



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.03.2024.

Item No. 246.12

Request for change of project cost.

Promoter: 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 valid upto 13.03.2028.

Temp ID: RERA-PKL-1255-2023.

Present: Mr. Subodh Saxena and Ms. Devi.

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.

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



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	1749.13lakhs

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 and 24.01.2024. However, no reply was filed by promoter and the matter is now adjourned to 20.03.2024 giving last opportunity to the promoter to submit reply.
 3. The promoter vide reply dated 12.03.2024 has submitted that the demarcation plan, zoning plan, service plans, commercial building plan are not approved from the office of the DTCP, Haryana and has undertaken that whenever plans will approve, they will submit the same before the Authority.
 4. It has further been submitted that the area of the project is not falling in the preview of environmental clearance and consent to establish will be applicable on said project. A copy of consent to establish issued from the office of Haryana Pollution Control Board, Haryana has been submitted. Request has been made to change the project cost.
 5. Registration was granted on 08.05.2023. Demarcation/ zoning/ service plan estimates have not yet been got approved by the promoter.
 6. Mr. Subodh Saxena, Ld. Counsel stated that out of 170 plots, 100 plots have been sold. Promoter has not submitted demarcation/ zoning plan. Hence, Authority decided as under:-
 - i. Further sale in the project is banned.



ii. Promoter should submit an affidavit giving details of the sold plots, amount collected from allottees duly supported by a CA certificate.

7. Adjourned to 15.05.2024.



[Handwritten signature]
3/4/24.

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)