



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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. 322.03

- (viii) **Promoter:** Sonika Properties Private Limited.
- Project Name:** “Suncity Township Sector- 36 A Rohtak” a residential plotted colony developed on land measuring 59.59 acres situated in the revenue estate of Village Pada and Rohtak, Rohtak.
- Temp Id:** RERA-PKL-1962-2026.
- Present:** Sh. Ravi Kant for the Promoter.

1. This application is for registration of an “ongoing real estate project” namely “Suncity Township Sector- 36 A Rohtak” bearing License No. 9 of 2009 dated 19.05.2009, renewed upto 18.05.2025 which has been granted by the 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 a Residential Plotted Colony over land measuring 76.812 acres. A part of this licensed 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.

2. Thereafter, the Promoter had submitted a copy of the Completion certificate dated 17.01.2025 informing 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 wherein the 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 m

easuring 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.”

3. In view of the above directions of the Authority, the promoter had applied for registration on 07.11.2025 for an area measuring 59.59 acres since completion had been granted after the Newtech's Judgment. 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.

4. On 03.12.2025, the deficiencies mentioned at serial no. i to iv were not removed therefore, the application filed by the promoter was rejected with a liberty to file afresh. It was also made clear that the promoter needs to apply for separate registration for plots and floors.



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5. In view of the above directions of the Authority, the promoter has already applied for registration for 198 independent floors (built on 66 plots) vide Temp Id- 1973-2026 which is separately under consideration.

6. This application is for registration of the plotted colony developed over an area measuring 59.59 acres. The present application has been examined and the following deficiencies were conveyed to the Promoter vide letter dated 07.05.2026:

- i. Clause I of REP-II is not in order as per prescribed format. Also, it does not mention date of collaboration agreements executed.
- ii. Calculation of registration fee as per resolution of the Authority dated 06.08.2025 be submitted.
- iii. Whether entry of license has been made in the revenue record or not.
- iv. Promoter should inform regarding the commercial area falling within 59.59 acres. Registration fee can be calculated/verified after this information is provided.
- v. At CP/ 018, it is mentioned that there are 530 plots /apartments in the project, whereas per Form C-X, no. of plots are 361. Promoter should explain the same.
- vi. Promoter should provide details of all the charges to be taken from prospective allottees on offer of possession.
- vii. Authorisation at Cp/1 does not bear the signatures of all the authorised signatories.
- viii. REP-1 (Part-B) does not show the details of all the licensees and their arrangements.
- ix. Copy of Allotment Letter/Agreement to Sell.

7. Vide reply dated 12.05.2026, the promoter has removed deficiencies at serial no. ii, iii, iv and vii. However, deficiencies at serial no. i, v, vi, viii and ix are still not removed. Promoter has requested the Authority to grant 15 days time to submit complete documents. Upon calculation of registration fee as per resolution dated 06.08.2025, it is found that registration fee is deficit by ₹ 2,95,980/-. The Promoter is directed to deposit the same in the Authority.

8. In view of above, the Authority directs the promoter to remove the remaining deficiencies and deposit the deficit fee on or before 15.05.2026. Consequently thereupon, the matter shall be dealt through circulation failing which the application shall be rejected under Rule-5(2) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

9. It will be disposed of after awaiting the reply from the promoter on 15.05.2026.



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-Kanubriya

18/5/26

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