



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-SNP-802-2025 dated 03.12.2025 valid upto
07.09.2030

Project: "Arconia City" a Residential Plotted Colony to be developed on additional land measuring 6.35 acres (in addition to license no. 169 of 2025 dated 08.09.2025 measuring 30.9375 acres) situated in the revenue estate of Village Akbarpur Barota, Sector 35 Sonipat.

Promoter: Soha Developers Private Limited HS-16, Kailash Colony, New Delhi -110048.

The application of the promoter for registration of additional area measuring 6.35 acres was placed before the Authority in its meeting held on 13.05.2026 vide Item No. 322.03 (Vii) wherein the Authority decided to grant supplementary registration for the additional area. Revised proforma A to H, REP II, revised layout plan and the revised zoning plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- I. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. That the promoter shall not sell any part of the commercial sites measuring 1.4915 acres unless the building plans of the said sites are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- IV. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- V. Promoter shall also submit a copy of revised NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VII. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VIII. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- IX. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- X. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:

Name of licensee/landowner	Plot No.	Plot Area (in Sq mtr)	Total Plots	Total area (in sq mtrs.)
A-Smt. Uma Singh	G-251	409.04	21	4374.15
	C1-058	250.77		
	C1-059	250.77		
	C1-060	250.77		
	D-082	188.99		
	D-083	188.99		
	D-084	188.99		
	D-089	188.99		
	D-090	188.99		
	D-091	188.99		
	D-152	188.99		
	D-153	188.99		
	D-154	188.99		
	D-156	188.99		
D-157	188.99			

✓

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

	D-174	188.99		
	D-175	188.99		
	D-176	188.99		
	D-201	188.99		
	D-202	188.99		
	D-203	188.99		
B-Sh. Aijaz Ali	G-252	409.04	4	1037.78
	C1-063	250.77		
	D-119	188.99		
	D-122	188.99		
	TOTAL			5411.93

- XI. That as per joint undertaking cum affidavit dated 22.04.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- XII. That as per the joint undertaking dated 22.04.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-SNP-802-2025 dated 03.12.2025 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman

**HRERA
Panchkula**

Temp Project Id : RERA-PKL-PROJ-2049-2026

Submission Date : 04-05-2026 01:27:12 PM

Applicant Type : Company

Project Type: ONGOING

Forwarding letter and Index

From

To

The Haryana Real Estate Regulatory
Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named
located at

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:


Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

Signature of the Applicant
Mobile No. _____
Email ID _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

**SOHA DEVELOPERS
PRIVATE LIMITED**

**HS-16, KAILASH COLONY,
NEW DELHI -110048**

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.
(Annex a copy in Folder A)

CIN No.
(Annex a copy in Folder A)

9891971444 (Number Shared
by Promoter in Public)

arconiacitysoha@gmail.com

XXXX712Q

U45204DL2010PTC205489

2. Managing Director/HOD/CEO:



Name : **SHAHZAD AKHTAR**

Residential Address : **Sabar Husain W-1003rd Floor Greater Kailash
Part-1 South Delhi-110048**

Phone (landline)

Phone (Mobile) **9718973600** (Number Shared by Promoter in Public)

Email ID **shahzadakhtar@sohagroup.in**

PAN No. **XXXX261G**
(Annex a copy in Folder A)

3. Director 1:



Name : **DEVI CHARAN**

Residential Address : **498 Sector-17 Kheri Kalan 113 Faridabad
Haryana-121002**

Phone (landline)

Phone (Mobile) **9891971444** (Number Shared by Promoter in Public)

Email ID **dev0031@gmail.com**

PAN No. **XXXX472D**
(Annex a copy in Folder A)

4. Director 2:

Name : **TAHSEEN HAIDER**

For Soha Developers Pvt. Ltd.


Auth. Signatory



Residential Address : D 190 third floor abdul fazal enclave part 1
Jamia Nagar south Delhi Delhi-110025

Phone (landline)

Phone (Mobile) 8307151141 (Number Shared by Promoter in Public)

Email ID tahseenhaider@sohagroup.in

PAN No. XXXX219P
(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : DEVI CHARAN

Residential Address : 498 Sector-17 Kheri Kalan 113 Faridabad
Haryana-121002

Phone (landline)

Phone (Mobile) 9891971444 (Number Shared by Promoter in Public)

Email ID dev0031@gmail.com

PAN No. XXXX472D
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my
knowledge and belief and nothing has been concealed.

