



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, 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. 288.16

Submission of Completion Certificate.

Promoter: M/s Sonika Properties Private Limited.

Project: "Suncity Township Sector-36 A" – a Residential Plotted Colony being developed on land measuring 17.224 Acres situated in Sector-36 A Rohtak.

Reg. No.: HRERA-PKL-ROH-239-2021 dated 26.03.2021 valid upto 31.12.2023 and First Extension granted upto 31.03.2025.

Temp ID: 886 of 2020.

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

1. License No. 9 of 2009 dated 19.05.2009 valid upto 18.05.2013 was granted by DTCP to Sonika Properties Private Limited and others for setting up of Residential Plotted Colony over land measuring 76.812 acres.

2. The Authority has registered the captioned project of Residential Plotted Colony on land measuring 17.224 acres vide Reg. No. HRERA-PKL-ROH-239-2021 dated 26.03.2021 valid upto 31.12.2023. First Extension along with 3 months COVID Extension was granted upto 31.03.2025.

3. Now, the Promoter has submitted the Completion certificate dated 17.01.2025 (in respect of License No. 9 of 2009 dated 19.05.2009 valid upto 18.05.2013) of the said Project for information purpose.

4. QPRs have been uploaded upto December 2024.



5. The Authority on 12.03.2025 directed the promoter to submit soft copy (upto 5 MB on the official e-mail) as well as hard copy of the following:

- i. Approved Zoning Plan
- ii. Approval letter of Service Plans & Estimates along with approved plans and Estimates.
- iii. Renewal of License No. 9 of 2009 dated 19.05.2009 which was valid upto 18.05.2013.

6. Further, part completion certificate of the project has been obtained for 62.65 acres in Sept' 2016. Registration No. HRERA-PKL-ROH-239-2021 dated 26.03.2021 for an area of 17.224 acres was granted which was valid upto 31.12.2023 and Completion certificate for 76.806 acres has been granted by the DTCP on 17.01.2025. Therefore, promoter should get 59.59 acres of his project registered from 11.11.2021 (Date of Newtech Judgment) to 17.01.2025 (i.e., upto the date of completion).

7. Today, the Authorised representative appearing on behalf of promoter and informed that they have submitted reply in the registry of the Authority, yesterday stating that the Newtech's Judgment is not applicable on the facts and circumstances of the present case and the Authority on 25.01.2021 had granted registration certificate for 17.224 acres only and the area of 62.650 acres for which completion certificate had been granted was consciously exempted from registration. They prayed that this Authority is not empowered to review its own decision and decision of Authority dated 12.03.2025 for registration of 59.59 acres in the above project may be withdrawn.

However, the Authority is of the view that the Newtech's Judgment is applicable in the present case and the promoter should get 59.59 acres of his project registered from 11.11.2021 (Date of Newtech Judgment) to 17.01.2025 (i.e., upto the date of completion). The Authority therefore grants one last opportunity to the promoter to comply with the above directions failing which show cause notice under Section 59 of the Act shall be issued on the next date of hearing. Till then, there shall be a ban on further sale of the project.



8.

Adjourned to 13.08.2025



True copy


Executive Director,
HREERA, Panchkula

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




19/6/25