



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.12.2025.

Item No. 306.03

(ii) **Promoter: Sonika Properties Private Limited.**

Project: "SUNCITYTOWNSHIP36A" a residential plotted colony on land measuring 59.59 acres situated in the revenue estate of Village Pada and Rohtak, Rohtak.

Temp ID: RERA-PKL-1864-2025.

Present: Sh. Amit Garg, DGM on behalf of the promoter.

1. An application for registration of project namely SUNCITYTOWNSHIP36A bearing License No. 9 of 2009 dated 19.05.2009, renewed upto 18.05.2025 has been granted by Town and Country Planning Department, Haryana in favour of (i) M/s Shyamli Projects Pvt Ltd (ii) M/s Aswamedha Colonizers Pvt Ltd (iii) M/s Joytima Colonizers Pvt Ltd. (iv) M/s Dipesh Realtors Colonizers Pvt Ltd (v) M/s Varadraj Buildwell Pvt Ltd (vi) M/s Satkartar Realtors Pvt Ltd (vii) M/s Bansiwala Realtors Pvt Ltd (viii) M/s T.A. Buildcon Pvt Ltd (ix) M/s Mahaketu Realtors Pvt Ltd (x) M/s Samdarshi Promoters & Developers Pvt Ltd (xi) M/s Sonika Properties Pvt Ltd (xii) M/s Nachiketa Projects Pvt Ltd C/o M/s Sonika Properties Pvt Ltd for setting up of Residential Plotted Colony over land measuring 76.812 acres. An area measuring 17.224 acres was registered by the Authority vide Reg. No. HRERA-PKL-ROH-239-2021 dated 26.03.2021 valid upto 31.12.2023. First Extension along with 3 months COVID Extension was granted upto 31.03.2025.

Thereafter, the Promoter (in agenda items of the Authority) has submitted a copy of the Completion certificate dated 17.01.2025 of the said Project and informed that an area of 62.650 acres for which part completion certificate had been granted was consciously



exempted from registration. The said agenda was last considered by the Authority in its meeting held on 13.08.2025 (Item no. 296.10), following orders were passed: -

"After hearing the averments made by the counsel during the hearing and through reply dated 12.08.2025, the Authority is of the view that as a regulator, it has passed the administrative orders and not the Quasi-Judicial Orders therefore presence of anybody while performing administrative functions is not required. Further, the promoter was duty bound by law to approach this Authority after the Newtech Judgment was passed by the Hon'ble Apex court; however, Authority itself had directed the promoter to get itself registered as per provisions of the Act. Further, acceding to the request of counsel, not to charge any late fee/penalty Authority is of the view that the registration has to be sought for an area measuring 59.59 acres from 11.11.2021 (Date of Newtech Judgment) to 17.01.2025 (i.e., upto the date of completion). The Authority has also taken a lenient view on the request of the promoter regarding charging of fee in the present case since part completion certificate was received by them prior to RERA coming into force. The Authority directs the office to consider the application filed by the promoter, as per resolution of Authority dated 06.08.2025."

In view of the above directions of the Authority, the promoter has now applied for registration on 07.11.2025 of an area measuring 59.59 acres since the completion certificate has been granted after the Newtech's Judgment of the Hon'ble Supreme Court of India.

2. The application was examined and following observations were conveyed to the promoter on 18.11.2025:

- i. The license has been granted for development of a residential plotted colony, however, the applicant in REP-I Part B has informed that there are 295 plots, 124 commercial plots, 6 PUS, 5 institutional, 122 EWS and 198 Floors). This should be explained.
- ii. Date of completions in REP I and REP-II are different.
- iii. Calculation of registration fee as per resolution of the Authority dated 06.08.2025 be submitted since the promoter has submitted the information of apartments as well as plots in Form REP-I.
- iv. Whether entry of license has been made in the revenue record or not.
- v. Copies of GPA and Collaboration agreements have not been submitted.
- vi. Whether EWS component is transferred to Housing Board, Haryana.
- vii. Status of part completion/occupation certificate be submitted.
- viii. Status of construction of community sites be submitted.

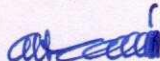
3. The promoter vide letter dated 25.11.2025 has submitted reply to the observations which have been examined and it has been observed that deficiencies mentioned at serial no. i to v have not been complied with.



4. On the last date of hearing i.e., 26.11.2025, Sh. Amit Verma, DGM present during the meeting was apprised of the deficiencies on which he requested for a short adjournment. The case was adjourned to 03.12.2025.
5. Today, the Authority is of the view that deficiencies earlier pointed out have still not been complied with by the promoter. It was also made clear that the promoter needs to apply for separate registration for plots and floors.
4. Since the deficiencies mentioned at serial no. i to iv have still not been complied therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot/floor/apartment in the project.
5. Disposed of.

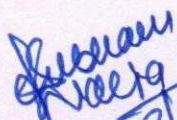


True copy


Executive Director,
HRERA, Panchkula

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

LA- Shubham


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