



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.02.2020.

Item No. 85.10

(v) Promoter : Sonika Properties Pvt. Ltd.

Project : "Suncity Heights Rohtak" - Group Housing Colony on land measuring 31,826 sq. mtrs. situated in Sector-36 A, Rohtak.

Present: Sh. Amit Kumar, General Manager of the applicant company.

1. Respondent filed an application for registration of certain specific towers of his project. Sh. Arvind Mehtani, learned Chief Town Planner, apprises the Authority that Towers T-8, T-14 and Part of Tower T-16 are also registerable but no application with regard to these towers has been filed till date. The stand of the promoter is that those three towers are not registerable because they have already obtained occupation certificate for these towers and no sale out of these towers has ever been made.

2. So, it becomes a moot point for determination as to whether or not the disputed three towers are registrable. Answer to this question will depend on the facts as to (i) whether a common layout plan was approved by the Town and Country Planning Department for the entire project inclusive of the disputed three towers or a separate plan was got approved for the said three towers and (ii) whether the promoter had excluded these three towers at the time of launching of the project.



3. The above referred questions need adjudication by a bench comprising of all the three members of the Authority. So, the case is adjourned to 10.02.2020.

True copy



dm ✓
Executive Director,
HRERA, Panchkula

✓
A copy of the above is forwarded to CTP, HRERA Pkl. for information and taking further action in the matter.

dm
7/2/20

IA(Divya)