



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 13.08.2025.

Item No. 296.08

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: Adv. Himanshu Gupta alongwith Adv. Ritwik on behalf of the Promoter.

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 the 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 – ₹. 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. 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.

5. 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. However, CA's vide his mail dated 22.05.2025 observed that certain documents are still required to be provided by the promoter.

6. On the last date of hearing i.e., 28.05.2025, the promoter informed that they have submitted all the documents which were required by the Auditor, yesterday itself. After consideration, the Authority directed 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.

7. Now, vide letter dated 12.06.2025, the Auditor has submitted the following report: -



- i. As per examination of records/ explanations made available to CA by M/s Sonika Properties Pvt. Ltd. and as per CA's scope of work, bank accounts maintained for the project is with ICICI BANK LTD, Gurgaon Sec-54 Connaught Place-New Delhi
039905007713-100% Collection Account
039905007714-70% Retention Account
777705226009-30% Free Account
- ii. Out of the amount received in 100% collection account (a/c no. 039905007713), 70% of the amount was deposited in separate RERA account maintained with ICICI bank (a/c no. 039905007714) at the end of each day.
Total amount received in 100% collection a/c-₹ 65,88,16,315
Amount transferred to 70% account-₹ 46,11,63,638
- iii. Percentage of amount transferred 70%. Amount received from allottees in the 100% collection account was cross verified with receipts issued on test check basis. No deviation during our audit.
- iv. Based on audit procedure, CA has verified that 70% of amount received from allottees have been deposited in 70% RERA account (a/c no. 039905007714), The company was regular in uploading quarterly CA, engineer and architect certificate on the HRERA portal. Further, in addition of the uploaded CA certificates, the company has provided annexures to the CA certificates. These annexures contain important details like proportion of amount paid compared to the estimated cost of the project, amount allowed to be withdrawn from 70% account, estimated cost of project, amount ineligible for withdrawal, and other details. They considered the same for the purpose of our audit and verified that the amount withdrawn from 70% RERA account (a/c no. 039905007714) was within the amount permissible to be withdrawn for project cost from such account. As per books of account and other relevant information/ documents, actual cost incurred and paid for the project exceeded the initial total estimated cost of the project and hence the CA certificate issued for the quarter ending 31st March, 2025 showed that proportion of amount paid towards land and construction cost vis-à-vis total estimated cost of the project was 119%. This was 100% as per CA and engineer certificate issued for the quarter ending 31st March, 2023. Further, OC for the project was applied on 8th Feb 2023 and the company has already received OC for tower T4 and T15. They have cross verified expense as per CA certificate and the details of expenses incurred for project. These details were provided by the management. They have corroborated these expenses with invoices and bills issued by the supplier and provided to us by the management on test check basis. Also, they verified the payment given to these suppliers from extract of bank statement given by the management and we have found no deviation during our

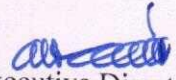


audit. The company has got its accounts audited on yearly basis as per companies act, 2013 only.

- v. They were required to do on-site inspection to corroborate the progress with certificates, invoices and other documentary evidences. They visited the site to assess the work done and cross verified the same with information made available to them. Based on our assessment on test check basis we found actual work done was as per architect and engineer certificate uploaded on the HRERA portal. A few photos of the site were attached.
- vi. As a part of audit, CA was required to report status of surrendered, cancelled, resumed and restored units/flats. Same was verified as per audit procedure on test check basis and they have found no deviation. Also, refund cheques were issued to Sunita Sharma & Chandan Bakshi (who have been allotted units no. N-503) however same was not cleared and the amount is still shown as amount payable in the books of accounts of the company. The auditor has also submitted the details of surrendered, cancelled, resumed and restored plots.
8. The audit report was sent to the promoter through mail on 19.06.2025, wherein Adv. Himanshu Gupta appearing alongwith representatives of the company informed that they have no comments on the said audit report.
9. The Authority after consideration decides that registration certificate shall remain in force under Section 7 (3) of the RERD Act, 2016 upto 28.02.2026. Certificate be issued accordingly. 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.

STP

LA (Shubham)
Subram
4/9/25