Signature of the Applicant/
authorised representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

ARCONIA CITY

2. Address of the site of the project
(Annex a copy in Folder A)

**VILLAGE AKBARPUR
BAROTA, SECTOR-35,
TEHSIL & DISTRICT
SONIPAT, HARYANA**

Tehsil

RAI ST

District

SONIPAT

3. Contact details of the site office of the project:

Phone(Landline)

Phone(Mobile)

Email

9891971444 (Number Shared
by Promoter in Public)

arconiacitysoha@gmail.com

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

DEVI CHARAN

9891971444 (Number Shared
by Promoter in Public)

arconiacitysoha@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp _____

Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-1**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

.....

.....

.....

.....


2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	260311262982623	11-03-2026	295930	ICICI BANK CREDIT CARD	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant
Mobile no. _____
Email ID _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - B****Information relating to the project land and license:**

- | | |
|---|--|
| 1. Land area of the project | 6.35 (Acre) |
| 2. Permissible FAR | 1.00 for Plotted and 1.5 For Commercial |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 6.35 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B) | License No. 29 of 2026 dated 17.02.2026 additional to License no. 169 of 2025, dated 08.09.2025 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name SOHA DEVELOPERS PRIVATE LIMITED	Address HS-16, KAILASH COLONY, NEW DELHI - 110048
Licensee 2:	Name UMA SINGH	Address VILLAGE AKBARPUR BAROTA, TEHSIL RAI & DISTRICT SONEPAT
Licensee 3:	Name AJAZ ALI	Address HO. NO. 787, THIRD FLOOR, GALI NO. 12, ZAKIR NAGAR, OKHLA, SOUTH DELHI- 110025

For Soha Developers Pvt. Ltd.



Auth. Signatory

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration
(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

Annexure-B- YES

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence. (State facts in brief or Annex in folder B)

AGREEMENT/POWER OF ATTORNEY MADE BEFORE GRANT OF LICENCE

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B)

THE OWNER SHALL BE ENTITLED TO SHALL BE ENTITLED TO 50% SHARE OF THE DEVELOPED AREA OF RESIDENTIAL UNITS AS WELL AS COMMERCIAL UNITS AND IN CONSIDERATION FOR AND IN LIEU OF TAKING APPROVALS, DEVELOPING AND MARKETING THE SAID PROJECT AND SELLING OF UNITS IN THE SAID PROJECT, THE DEVELOPER SHALL BE ENTITLED TO 50% SHARE OF THE DEVELOPED AREA OF RESIDENTIAL UNITS AS WELL AS COMMERCIAL UNITS.

v. Has ownership of the land changed after grant of license (Annex details in folder B)

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership (Annex details in folder B)

Yes

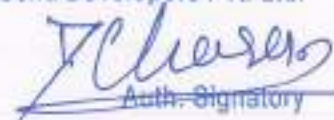
vi. Will applicant himself be marketing the project (Provide details in folder B)

Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project (Annex a copy of the project in Folder C)	5115.97 Lakhs
i. Cost of the land (if included in the estimated cost)	2657.46 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1280.36 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	1178.15 Lakhs

2. The total land of the project measuring 6.35 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	3.215
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	1.67306
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.442
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.00769
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0

For Soha Developers Pvt. Ltd.


Auth. Signatory

12	ANY OTHER	0
13	NURSERY	0.513
14	PRIMARY	0.5
	Total	6.35075

For Soha Developers Pvt. Ltd.


Auth. Signatory

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	UHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For Soha Developers Pvt. Ltd.



Auth. Signatory

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

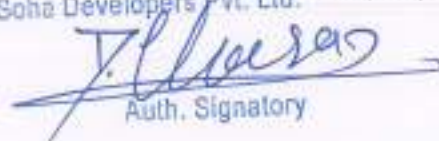
Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	230.37	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	160.04	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	160.07	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	160.06	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	160.15	AS PER PROJECT REPORT
6	STREET LIGHTING	0	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	160.04	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	0	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT
14	ANY OTHER	89.66	AS PER PROJECT REPORT
15	BOUNDARY WALL GATE AND GUARDROOM	159.98	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

17-02-2026 (date)

6. Date of approval of Building Plans

For Soha Developers Pvt. Ltd. NA (date)


