



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 01.03.2021.

Item No. 129.09

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

Project : "Suncity Heights" - Group Housing on land measuring 31359 sq. mtrs. situated in Sector-36 A, Rohtak.

Temp ID: RERA-PKL-907-2021

Present: Sh. Ravi kant Kumar, representative of the company through video conferencing.

1. This application has been filed in compliance of the orders dated 24.08.2020 passed by the Authority in the Temp id – 775/2019. The relevant portion of the order is reproduced as under:-

"The project is comprised of sixteen towers. Six towers No. 2,3,10,11,12 and 16(Part) were granted occupation certificate in July, 2018, for which an application for grant of occupation certificate was filed on 27.07.2017. The Authority vide its orders dated 10.02.2020 had decided that these towers need not be registered. Two towers 7 and 9 have already been registered. Now, this leaves eight towers i.e 1,4,5,6,8,14,15,16 (part) for registration with the Authority.

Today, Sh. Amit Kumar stated that due to COVID-19, they wish to develop only three towers i.e. T-8, 16 (part), 17 (i.e. community centre/commercial) and a primary school. Therefore, the promoter wishes to withdraw the present application".

2. Out of the remaining eight towers, subsequently Towers T8, T14, T16 (EWS Floor 3rd to 5th), Tower T17 (Club and Shopping) and primary school



have already been registered by the Authority on 19.01.2021 having FAR of 15281.083 sq. mtrs.

3. Promoter has now filed an application for registration of the remaining Towers T1, T4, T5, T6 & T15 having an FAR measuring 31359 sq. mtrs.

4. Authority after consideration observed following deficiencies: -

i. In this case, license has been granted to four different companies i.e. M/s Sonika Properties Pvt. Ltd., M/s Dipesh Realtors Pvt. Ltd., Samdarshi Promoters & Developers Pvt. Ltd. and M/s Nachiketa Projects Pvt. Ltd. C/o M/s Sonika Properties Pvt. Ltd. whereas M/s Sonika Properties Pvt. Ltd. has applied for grant of registration certificate, therefore, promoters should submit registered collaboration agreements and irrevocable power of attorneys from all the licensee/ companies conferring clear rights in favour of M/s Sonika Properties Pvt. Ltd. to develop the project, sell plots and execute conveyance deeds in favour of the allottees.

ii. In REP-1 (PART-B), promoter has wrongly mentioned that he is the licensee owner of the said land whereas license has been granted to four different companies C/o M/s Sonika Properties Pvt. Ltd.

5. Applicant is directed to furnish aforesaid information within 30 days. Adjourned to 12.04.2021.

True copy



dm
Executive Director,
HRERA, Panchkula

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

attested 9/3/21

(A. Divya)