



**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 07.02.2024.**

**Item No. 241.09**

**Extension of registration under Section-6 of RERD Act, 2016.**

**Promoter: M/s Sonika Properties Private Limited.**

**Project: "SUNCITY HEIGHTS" - A Group Housing Colony comprising of Towers-T1, T4, T5, T6 and T15 (having an FAR of 31359 Sq. Mtrs (forming part of larger colony measuring 14.813 acres) situated in Sector 36 A Rohtak.**

**Reg. No.: HRERA-PKL-ROH-255-2021 dated 26.08.2021 valid upto 28.02.2024.**

**Present: Sh. Dheeraj Yadav through video conferencing.**

1. The Authority had registered a residential plotted colony namely; "Suncity Township Sector 36 A" vide Registration No. HRERA-PKL-ROH-255-2021 dated 26.08.2021 valid upto 28.02.2024. Vide letter dated 28.11.2023, the promoter has applied for further extension of project.
2. The matter was last heard by the Authority on 04.12.2023 vide item no. 234.27 wherein the Authority had decided that promoter should submit details of amount collected from allottees, amount invested in the project and amount required for completing Towers 1,4,5,6 and 15 duly supported by CA certificate. The matter was adjourned to 29.01.2024.
3. Now, vide reply dated 05.01.2024, the promoter has submitted:-
  - i. Copy of renewed license no. 65 of 2010 dated 21.08.2010 which is now valid upto 20.08.2026
  - ii. CA certificate showing details of amount collected from the allottees, amount invested in the project and estimated amount to be incurred for completing Towers T1, T4, T5, T6 and T15.



4. In the CA certificate dated 04.01.2023, it has been certified that based on accounts and records produced before them and information/explanation given, total collected amount from allottees is Rs. 2,736.27 Lakh till 31.12.2023 and amount invested in the project till 31.12.2023 is Rs. 8,778.64 Lakh.
5. Further on the basis of management representation provided to them, an amount Rs. 385 Lakh (approx.) is to be incurred, which is required on account of settlement of account with various contractors/vendors.
6. The certificate has been issued on the request of the Company for onward submission to Haryana Real Estate Regulatory Authority, Panchkula.
7. Authority observes that as per CA Certificate submitted, amount collected from allottees is Rs. 27.36 crores whereas amount invested up to 31.12.2023 is Rs. 87.78 crores. After consideration, Authority decided as under:-
- There is huge difference in collection of amount and amount invested in the project. The promoter should explain the position.
  - Details of amount collected and invested duly supported by bank statements and balance amount be submitted.
  - Stage of construction of project and photos of constructed area be submitted.
  - Reply be submitted by 01.03.2024.
  - Promoter/ One of the Directors be personally present on next date of hearing.
8. Adjourned to 13.03.2024.



True copy

Executive Director,  
HRERA, Panchkula

21/2/24.

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

LA Shubham