



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2727 OF 2023

HRERA, Panchkula

....COMPLAINANT

VERSUS

Soha Realty Private Limited

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 10.07.2024

Hearing: 2nd

Present: - Sh. Shubhnit Hans, counsel for the respondent

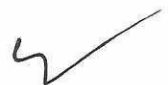
ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo-motu complaint was registered against the respondent of the project namely; 'Olive Town' registered vide registration no. HRERA-PKL-FBD-449-2023 dated 08.05.2023.

2. A notice under Section 35 was issued to the respondent as to why it has booked/sold plots and received two cheques from Mr. Vinamrata Sharma

and Narender Kaushik in August and Septemebr 2022 before obtaining RERA registration on 08.05.2023.

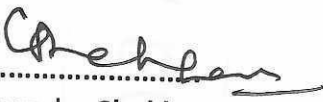
3. The respondent vide reply dated 02.04.2024 has submitted that Mr. Vinamrata Sharma and Mr. Narender Kaushik who are residing in Faridabad are well known to Mr. Devi Charan from many years, who is the director of Soha Realty Private Limited (respondent company). The respondent had purchased many land parcels in Faridabad for development, however some of the land was found to be not of much use to the respondent company. In pursuance of the same Mr. Vinamrata Sharma and Mr. Narender Kaushik had approached the respondent's company director to purchase one of those land parcels from the respondent company and an agreement to sell dated 27.08.2022 was also executed for sale of land and the said amount received by respondent company is towards the sale proceeds of the said land. Further, Mr. Vinamrata Sharma and Mr. Narender Kaushik had changed their plan to purchase the said land and subsequently they decided that amount received by respondent company be adjusted in the plotted colony 'Olive Town' being developed by the respondent company. Mr. Vinamrata Sharma and Mr. Narender Kaushik wrote a request letter dated 09.06.2023 requesting for adjustment of the amounts which was received by the respondent company against the said land. The registration of the said project was received by the respondent company on 08.05.2023. It has been submitted that the respondent company had not sold any plots to Mr.




Vinamrata Sharma and Mr. Narender Kaushik before grant of RERA registration. It is only after the request letter was received from them, the said plots were allotted in July 2023. Request has been made to withdraw the show cause notice as no violation has been made by the respondent company.

4. In view of the reply submitted by the respondent, the Authority decides to discharge the present show cause notice.

5. **Disposed of.** File be consigned to record room after uploading of order on the website of the Authority.


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Chander Shekhar
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman