



**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 28.05.2025.**

**Item No. 288.15**

**Continuation of registration of the project under Section-7(3) of the RERA Act, 2016.**

**Promoter: Sonika Properties Pvt. Ltd.**

**Project: "Suncity Heights" – a Residential Group Housing Colony comprising of Towers-T1, T4, T5, T6 and T15 having an FAR of 31359 Sq. Mts. (forming part of larger colony measuring 14.813 acres) situated at Sector 36 A Rohtak.**

**Reg. No.: HRERA-PKL-ROH-255-2021 dated 26.08.2021 valid upto 28.02.2024 and First Extension granted upto 28.02.2025.**

**Temp ID: RERA-PKL-907-2021.**

**Present: Sh. Navneet Kumar, Assistant Vice President alongwith Sh. Virender Kansal, AGM.**

1. The Promoter vide letter dated 28.11.2024 has applied for continuation of registration of the project for the second year under Section-7(3) of RERA Act,2016 for one year i.e. upto 28.02.2026. QPRs have been filed upto 30.09.2024.

- a. The extension has been applied on proforma REP-V.
- b. Extension fee for ₹1,37,200/- has been deposited, which is in order.
- c. In explanatory note, it is mentioned that construction of towers- T1, T4, T5, T6 , T15 is completed.
- d. OC has been granted in respect of Towers T4 & T15 by DTCP on 1.03.2024. OC for Towers T-1, T5 and T6 is still pending in the office of DTCP.
- e. License No. 65 of 2010 dated 21.08.2010 renewed upto 20.08.2026.
- f. Photographs of the Project.
- g. Architect Certificate dated 22.11.2024 states 100% of works done till 30.09.2024.
- h. Engineer Certificate dated 22.11.2024 – Percentage of Works done- 100%. Total Estimated Amount – ₹4257.13 Lakhs. Total Expenses incurred till 30.09.2024 – ₹ 4257.13 Lakhs



i. C.A Certificate dated 25.11.2024 – Cash Outflow as on 30.09.2024 – Rs. 8954.38 Lakhs.

Information relating to Escrow Account (July 2024- Sept 2024):

Opening Balance at the beginning of the quarter – ₹26.48 Lakhs

Amount deposited in Escrow Account – ₹598.10 Lakhs

Amount withdraw during the quarter – ₹ 594.58 Lakhs

Balance at the end of quarter 30.09.2024 – ₹ 0.00 Lakhs

2. On 08.01.2025, Authority decided that audit of project be got conducted from CA firm empanelled by Authority and a public notice be got published in two leading newspapers for inviting objections from general public.

Promoter should deposit ₹35,000/- + GST as fee of auditor and ₹10,000/- for publishing of notice. After that request of promoter will be considered.

3. Vide letter dated 25.02.2025, the Promoter has deposited ₹41,300/- as auditor fee and ₹10,000/- as fee of public notice.

4. Since the promoter has deposited the auditor's fee and fee for public notice, the appointment of auditor and issuance of public notice is under consideration of the Authority.

5. Vide letter dated 23.03.2025, M/s AAAS & Associates have been appointed as auditor. Public notice dated 22.03.2025 was issued on which no objections for grant of extension to the project have been received from the general public so far.

6. The promoter vide letter dated 28.03.2025 has informed that they have provided the required documents to the auditors vide email dated 26.03.2025. (Copy annexed by the promoter). Audit report is awaited. As per the CA's mail dated 22.05.2025 certain documents are still required to be provided by the promoter.

7. Today, Authorised representative appearing on behalf of promoter informed that they have submitted all the documents which were required by the Auditor, yesterday itself. After consideration, the Authority directs the promoter to certify the same on an



affidavit. Further, a table showing the information sought by the auditor and the date on which such information was provided be submitted.

8. Adjourned to 13.08.2025.



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 Subhan~~  
~~Subhan~~  
~~Waleg~~  
19/6/25