



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 13.05.2026.

Item No. 322.03

- (ix) **Promoter:** Sonika Properties Private Limited.
Project Name: "Suncity Independent Floors 36 A" (198 Floors on 66 plots) developed in residential plotted colony on land measuring 59.59 acres situated in the revenue estate of Village Pada and Rohtak, Rohtak.
Temp Id: RERA-PKL-1973-2026.
Present: Sh. Ravi Kant for the Promoter.

1. This application is for registration of an "ongoing real estate project" namely "Suncity Independent Floors 36 A" 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 Residential Plotted Colony over land measuring 76.812 acres..

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:



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“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.”

3. In view of the above directions of the Authority, the promoter had applied for registration on 07.11.2025 vide TEMP ID 1864-2025 for an area measuring 59.59 acres since completion certificate 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.

5. In view of the above directions of the Authority, the promoter has now applied for registration for 198 independent floors (built on 66 plots) vide Temp ID 1973-2026.



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Occupation Certificate for 198 Floors was granted by the Town and Country Planning Department between 27.08.2015 and 05.06.2016. 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. A detailed list of total number of floors developed in the project be submitted mentioning carpet area and FAR. Registration fee can be calculated after this information is provided.
- iii. Calculation of registration fee as per resolution of the Authority dated 06.08.2025 be submitted.
- iv. Whether entry of license has been made in the revenue record or not.
- v. Location of plots on which floors are being constructed be marked on layout plan.
- vi. Authorisation at Cp/1 does not bear the signature of all the authorised signatories.
- vii. REP-1 (Part-B) does not show the details of all the licensees and their arrangements
- viii. Copy of Allotment Letter/Agreement to Sell.
- ix. Provide details of all the charges to be taken from the prospective allottees on offer of possession.

6. Vide reply dated 12.05.2026, the promoter has removed the deficiencies at serial no. ii, iii, iv, v, vi. However, deficiencies at serial no. i, vii, viii and ix still exist. The Promoter has requested the Authority to grant 15 days' time to submit complete reply and requisite documents.

7. In view of above, the Authority directs the promoter to comply with the remaining deficiencies 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.

8. It will be disposed of after awaiting 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.

15/5/26
STP(away) LA-Kamupriya

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