Auth. Signatory

(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	APARTMENT/SHOPS/OTHER BUILDINGS Type COMMERCIAL -I	4125.000	1	4125	0	1	0
2	APARTMENT/SHOPS/OTHER BUILDINGS Type COMMERCIAL -II	1910.870	1	1910.87	0	1	0
3	PLOT Type C	199.240	1	199.24	1	0	0
4	PLOT Type C1	250.774	14	3510.836	14	0	0
5	PLOT Type D	188.990	167	31561.33	34	133	0
6	PLOT Type D1	181.280	1	181.28	1	0	0
7	PLOT Type E	233.919	5	1169.595	0	5	0
8	PLOT Type A	257.810	12	3093.72	12	0	0
9	PLOT Type G	409.042	20	8180.84	20	0	0
10	PLOT Type H	251.003	61	15311.183	0	61	0
11	PLOT Type I	228.040	7	1596.28	0	7	0
12	PLOT Type EWS-A	50.00	67	3350	0	67	0
13	PLOT Type EWS-B	50.04	16	800.64	0	16	0
14	PLOT Type F	184.098	33	6075.234	0	33	0
15	PLOT Type B	192.721	10	1927.21	10	0	0
	Total		416	82993.258	92	324	0

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

For Soha Developers Pvt. Ltd.



Auth. Signatory

(b) Time schedule of completion of already booked apartments:

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

(c) Time schedule for development of infrastructure:

Start Date	01-04-2026
Percentage completion Upto the date of application	0
Projected date of completion	07-09-2030

(d) Provide further details in the proforma REP-I Part-C-X.**YES****(e) Plan of action for completing the Project along with requisite infrastructure.****YES
ATTACHED****(iii) Status in respect of plotted colony:-****(a)**

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	92	THE COLONY IS UNDER PROCESS OF DEVELOPMENT AND THE PROMOTER WILL HANDOVER THE POSSESSION ACCORDING TO THE TIME SCHEDULE

(b) Schedule for development of Infrastructure:

Start Date	01-04-2026
Percentage completion	0
Projected date of completion	07-09-2030

(c) Provide further details in the proforma REP-I Part-C-X.**YES****(d) Schedule of completing the project and handing over possession of the plots.****YES
ATTACHED****(iv) Vehicle parkings details of the project-**

a) Underground parking	0
b) Stilt parking	0
c) Covered parking	0
d) Open parking	0
e) Independent garages	0

(v) Quarterly schedule of development of whole/remaining part of the project:

For Soha Developers Pvt. Ltd.



Auth. Signatory

(a) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For Soha Developers Pvt. Ltd.

 Auth. Signatory

(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

For Soha Developers Pvt. Ltd.


Auth. Signatory

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	0
Water Supply System			0	0
Sewerage treatment & garbage disposal			12.31	12.40
Electricity Supply System			0	0
Storm Water Drainage			12.31	12.31
Parks and Playgrounds			0	0
Clubhouse/community centres			0	0
Shopping area			0	0
Other			6.90	6.90
Boundary wall Gate and Guard Room			20.00	20.00

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	6.01	6.01	6.01
Water Supply System	0	16.01	16.01	16.00
Sewerage treatment & garbage disposal	12.31	12.40	12.31	12.31
Electricity Supply System	0	16.01	16.00	16.00
Storm Water Drainage	12.31	12.31	12.32	12.32
Parks and Playgrounds	0	0	0	20.00
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	6.90	6.90	6.90	6.88
Boundary wall Gate and Guard Room	20.00	20.00	20.00	20.00

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6.01	6.02	6.02	6.02
Water Supply System	16.00	16.00	16.00	16.00
Sewerage treatment & garbage disposal	12.31	12.31	12.31	12.31
Electricity Supply System	16.00	16.01	16.01	16.01

For Soha Developers Pvt. Ltd.



Auth. Signatory

Storm Water Drainage	12.32	12.31	12.31	12.31
Parks and Playgrounds	20.00	20.00	20.00	20.00
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	6.90	6.90	6.90	6.90
Boundary wall Gate and Guard Room	20.00	20.00		

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6.02	91.13	91.13	
Water Supply System	16.00	16.00	16.01	
Sewerage treatment & garbage disposal	12.31	12.31	12.31	
Electricity Supply System	16.01	16.00	16.00	
Storm Water Drainage	12.31	12.31	12.31	
Parks and Playgrounds	20.00	20.00	20.00	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	
Other	6.90	6.90	6.90	

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-1**Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	NA
ii. No. of Flats/ Apartments booked	0	NA
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	0 Lakhs	NA
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	0 Lakhs	NA
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	0 Lakhs	NA
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	0 Lakhs	NA
vii. Amount invested in the project upto the date of application	5900 Lakhs	
Land cost (if any)	4274 Lakhs	
Apartments	0 Lakhs	NA
Infrastructure	90 Lakhs	
EDC/ Taxes Etc.	1536 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	14935.25 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	0 Lakhs	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	

For Soha Developers Pvt. Ltd.



