



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 15.05.2024.

**Item No. 253.08**

**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, Authorized Representative.

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 last considered by the Authority on 20.03.2024 wherein following was observed:

“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, Id. Counsel states 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.”

3. The promoter vide reply dated 03.05.2024 has submitted copy of approved demarcation cum zoning plan and zoning plan of commercial area measuring 0.4441 acres. It has been submitted that service plan estimates and commercial building plan are under process for approval from DTCP.

The promoter has submitted that they have sold 112 plots out of 170 plots upto 20.03.2024 and the total collection amount from allottees is ₹3191.48 lacs against the sold 112 plots. An Affidavit and CA certificate in this regard has been submitted. However, it has been mentioned in the CA certificate that this certificate is being issued as per the records, documents produced and information provided by the management.



4. Request has been made to withdraw the order dated 20.03.2024 by which sale in the project has been banned and consider their application to change the project cost in online form.
5. The promoter has not filed online QPRs.
6. The request of the promoter to change the project cost in online form (from 558.02 lacs to 1719.44 lacs) has already been considered by the Authority in its meeting held on 20.03.2024 (Item No.246.12) and rejected.
7. After consideration, Authority decided that suo-motu complaint be registered against promoter for not filing online QPRs. Authority further decided that promoter should correct the land cost as per orders of Authority dated 20.03.2024 which will be uploaded on web portal of Authority. After that QPRs can be uploaded by promoter.
8. Adjourned to 07.08.2024.



True copy

*Deen*

Executive Director,  
HRERA, Panchkula

*23/5/24*

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

*LA (Ashima)*