



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 24.04.2024.

Item No. 250.14

Reply to email dated 16.01.2024 regarding RERA Registration No HRERA-PKL_RTK-107-2019 dated 27.03.2019.

Promoter: M/s Sonika Properties Private Limited.

Project: "Tower 7 and Tower 9" – a Residential Group Housing Colony situated at Sector 36 A Rohtak.

Reg. No.: HRERA-PKL-RTK-107-2019 dated 27.03.2019 valid upto 20.08.2020.

Present: Mr. Ravi Kant, Authorized Representative and Director of company.

1. The Authority had registered the above cited project on 27.03.2019. An automated system generated mail dated 16.01.2024 was sent to the promoter vide which it was informed that no extension has been obtained by the promoter and therefore the existing registration has lapsed on 20.08.2020. No further sale is permissible.
2. Thereafter, vide reply dated 16.02.2024, the promoter had submitted that Occupation Certificate of above registered towers had been granted by DTCP, Haryana on 24.01.2019 prior to grant of registration by this Authority. The Authority in its meeting held on 25.02.2019 had observed that since Occupation Certificate for the project was granted on January 2019 and application for grant of Occupation Certificate was filed after July 2017, the project is liable to be registered. They submitted that the project has been completed much before the date of completion of the project, i.e., 20.08.2020, hence no extension was required to be obtained. In view of the same the promoter has requested to withdraw instruction mentioned in email dated 16.01.2024 regarding extension of registration and restriction of sale in the project under reference.



3. The matter was placed before the Authority in its meeting held on 06.03.2024 vide item no. 244.04 and after consideration, Authority decided that as per provisions of RERD Act, 2016 and orders of Hon'ble Supreme Court passed in M/s Newtech Promoters & Developers (P) Ltd. Vs. State of UP & Others, compliances are to be made till the grant of completion certificate. Hence, promoter should apply for extension of project under Section-6 and Section-7(3) of RERD Act, 2016. After that request of promoter will be considered. Adjourned to 24.04.2024.

4. Authority further decided that promoter be issued showcause notice under Section-35 read with Section-61 of RERA Act, 2016 for violating the provisions of RERD Act, 2016 as to why penalty may not be imposed.

5. Adjourned to 03.07.2024.



[Signature]
17/5/24.

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

LA (shubham)