



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.01.2021.

Item No. 124.13

(x) **Promoter : Sonika Properties Pvt. Ltd.**

Project : "Suncity Township Sector-36-A" – Residential Plotted Colony on land measuring 17.224 acres situated in Sector-36A, Rohtak.

Temp ID: RERA-PKL-886-2020

Present: Shri Ravi Kant, representative of the applicant/promoter.

1. Shri Ravi Kant appearing on behalf of applicant/promoter states that total colony is comprised of 76.812 acres, out of which part completion certificate has been obtained in September, 2016 in respect of 62.650 acres land. Initially, they had filed an application for registration of the project of the land measuring 14.162 acres and now the applicant/promoter has filed the revised application respect of 17.224 acres land. Shri Ravi Kant stated that the area has increased on account of inclusion of few plots of that part of the colony in respect of which Part Completion Certificate had been earlier obtained.

2. The layout plans submitted by the applicant/promoter with the application have been examined by the Authority. It is observed that the total colony is comprised of one single layout plan. The portion which is now being registered has been shown in Yellow Colour. It is observed that the license of the colony was valid upto May, 2017 and the application for its renewal was filed in April, 2017. Some correspondence has taken place between the promoter and the department on the said application filed by the applicant/promoter. Shri Ravi Kant stated that they are likely to receive renewal of license within 30 days.



3. After consideration of all the facts, Authority is surprised that the department has failed to renew the license even after lapse of four years. The entire colony in respect of which part completion certificate has been obtained is already sold and third party right have been created. At this stage, the renewal of license is merely a formality to be under-gone between the applicant and the department.

4. Keeping in view the above facts and circumstances, the Authority after consideration decides to register the project subject to reconsideration of the decision in case the department conveys any serious reservation in respect of the renewal of license of the applicant/promoter's project. If no observation is received from the department regarding renewal of the license within 15 days, this order will become absolutely final. A notice accordingly be sent to the department, enclosing therewithin order, stating that the Authority will register this project after 15 days. In case, the department has any serious objection to proposed action of the Authority, they may convey the same to the Authority within next 15 days.

5. Disposed of accordingly. File be consigned to the record room.

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.

[Signature]
1/2/21

WALDIYA

(x) **Sonika Properties Pvt. Ltd.- Project "Suncity Township Sector-36-A"**

Since, Shri Navneet Kumar, representative of the applicant/ promoter was present in the meeting, the fourth line mentioned in the subject of the proceedings may be read as under:

"Present: Shri Navneet Kumar, Representative of the applicant/ promoter."

B) Resolutions passed in the Special Meeting held on 15.01.2021.

The Authority approved the following resolutions passed by the Authority in its Special Meeting held on 15.01.2021, as circulated with the Agenda Notes:

122 – SPL I: SLP No. 13093 of 2020 titled M/s TDI Infrastructure Ltd. Vs. Union of India & other connected SLPs filed before the Hon'ble Supreme Court of India.

122 – SPL II: Interim Application No. 3484 of 2021 in SLP (Civil) No. 13093 of 2020 titled as TDI Infrastructure Ltd. Vs. Union of India and others.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to ✓ CTP, HRERA Panchkula/ AO (Petitions), HRERA Panchkula, for information and taking further action in the matter.

[Signature]

11/2/21

LA (Indu)

LA (Divya)

DEO, Vandana.