Audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the Percentage of completion of the project. In this connection, it is stated that the desired year wise Audit Report / CA Certificate has not been produced before them for our verification, by the "Auditee Company" and, hence, third proviso to Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 has not been complied with.
- f. The partner of firm personally visited the Project site on 29.01.2025 (Wednesday) by his own Motor Car and reached the site at around 10:30 a.m. in the morning.



accompanied by CA Virender Kumar -representative of the "Auditee Company" having mobile no. 9560886166. Sh. Surender Kumar, Estate Manager of the project having mobile no. 7011018219 was available on the project site and the entire site was listed with the help of both the representatives who explained the entire details of the project under audit. Photographs enclosed.

- g. 49 Residential units have been Cancelled / Surrendered till 31.03.2021 against which an aggregate sum of Rs. 5.35 crores received from those 49 Residential units so Cancelled / Surrendered have been refunded back to the Allottees.
- h. The Audit Report has been prepared on the basis of documents and other records produced before us and as per the information and explanation provided to us by the "Auditee Company" which was represented by CA Virender Kumar, Mobile no. 9560886166 and Sh. Surender Kumar, Estate Manager of the project having Mobile no. 7011018219.
10. Further, the promoter vide letter dated 13.03.2025 has informed that they don't want to file objection to the audit report dated 08.03.2025 submitted by the CA firm.

11. After consideration, the Authority is of the view that the Audit report has been prepared on the basis of documents produced by the auditee company. The Auditor has stated that the proviso of section 4(2)(l)(d) has also not been complied with. In view of the above, the Authority directs the promoter to submit upto date Annual Audit of the present project. Further, the details of 100%, 70% and 30% accounts should be submitted alongwith the bank statements supported by a CA and an Engineer's Certificate.

12. Adjourned to 13.08.2025.



True copy

  
Executive Director,  
HREERA, Panchkula

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

CA (Suryasham)

  
19/6/25