



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.05.2026.**

**Item No. 322.13**

**Continuation of Registration under Section-7(3) of RERA Act, 2016.**

**Promoter: Sonika Properties Pvt. Ltd.**

**Project: A Group Housing Colony namely "Suncity Heights" comprising of Towers-T8, T14, T16 (EWS Floor 3rd to 5th), Tower T17 (Club and Shopping) and Primary school having an FAR of 15281.083 Sq. mtrs. (forming part of a larger colony measuring 14.813 acres) in Sector- 36 A, Rohtak.**

**Reg. No.: HRERA-PKL-ROH-224-2021 Dated: 19.01.2021 Valid upto 31.12.2023. Extension for a period of one year in addition to three months upto 31.03.2025. Continuation of Registration under Section 7 (3) of the RERA Act, 2016 for the second year upto 31.03.2026.**

**Temp ID: RERA-PKL-798-2020.**

1. Vide letter dated 26.12.2025, the promoter has applied for continuation of registration under Section-7(3) of the RERA Act,2016 for two years – from 01.04.2026 to 31.03.2028 on prescribed proforma REP-V by submitting the following:

- i. Occupation Certificate for T8, T14, T16 (EWS Floor 3rd to 5th), Tower T17 (Shopping) granted on 24.01.2019, for Primary School on 03.07.2023 and for T17 (Community Building) on 01.03.2024.
- ii. Completion Certificate of the Project has not been received till date.
- iii. QPRs have been uploaded upto 31.03.2026
- iv. License No. 65 of 2010 dated 02.01.2024 have been renewed upto 20.08.2026.
- v. Percentage of Development works at the time of last extension was 100 %.
- vi. Percentage of Development works as per Architect; C.A. and Engineer Certificate is 100%.
- vii. Paid Extension fee of ₹ 1,34,000/- which is in order as per resolution dated 29.01.2025 for two years.



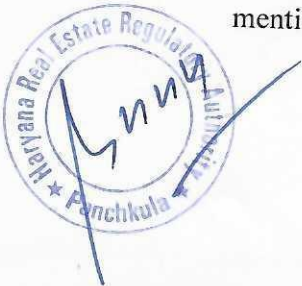
viii. Auditor fee amounting to ₹ 41,300/- and Public Notice fee amounting to ₹ 10,000/-.

ix. Photographs of the project.

2. Vide letter dated 19.02.2026, M/s Kant Goyal & Associates was appointed to conduct audit of the project. A public notice inviting objections from the general public and allottees was published on 20.02.2026. No objections have been received till date.

3. Vide letter dated 13.03.2026, the Auditor has submitted the following in its report along with photographs of the project which was sent to the promoter via email on 18.03.2026:

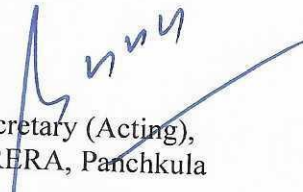
- a. The Occupation Certificate for the Towers T8, T14, T16 (EWS Floor 3rd to 5th). Tower T17(Shopping) was received on 24.01.2019 before the date of Rera Registration. Occupation Certificate for Primary School and Community Center received on 03.07.2023 and 01.03.2024 respectively. All the amenities in the project including Club, Swimming Pool, Lifts, Electricity, STP and parks are fully functional. The township is already operational and inhabited. All the units have been offered for possession and most of the units are already occupied by the allottees except 3 unsold units in tower T8 and EWS which is to be allotted by Department of Housing for All, Government of Haryana (Formerly known as Housing Board, Haryana), is still not allotted however offered by the company for allotment. Since the development work in the project is already completed, there is no spending on the project for any kind of development work after receipt of RERA registration.
- b. The company is maintaining following RERA bank accounts used for the project in ICICI BANK LTD Connaught Place-New Delhi  
777705226009 -70% Collection Account  
777705226008 -100% Retention Account  
777705226010- 30% Free Account  
A copy of ICICI bank (A/c No. 777705226008) statement named Suncity Project Pvt Ltd RERA designated account for this project /license for the period from 01.04.2024 to 25.02.2025, wherein no amount has been received and expended, as project was already completed.
- c. The development work of the project had already been completed prior to the issuance of the RERA registration. No further development activities were carried out, and no additional expenditures were incurred or booked by the company after obtaining the RERA registration. Accordingly, the requirements specified under paragraphs (i) to (v) of the Scope of Audit Work, as mentioned in the appointment letter, had already been complied with at the time of completion of the project.
- d. On going through the certificates and other documents as produced before us and as per information and explanation provided to us by the auditee company and the facts and circumstances narrated above, we hereby certify that the auditee company has made compliance of (i) to (v) of the Scope of Audit Work, as mentioned in the appointment letter.



- e. On the basis of examination of financial documents and discussion with the company officials & visit to the project site, nothing adverse came to our notice based on our examination. We visited the site of the project on 26.02.2026. Photographs of the project are attached with the report.
- f. The company has provided a list of allottees with the amount received.
- g. The company has provided a list of surrendered, resumed / cancelled plots.
4. License No. 65 of 2010 dated 02.01.2024 have been renewed upto 20.08.2026. The promoter is seeking extension from 01.04.2026 to 31.03.2028. Occupation Certificate of the project obtained on 24.01.2019, 03.07.2023 and 01.03.2024. Nothing adverse came to the notice of the auditor while conducting an audit of the project.
5. The Promoter is directed to submit the following documents by at least one week before the next date of hearing:
- Architect and Engineer certificate in original.
  - Approved Service Plans and Estimates of the Project along with approval letter. (soft copy upto 5 Mb as well as hard copy)
  - Comments regarding the audit report which was sent to the promoter via email on 18.03.2026
6. Adjourned to 10.06.2026.



True copy

  
Secretary (Acting),  
HRERA, Panchkula

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

Advisor (on leave)

STP (on leave)

LA KANUPRIYA.

  
a/6/26