



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 22.07.2026

Item No. 326.37

Non-requirement of any further extension of the project.

Promoter: Sonika Properties Pvt. Ltd.

Project: "Tower 7 and Tower 9" - a Residential Group Housing Colony.

**Reg. No.: HRERA-PKL-RTK-107-2019 Dated: 27.03.2019 valid upto 20.08.2020.
First Extension valid upto 20.05.2026.**

Temp ID: RERA-PKL-312-2018.

1. Vide letter dated 19.05.2026, the promoter has informed that they have received Occupation Certificates of all the Towers pertaining to license no. 65 of 2010 which are as under:-

- a. Occupation Certificate of Towers-T2, T3, T-10, T11, T12, T16 (EWS Ground Floor to 2nd Floor) was granted vide letter memo no. ZP-647-Vol-I/AD(RA)/2018/19934 dated 09.07.2018.
- b. Occupation Certificate of Towers T7, T8, T9, T14, T16 (EWS Floor 3rd to 5th), Tower T17 (Shopping) was granted vide letter memo no. ZP-647-Vol-I/AD(NK)/2019/2284 dated 24.01.2019.
- c. Occupation Certificate of Nursery School was granted on 26.04.2022 vide Memo No. ZP-647/Vol-I JD (SP)/2022/11387 dated 26.04.2022.
- d. Occupation certificate of Primary School was granted on 03.07.2023 vide letter memo no. ZP-647 Vol-II/JD(NK)/2023/21421 dated 03.07.2023.
- e. Occupation certificate of Towers- T4, T15 and Tower T17 (Community Building) no. ZP-647 Vol-01.03.2024 vide letter was granted on II/AD (NK)/2024/7649 dated 01.03.2024. memo
- f. Occupation Certificate of Towers - T1, T5 & T6 was granted on 30.03.2026 vide memo no. ZP-647-Vol-II/JD (RA)/2026/10641 dated 30.03.2026.

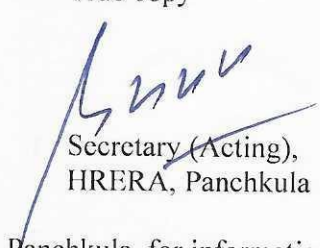


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2. Further, the promoter has referred to the Haryana Gazette Notification dated 18.12.2024 regarding amendment on Section 3 of Haryana Development and Regulation of Urban Areas Act 1975 which mentions that Residential Group Housing colony shall be deemed as complete upon grant of Occupation Certificates for all towers and the Completion Certificate may be issued by DTCP upon payment of applicable Infrastructure Augmentation Charges. The Promoter has also informed that the said charges already stand deposited amounting to ₹44,43,900/- vide GRN No. 114405973971 dated 01.04.2026.
3. The promoter has requested to exempt for applying for further extension of registration of the project.
4. Today, the Authority observes that even if the promoter has paid the Augmentation Charges as per Haryana Gazette Notification dated 18.12.2024, the completion Certificate has not been issued as on date. In case the promoter receives the Completion Certificate on or before the expiry of registration of the project, i.e., 20.05.2026, then the promoter does not need to apply for continuation registration of the project. Otherwise the promoter has to apply for extension till the completion Certificate is granted.
5. In view of above, Promoter is directed to apply for extension of the project till completion certificate is granted by DTCP, Haryana.
6. **Disposed of.**



True copy


Secretary (Acting),
HRERA, Panchkula

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

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