



**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. 296.09**

**Continuation of registration u/s 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 having an FAR of 19694 sq. mtrs. 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:** Adv. Himanshu Gupta alongwith Adv. Ritwik on behalf of the promoter.

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 (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:

- Promoter has applied for extension after a gap of four years, hence late fee is applicable and be worked out.*
- Audit of project be got conducted from a CA firm empanelled by Authority.*
- Public Notice in two newspapers be issued for inviting objections from general public.*
- Further sale in the project is banned.*





3. In view of above, vide letter dated 22.11.2024, M/s Anuj Goyal & Associates had been appointed to conduct Audit of the Project. Also, public notice was issued on 06.11.2024 in the Indian Express and Dainik Bhaskar. No objections in response to the public notice have been received.
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. The 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. Vide letter dated 10.03.2025, the Auditor had submitted its Audit report which was considered by the Authority in its meeting held on 28.05.2025 wherein it was observed 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 directed 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.



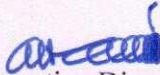


10. Vide reply dated 08.08.2025, the promoter has complied with the above deficiencies.

11. After consideration, the Authority decides that registration certificate shall remain in force under Section 7 (3) of the RERD Act, 2016 for a period of 5 years (including 9 months covid period) which shall be valid upto 20.05.2026. 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)  
  
9/9/25