



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the minutes of the 43rd Meeting of Haryana Real Estate Regulatory Authority, Panchkula (HRERA, PKL) held on 25.02.2019.

Item No. 43.10

Consideration of the applications received by the Authority for Registration of New Projects.

- (i) **Promoter - Sonika Properties Pvt. Ltd.**
Project - "Tower T7 to T9 Residential Group Housing Colony"
on land measuring 19694 sq.mtrs. in Sector-36-A,
Rohtak.

The application for registration of the residential group housing colony on land measuring 19694 sqmts.-Tower T7 to T9 in Sector-36-A, Rohtak came for consideration of the Authority.

- (a) On the basis of information placed before the Authority, it is made out that the occupation certificates in respect of six towers bearing Nos. T-2, T-3, T-10, T-11, T-12 and T-16 have been obtained on 09.07.2018 for which an application for grant of occupation certificates was filed in the office of Director, Town and Country Planning Department Haryana on 27.07.2017.
- (b) A letter dated 24.01.2019 issued by Town and Country Planning Department has also been placed before the Authority interalia stating that the occupation certificate in respect of four full towers i.e. T-7, T-8, T-9 and T-14 and part tower T-16 (3rd and 5th Floors) has also been granted. Accordingly, in the whole project ten towers have already received the occupation certificates.
- (c) It is observed that total sixteen towers are being constructed in the project. This application for registration however has been filed only in respect of two towers i.e. T-7 and T-9. As observed in Para-b above, occupation certificate in respect of these towers has already been received in January, 2019. It may be clarified as to why the promoter is filing the application for registration of these two towers? Secondly, why the application in respect of the remaining towers T-1, T-4, T-5, T-6, T-13 and T-15 have not been filed. This needs to be clarified by the promoters.

(d) Deficit fee should be calculated in accordance with the above information.



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- (e) Those six towers in respect of which application for grant of occupation certificate was filed in July, 2017 and actually the occupation certificate was received in July, 2018 are not liable to be registered. However, 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. Applicant/promoter should clarify this issue also
- (f) On the next date of hearing, the promoter or his authorized representative should appear before the Authority and clarify the position. They should also bring layout plans of the project and state whether common sites like school, hospital etc. have been sold or not.

The Authority decided that the case be listed on 18.03.2019.

True copy


Executive Director,
HRERA, Panchkula

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