Auth. Signatory

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	991.61	0
II. WATER SUPPLY SYSTEM	592.74	0
III. STORM WATER DRAINAGE	1174.90	0
IV. ELECTRICITY SUPPLY SYSTEM	1500.00	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL.	901.46	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	428.19	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	450.73	0

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - D

Accounts related information:

- | | |
|---|--|
| 1. Annex copy of the balance sheet of last 3 years | Yes |
| 2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. | Yes |
| 3. Bank account to which the deposits received from apartment buyers will be credited | |
| Bank and Branch address | ICICI BANK LTD. BOOTH NO. 104-105
DISTRICT CENTRE, SECTOR 16
FARIDABAD, HARYANA-121007 |
| Bank Account number | 777705113600 |
| IFSC code | ICIC0000083 |
| MICR code | 110229010 |
| Branch code | 0083 |
| 4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) | Shri Sunil Dutt Sharma S/o Shri Mamraj
Sharma, R/o A-108, Vijay Vihar Phase -2,
Rohini, Delhi-110085 |
| 5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) | YES |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised
Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

For Soha Developers Pvt. Ltd.


Auth. Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Soha Developers Pvt. Ltd.


Auth. Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE	ALREADY BEEN OBTAINED	17-02-2026
II. LAYOUT	ALREADY BEEN OBTAINED	17-02-2026
III. DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	11-03-2026

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____

Seal _____

Date _____

For Soha Developers Pvt. Ltd.



Auth. Signatory

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/
booked in favour of the apartment buyers.
(Annex a copy in Folder F) **Yes**

2. A copy of the Draft Agreement which shall be made before seeking any
deposit exceeding 10% of the cost of the apartment. (Based on the model
agreement prescribed in the Rules)
(Annex a copy in Folder F) **Yes**

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F) **AS RERD ACT AND RULES**

I hereby declare that the above information and particulars are based on record and are true to the best of my
knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-1**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **ARCONIA CITY, SECTOR-35, SONIPAT**
2. Particulars of the project in brief:
- i. Total area of the project **30.9375**
- ii. Total number of apartments **0**
- iii. Total number of plots **334**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **92**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	11543.51	0	1626
Cost of the apartments	0	0	0
Cost of the infrastructure	6237.96	0	90
Others costs	5305.55	0	1536

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1235 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **14235.40 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **07-09-2030**
11. Likely date of completion of the project. **07-09-2030**

For Soha Developers Pvt. Ltd.



Auth. Signatory

1. Name and location of the project **WONDER WALK, SECTOR-88,FARIDABAD**
2. Particulars of the project in brief:
- i. Total area of the project **7.3125**
- ii. Total number of apartments **472**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **225**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	19340	0	6368.22
Cost of the apartments	10308	0	2373.93
Cost of the infrastructure	0	0	0
Others costs	89600	0	3994.27

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1888.24 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **11611.76 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **12-04-2028**
11. Likely date of completion of the project. **12-04-2028**

For Soha Developers Pvt. Ltd.


Auth. Signatory

04/05/2026, 13:27

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

For Sohe Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For Soha Developers Pvt. Ltd.



Auth. Signatory

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
4 . BED ROOMS		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
6 . KITCHEN		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA

For Soha Developers Pvt. Ltd.



Auth. Signatory

6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
8 . SIT-OUTS		
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	02-05-2026	View Document
2	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	04-05-2026	View Document
3	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	02-05-2026	View Document
4	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	02-05-2026	View Document
5	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	04-05-2026	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	02-05-2026	View Document
7	DEMARICATION PLAN	02-05-2026	View Document
8	ZONING PLAN	02-05-2026	View Document
9	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	02-05-2026	View Document
10	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	02-05-2026	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

For Soha Developers Pvt. Ltd.



Auth. Signatory

**MANUALLY FILLED A TO H FOR THE
COMPLETE AREA**

For Soha Developers Pvt. Ltd.


