



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 31.01.2024.

Item No. 240.19

Request to add additional area measuring 3.643 acres in already registered project.

Promoter: Soha Developers Private Limited.

Project: "Wonder Walk" a Commercial Plotted Colony on land measuring 3.668 acres falling in the revenue estate of village Kheri Kalan, Sector-88, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-462-2023 dated 31.05.2023 valid upto 12.04.2028.

Temp ID: RERA-PKL-1269-2023.

Present: Representative of promoter.

1. This matter was last considered by the Authority on 04.12.2023 wherein following order was passed:

"1. M/s Soha Developers Private Limited vide letter dated 17.11.2023 has submitted that they have registered their project namely "Wonder Walk" vide registration no. HRERA-PKL-FBD-462-2023 dated 31.05.2023 valid upto 12.04.2028 for land measuring 3.668 acres vide license nos. 79 of 2022 dated 24.06.2022 ad license no. 80 of 2023 dated 13.04.2023.

2. The promoter has submitted that they have been granted another license bearing no. 191 of 2023 dated 21.09.2023 valid upto 20.09.2028 for land measuring 3.643 acres. DTCP, Haryana has issued a combined in-principle revised layout plan dated 15.11.2023 of total licensed area 7.3125 acres for the development of commercial colony. Therefore, request has been made to add the additional area measuring 3.643 acres in already registered project namely "Wonder Walk".

3. The promoter has paid fee of ₹6,65,000/- via demand draft dated 16.11.2023 which is in order.



4. The promoter has submitted combined list of inventory according to the revised layout plan. It has been submitted that promoter has not sold/no third party right created in said commercial colony.
5. No document proving the fact that the promoter has the authority to file present application requesting to add additional area in already registered project, has been submitted by the promoter since license in this case has been granted to eight individuals in collaboration with Soha Developers Pvt. Ltd.
6. Further the promoter has not submitted form REP-I (A-H) for area measuring 7.3125 acres duly clubbing both area i.e. 3.668 acres and 3.643 acres.
7. After consideration, Authority decided that till final approval is granted by DG, TCP, the request of promoter cannot be considered. Fee will be calculated after submission of standard design of plots by promoter.
8. Adjourned to 29.01.2024."

2. The promoter has not filed any reply to the above mentioned deficiencies.
3. Representative of promoter submitted that reply has been filed on 24.01.2024. After considering the reply, Authority decided as under:-
 - i. Revised REP-I (A-H) for area measuring 7.312 acres is to be filed as REP-I, submitted by promoter has many cuttings/ overwriting's.
 - ii. REP-II has not been submitted.
 - iii. Undertaking from landowners, licenses/ promoter to the effect that 70% of the amount collected from allottees will be deposited in RERA Account.
4. Adjourned to 27.03.2024.



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13/12/24.

True copy

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Executive Director,
HRERA, Panchkula

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

[Handwritten signature]
A (Ashima)