



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 24.01.2024.

Item No. 239.52

Request For change of project cost.

Promoter: M/s Soha Realty Private Limited.

Project: "Olive Town", situated at situated at Sector-98, Tehsil And District Faridabad, Haryana.

Reg. No: HRERA-PKL-FBD-449-2023 dated 08.05.2023.

Temp Id: RERA-PKL-1255-2023.

1. This matter was considered by the Authority on 21.08.2023 wherein following directions were passed:

"1. M/s Soha Realty Private Limited vide letter dated 08.08.2023 has requested to change the project cost of the project namely "Olive Town" on land measuring 11.25 acres situated in village Kheri Kalan, Sector-98, Faridabad developed by Soha Realty Private Limited registered vide reg No. HRERA-PKL-FBD-449-2023 dated 08.05.2023.

2. Promoter has submitted that due to clerical error the land cost Rs. 558.02 Lakhs was wrongly mentioned in the said HRERA application instead of Rs. 1719.44 Lakhs. Therefore, the estimated cost of project is increased from 3366.95 Lakhs to Rs. 4528.37 Lakhs.

<i>Particulars</i>	<i>Estimated Cost submitted in the A-H Form at the time of registration</i>	<i>Proposed Corrections in the Estimated Cost</i>
<i>Estimated Cost of the project</i>	<i>3366.95 Lakhs</i>	<i>4528.37 Lakhs</i>
<i>Cost of the Land</i>	<i>558.02 Lakhs</i>	<i>1719.44 Lakhs</i>



Estimated cost of construction of apartments	0 Lakhs	0 Lakhs
Estimated cost of infrastructure and other structures	1059.80 Lakhs	1059.80 Lakhs
Other Costs including EDC, Taxes, Levies etc.	1749.13 Lakhs	1749.13akhs

3. The promoter has stated that CA certificates have been attached. However, no CA certificates have been enclosed with the application. The applicant has not submitted demarcation, zoning, service plans, approved building plans for commercial pocket, and environment clearance certificate.
 4. Authority observed that promoter has not given any cognizant reason for increase in land cost. After consideration, Authority decided that request of promoter cannot be acceded to.
 5. Promoter be asked to submit demarcation, zoning, service plans, approved building plans for commercial pocket, and environment certificate.
 6. Adjourned to 16.10.2023."
2. The matter was then considered by the Authority on 06.11.2023. However, no reply was filed by promoter and the matter was adjourned to 15.01.2024.
 3. The applicant promoter has still not filed reply to the above mentioned deficiencies.
 4. As no reply has been submitted, one last opportunity is granted to promoter to submit the reply.
 5. Adjourned to 20.03.2024.



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17/2/24.

True copy

Handwritten signature

Executive Director,
HRERA, Panchkula

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

LA Ashima