



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 03.06.2026.

Continuation of Agenda Item No. 323.03 through circulation on 04.06.2026.

Item No. 323.03

- (i) **Promoter:** **SONI REALTORS PRIVATE LIMITED.**
- Project Name:** **“PALM CITY” a Residential Plotted Colony over an area measuring 50.412 acres situated in the revenue estate of Village Budda Khera, Sector-32, Karnal.**
- Temp Id:** **RERA-PKL-2022-2026.**
- Date of consideration:** **04.06.2026. (Through Circulation)**

1. This application is for registration of real estate project namely “PALM CITY” a Residential Plotted Colony over an area measuring 50.412 acres situated in the revenue estate of Village Budda Khera, Sector-32, Karnal bearing licence no. 52 of 2011 dated 10.06.2011 valid upto 09.06.2015 renewed upto 09.06.2026 granted to SONI REALTORS PRIVATE LIMITED.

2. The application was examined and following observations were conveyed to the promoter on 11.05.2026:

- i. Registration fee is deficit by ₹ 55,717/-, However, applicant should submit the details of the Potentiality of the proposed site as per the provisions of the urban Areas Act 1975 alongwith the Fee Calculation.
- ii. Licence is valid upto 09.06.2026-therefore renewal of licence would be mandatory for grant of registration.
- iii. How many plots have been sold after 10.06.2022(i.e. the date of approval of Resolution plan) and by whom.
- iv. Date of completion in REP-I (is 10-06-27) whereas in REP II the same is 01-05-31.



72

- v. The reasons for showing the carpet area in a residential plotted colony (CP/75/76) is not clear
- vi. REP-I (Form C/X) is incomplete.
- vii. Sale deeds of the proposed land be submitted.
- viii. Document submitted at CP/129 is not legible.
- ix. Payment Plan has not been submitted.
- x. Engagement letter of Architect and Engineer relating to the execution of the Project till its completion alongwith their experience be submitted.
- xi. Late Fee as per resolution dated 26.08.2019 (as per item no. 65.9- be deposited.
- xii. Copy of all the orders of NCLT be submitted.
- xiii. List of plots falling under HT Line (if any) be submitted.
- xiv. Since the Resolution plan was approved in favour of Srijan Infra LLP on 10-06-22, therefore the application for registration should be submitted by Srijan Infra LLP.

3. On the last date of hearing i.e. 13.05.2026, the Authority observed that since no reply was received from the promoter, therefore one more opportunity granted and adjourned the matter to 03.06.2026.

4. Vide reply dated 01.06.2026, the promoter has complied with the above observations except at a, b, d, f, i, k (Late fee of ₹ 46,29,644/-) and n.

5. Since the deficiencies mentioned above have still not been complied with, therefore the present application is hereby rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



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.

LA-Dhruv
A.K.