



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. 250.11

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: Mr. Ravikant, AR and Mr. Ptinak, Director of company.

1. The Authority had registered a residential plotted colony namely; "Suncity Township Sector 36 A, Rohtak" 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 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. Promoter submitted reply dated 05.01.2024, vide which copy of renewed license and 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 were submitted.
3. 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. 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. The certificate has been issued on the request of the Company for onward submission to Haryana Real Estate Regulatory Authority, Panchkula.

4. The above reply was considered by the Authority in its meeting held on 07.02.2024 vide item no 241.09 wherein it had made certain observations. Now, the observations alongwith the reply dated 29.02.2024 is reproduced in annotated form as under:-

Observations dated 07.02.2024	Reply dated 29.02.2024
There is huge difference in collection of amount and amount invested in the project. The promoter should explain the position.	To complete the project, the developer has invested the required balance amount out from promoter's contribution, reserves & surplus, loan from Banks/Financial Institutions and associate companies. C.A. certificate certifying these sources of funds enclosed. Further, to recover the above said amount invested, it is submitted that the amount of Rs. 2336.03 Lakhs is receivable from existing allottees as on 31.12.2023 and Rs. 7516.92 Lakhs is the value of unsold inventory as per prevailing circle rate of that area.
Details of amount collected and invested duly supported by bank statements and balance amount be submitted	Allottee-wise collection as Annexure-1 of the C.A. Certificate dated 04.01.2023, along with bank statements of 100% collection account enclosed showing collected amount of Rs. 2,736.27 Lakh (net of cheque returns & refunds etc.) from the allottees. Further they have enclosed bank statements showing amount invested in the project in completion of construction and development works. With respect to the balance amount, they submitted that they have incurred all collected amount from allottee amounting to Rs. 2,736.27 Lakh towards construction and development works. Additionally, they have incurred Rs. 6,042.37 Lakh from promoter's contribution, reserves & surplus and loan from banks/financial institutions and associate companies for carrying out completion of the project. They have applied for grant of occupation certificate of the project before DTCP



	vide application dated 03.11.2022.
Stage of construction of project and photos of constructed area be submitted	The Construction and development works of the project is completed and they have applied for grant of occupation certificate. Photographs of the project have been enclosed.
Promoter/one of the Directors be personally present on next date of hearing i.e. 13.03.2024	-

5. Thereafter, as per orders of Authority, Director was telephonically informed not to be present on 13.03.2024. However, the Authority vide item no. 245.11 dated 13.03.2024 has decided to impose a cost of Rs 50,000/- on the promoter. Managing director/one of the directors was directed to be personally present on the next date of hearing.

6. Now, vide reply dated 12.04.2024, the promoter has informed that they have received Occupation certificate dated 01.03.2024 with respect to Tower 4 and 15 out of total registered towers- T1, T4, T5, T6 and T15. Copy of OC has been enclosed.

7. After consideration, Authority decided to grant extension of one year under Section-6 of RERD Act, 2016.



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17/5/24.

True copy

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Executive Director,
HRERA, Panchkula

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

CA (shubham)