



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 24.06.2026.

Item No. 323.34

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 a 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 (as per Resolution passed by the Authority on 02.08.2021 vide Item No. SPL-I) as a force majeure event due to Covid-19 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 and has also submitted an online extension form. The Promoter has submitted 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 has been renewed upto 20.08.2026.
- v. Percentage of Development works at the time of last extension is 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.



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- 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 were 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.

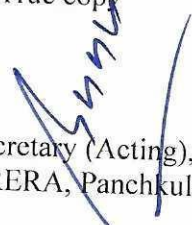
3. Vide letter dated 13.03.2026, the Auditor has submitted the following in its report along with photographs of the project:

- 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.
- e. 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.
- f. 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.
- g. The company has provided a list of allottees with the amount received. A list of the same is enclosed with the report.



- h. The company has provided a list of surrendered, resumed / cancelled plots. A list of the same is also enclosed with the report.
4. License No. 65 of 2010 dated 02.01.2024 has 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. On 13.05.2026, the Promoter was directed to submit the following 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. Vide letter dated 18.05.2026, the promoter has submitted the following documents which are as under: -
- Original Architect Certificate
 - Original Engineer Certificate
 - Service Plan Estimate letter along with booklet and service drawings.
 - Pen drive, (however the soft copy is not in prescribed size of upto 5 Mb).
7. Further, the promoter has no objections on the Audit report sent to him on 18.03.2026.
8. Today, in view of the above, the Authority decided that the registration of the project shall remain in force for two year under section 7(3) of the Real Estate (Regulation & Development) Act, 2016 up to 31.03.2028. However, the validity of registration shall be coterminous with the validity of license. The promoter shall submit a copy of the valid licence from time to time to the Authority. Since, the registration is co-terminus with the validity of the licence, the period during which the licence is not valid, the promoter shall not advertise, market and sell any unsold inventory of the project, failing which the registration of the project shall be revoked. Certificate of extension be issued accordingly.
9. **Disposed of.**



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.

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