



**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 14.08.2024.

**Item No. 262.10**

**Request for Change of Cost of Project.**

**Promoter:** Soha Realty Private Limited.

**Project:** "Olive Town", an Affordable residential plotted colony on land measuring 11.25 acres 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. Rajesh Goswami, Ld. Advocate & Mr. Rajdeep Sharma.

1. The 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 ₹ 558.02 Lakhs was wrongly mentioned in the said HRERA application instead of ₹ 1719.44 Lakhs. Therefore, the estimated cost of project is increased from 3366.95 Lakhs to ₹ 4528.37 Lakhs.

<b>Particulars</b>	<b>Estimated Cost submitted in the A-H Form at the time of registration</b>	<b>Proposed Corrections in the Estimated Cost</b>
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 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 a 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. An Affidavit and CA certificate in this regard have 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. The matter was last considered by the Authority on 15.05.2024 wherein following was observed:



“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.”

5. In compliance of above order, suo motu complaint no. 851 of 2021 has been registered against the promoter for not uploading QPRs which is listed for hearing on 07.08.2024.

6. The promoter has moved an application on 04.07.2024 under Section 39 of RERD Act, 2016 for rectification of orders dated 06.11.2023, 24.01.2024, 20.03.2024 and 15.05.2024. It has been submitted since Section 39 has limited scope and as per past resolutions and notifications, this Authority has permitted to move review applications against its orders, therefore this application may be treated as a review application. The promoter is seeking review on the ground that in the absence of proper representation on behalf of applicant it could not be effectively brought to the knowledge of the Authority that there had been no change in the size and area of the land since the very beginning and land cost which was ₹1719.44 lacs was inadvertently mentioned as ₹558.02 lakhs in the application because of hyper technical situation and same was noticed while preparing the QPRs. It has been prayed to allow the present application and rectify the orders and necessary corrections be made in the land cost.

7. Authority observes that the matter 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. Authority decided that there is no provision to review the orders. The promoter's request has rightly been rejected and there is no scope for rectification of it now.



True copy

*all ready*  
30/8/24

*Deen*

Executive Director,  
HRERA, Panchkula

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

CA/Rshima)