



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 03.07.2024.

Item No. 258.14

Reply to email dated 16.01.2024 regarding RERA Registration.

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. Navneet Kumar, Assistant Vice President.

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 has submitted that Occupation Certificate of above registered towers have been granted by DTCP, Haryana on 24.01.2019 prior to the grant of registration by this Authority. The Authority in its meeting held on 25.02.2019 had observed that the towers in respect of which the application has not been filed upto July, 2017 and in respect of which the OC was obtained in January, 2019 prima facie are 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 RERA Act, 2016. After that request of promoter will be considered.

4. Since, the promoter has not complied with the direction passed by the Authority in its meeting held on 06.03.2024, the Authority in its meeting held on 24.04.2024 vide item no. 250.14 had directed that the promoter be issued show-cause notice under Section-35 read with Section-61 of RERA Act, 2016 for violating the provisions of RERD Act, 2016 and as to why penalty for violating the provision of the Act/Rules may not be imposed.

5. In view of the above, show cause notice dated 18.06.2024 was issued to the promoter of which no reply has been received from the promoter so far. Mr. Navneet Kumar, AVP who was present today stated that reply has been filed on 1st July, 2024. Hence Authority decided that reply be examined by Project Section and put up on next date of hearing.

6. Adjourned to 11.09.2024.



all send
6/8/24.

True copy

Deen

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)