Auth. Signatory

**HRERA
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-
1847-2025**

**Submission Date : 19-10-2025 11:23:07
AM**

Applicant Type : Company

Project Type: NEW

FORM REP-I

Part - A

1. Name and registered
address of the company

**SOHA DEVELOPERS
PRIVATE LIMITED**

(Annex a copy in Folder A)

**HS-16, KAILASH COLONY,
NEW DELHI -110048**

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.
**(Annex a copy in Folder
A)**

CIN No.
**(Annex a copy in Folder
A)**

9891971444 (Number Shared
by Promoter in Public)

arconiacitysoha@gmail.com

XXXX712Q

U45204DL2010PTC205489

2. Managing
Director/HOD/CEO:

Name : SHAHZAD AKHTAR

**Residential Address : Sabar Husain W-1003rd Floor
Greater Kailash Part-1 South Delhi-110048**

For Soha Developers Pvt. Ltd.


Auth. Signatory

11/03/2026, 18:15



Phone (landline)

Phone (Mobile) 9718973600 (Number Shared by Promoter in Public)

Email ID shahzadakhtar@sohagroup.in

PAN No. XXXX261G
(Annex a copy in Folder A)

3. Director 1:

Name : DEVI CHARAN

Residential Address : 498 Sector-17 Kheri Kalan 113
Faridabad Haryana-121002

Phone (landline)

Phone (Mobile) 9891971444 (Number Shared by Promoter in Public)

Email ID dev0031@gmail.com

PAN No. XXXX472D
(Annex a copy in Folder A)

4. Director 2:

Name : TAHSEEN HAIDER

Residential Address : D 190 third floor abdul fazal
enclave part 1 Jamia Nagar south Delhi Delhi-110025

Phone (landline)

Phone (Mobile) 8307151141 (Number Shared by Promoter in Public)

Email ID tahseenhaider@sohagroup.in

PAN No. XXXX219P
(Annex a copy in Folder A)5. Authorised representative
for correspondence with
Authority:

For Soha Developers Pvt. Ltd.

Auth. Signatory

Name : DEVI CHARAN

**Residential Address : 498 Sector-17 Kheri Kalan 113
Faridabad Haryana-121002**

Phone (landline)

Phone (Mobile) **9891971444** (Number Shared by Promoter in Public)

Email ID **dev0031@gmail.com**

PAN No. **XXXX472D**
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant/
authorised representative**
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.

J. Chasen
Auth. Signatory

FORM REP-I**Part - A****Location and Address of the project:**

1. Name of the project

ARCONIA CITY

2. Address of the site of the project

**VILLAGE AKBARPUR
BAROTA, SECTOR-35,
TEHSIL & DISTRICT
SONIPAT, HARYANA****(Annex a copy in Folder
A)**

Tehsil

RAI ST

District

SONIPAT

3. Contact details of the site office of the project:

Phone(Landline)

Phone(Mobile)

9891971444 (Number Shared
by Promoter in Public)

Email

arconiacitysoha@gmail.com

4. Contact person at the site office:

Name

DEVI CHARAN

Phone(Landline)

Phone(Mobile)

9891971444 (Number Shared
by Promoter in Public)

Email

arconiacitysoha@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Soha Developers Pvt. Ltd.



Auth. Signatory

**Signature of the Applicant /
Authorised Representative
Stamp** _____

Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	1847	18-10-2025	1428000	AU SMALL FINANCE BANK FARIDABAD	HRERA Panchkula
2	260311262982623	11-03-2026	295930	ICICI Bank Credit Card	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. _____

Email ID _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

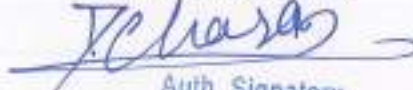
FORM REP-I**Part - B****Information relating to the project land and license:**

- | | |
|---|--|
| 1. Land area of the project | 37.2875 (Acre) |
| 2. Permissible FAR | 1.00 for Plotted
and 1.5 For
Commercial |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 37.2875 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | License no. 169
of 2025, dated
08.09.2025 &
License No. 29 of
2026 dated :
17.02.2026 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:

Name **SOHA DEVELOPERS
PRIVATE LIMITED**Address **HS-
16, KAILASH
COLONY, NEW
DELHI-110048**

For Soha Developers Pvt. Ltd.



