



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 12.11.2025.

Item No. 304.30

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. Ravi Kant Kumar on behalf of promoter.

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:



- a. Approved Zoning Plan
- b. Approval letter of Service Plans & Estimates along with approved plans and Estimates.
- c. 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. On 28.05.2025, 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.

8. However, the Authority was 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 granted 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.

9. Thereafter, the promoter has submitted reply dated 12.08.2025 which was considered by the Authority in its meeting held on 13.08.2025, and the Authority after consideration was of the view that as a regulator, it has passed the administrative orders and not the Quasi Judicial Orders therefore presence of anybody while performing administrative functions is not required. Further, the promoter was duty bound by law to approach this Authority after the Newtech Judgment was passed by the Hon'ble Apex court; however, Authority itself had directed the promoter to get itself registered as per provisions of the Act. Further, acceding to the request of counsel, not to charge any late fee/penalty Authority is of the view that the registration has to be sought for an area measuring 59.59 acres from 11.11.2021 (Date of

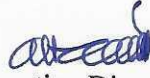


Newtech Judgment) to 17.01.2025 (i.e., upto the date of completion). The Authority has also taken a lenient view on the request of the promoter regarding charging of fee in the present case since part completion certificate was received by them prior to RERA coming into force. The Authority directs the office to consider the application filed by the promoter, as per resolution of Authority dated 06.08.2025.

10. Sh. Ravi Kant appearing on behalf of promoter informed that they have filed application for registration vide Temp Id- 1864-2025 dated 07.11.2025 on the basis of observations of the Authority made on 13.08.2025. In view of the above, present application is disposed of. The Authority directs the office to examine the project file and put up before the Authority in its subsequent meeting. Disposed of.



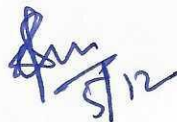
True copy


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 (away)

LA BHABHAM


5/12