



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 02.08.2021.**

**Item No. 144.23**

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

**Project : "Suncity Heights" - Group Housing Colony (Registration of Towers T1, T4, T5, T6 and T15) having an FAR of 31359 sq. mtrs. on land measuring 14.813 acres situated in Sector-36-A, Rohtak.**

**Temp ID: RERA-PKL-907-2021**

**Present: Navneet Kumar, authorized representative of the company.**

1. The Authority vide orders dated 26.04.2021 has passed the following orders:

"1. The Authority vide its orders dated 01.03.2021 had conveyed certain deficiencies to the applicant/promoter. Which were again reiterated vide orders dated 26.04.2021 and 12.07.2021. In compliance thereof the applicant/promoter has submitted copies of deed of undertaking with the licensee companies. However, the deed of undertaking does not contain any clause pertaining to sale, marketing and execution of conveyance deeds.

2. Today, the representative of the company informed the Authority that the applicant/promoter i.e., Sonika Properties Pvt. Ltd. is the principal company and rest of the licensees i.e., M/s Dipesh Realtors Pvt. Ltd., Samdarshi Promoters & Developers Pvt. Ltd. and M/s Nachiketa Projects Pvt. Ltd. are the subsidiary companies of the applicant/promoter.

3. In view of the above, the Authority directs the applicant/promoter to submit the shareholding documents of the subsidiary companies before the next date of hearing so that the remaining Towers i.e., T1, T4, T5, T6 and T15 having an FAR measuring 31359 Sq. Mtrs could be registered."



(1/2)

2. Thereafter, vide orders 12.07.2021 the Authority had directed the promoter to submit requisite documents relating to shareholding of each licensee company i.e., Sonika Properties Pvt. Ltd., M/s Dipesh Realtors Pvt. Ltd., Samdarshi Promoters & Developers Pvt. Ltd. and M/s Nachiketa Projects Pvt. Ltd.


3. In compliance of the orders of the Authority dated 12.07.2021, the promoter/applicant has submitted their reply vide letter dated 31.07.2021 wherein the promoter has submitted revised shareholding of all the licensee company as on 22.07.2021 duly certified by the Chartered Accountant. Further, it is also mentioned that Sonika Properties Pvt. Ltd. owns a share holding more than 51% in the other 3 Licensee companies. Nachiketa Projects Pvt. Ltd., Samdarshi Promoters & Developers Pvt. Ltd. and Dipesh Realtors Pvt. Ltd. which full fill the criteria of subsidiary company as per share holding on 22.07.2021.

4. The Authority also observed that two projects of this promoter have already been registered by the Authority vide Registration No. HRERA-PKL-RTK-107 of 2019 Dated 27.03.2019 and Registration No. HRERA-PKL-ROH-224-2021 Dated 19.01.2021.

5. The Authority after consideration decided to register the project.

True copy



  
Executive Director,  
HRERA, Panchkula

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

(2/2)