Auth. Signatory

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration

(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

Annexure-B- YES

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

AGREEMENT/POWER OF ATTORNEY MADE BEFORE GRANT OF LICENCE

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**

THE DEVELOPER IS HAVING RIGHT TO DEVELOP, CONSTRUCT, RIGHT TO MARKET/SELL THE FSI/SELLABLE UNIT, ADVERTISEMENT, SALES CAMPAIGN, RAISE DEMAND AS PER BOOKING/AGREEMENT TO SALE TERMS, TO RECEIVE PAYMENTS FROM CUSTOMERS IN HRERA ACCOUNT, AND EXECUTE ALLOTMENT LETTERS, AGREEMENT TO SALE, LEASE DEED/SALE DEED/CONVEYANCE DEED IN FAVOUR OF PROSPECTIVE BUYERS/CUSTOMERS AND OTHERS.


v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**

Yes

For Soha Developers Pvt. Ltd.


Auth. Signatory

vi. Will applicant himself be marketing the project (**Provide details in folder B**) **Yes**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Soha Developers Pvt. Ltd.



Auth. Signatory

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	25951.22 Lakhs
i. Cost of the land (if included in the estimated cost)	11949.20 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	7518.32 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	6483.70 Lakhs

2. The total land of the project measuring **37.2875 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	19.017
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	12.2727
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	3.2989

For Soha Developers Pvt. Ltd.



Auth. Signatory

6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.1110
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
13	COMMERCIAL	1.4915
14	NURSERY/PRIMARY SCHOOL	0.760
15	MILK AND VEG BOOTH	0.00680
16	SPACE FOR SERVICES	0.3200
17	PRIMARY SCHOOL	0.50
	Total	37.2875

For Soha Developers Pvt. Ltd.


Auth. Signatory

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	UHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For Soha Developers Pvt. Ltd.


Auth. Signatory

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	1221.98	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	752.78	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	1334.97	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	1660.07	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	1061.61	AS PER PROJECT REPORT
6	STREET LIGHTING	0	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	588.23	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	0	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT

For Soha Developers Pvt. Ltd.


Auth. Signatory

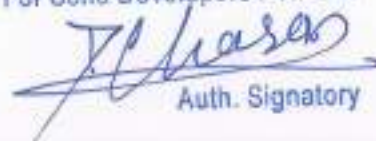
11/03/2026, 18:15

13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT
14	ANY OTHER	287.98	AS PER PROJECT REPORT
15	BOUNDARY WALL GATE AND GUARD ROOM	610.71	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. **17-02-2026**
(date)

6. Date of approval of Building Plans **NA** (date)

For Soha Developers Pvt. Ltd.


Auth. Signatory

7. New projects:

- | | |
|--|-------------------|
| i) Likely date of starting the construction work | 01-01-2026 |
| ii) Likely date of completing the project | 07-09-2030 |
| iii) Sizes of the plots to be offered in the project | |

For Soha Developers Pvt. Ltd.


Auth. Signatory

Sr. No	Plot Area(In Square Meter)	Number of plots in the project
1	257.810	12
2	192.721	10
3	199.240	1
4	250.774	14
5	188.990	167
6	181.280	1
7	233.919	5
8	184.098	33
9	409.042	20
10	251.003	61
11	228.040	7
12	50.00	67
13	50.04	16
14	4125.00	1
15	1910.87	1
	Total	416

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers

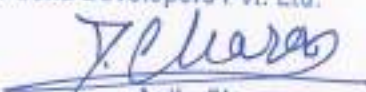
For Soha Developers Pvt. Ltd.


Auth. Signatory

11/03/2026, 18:15

Apartment/Shops/Other Buildings	0	0	0
---------------------------------	---	---	---

For Soha Developers Pvt. Ltd.


Auth. Signatory

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

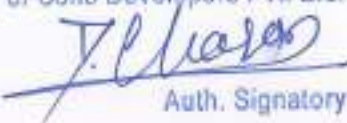
For Soha Developers Pvt. Ltd.


Auth. Signatory

(d) Infrastructure**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

For Soha Developers Pvt. Ltd.


Auth. Signatory

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	52.59	52.59	64.90	64.99
Electricity Supply System	0	0	0	0
Storm Water Drainage	52.59	52.59	72.41	72.41
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	12.02	12.02	18.92	18.92
Boundary Wall Gate and Guard Room	45.07	45.07	65.07	65.07

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	81.13	81.13	81.13
Water Supply System	0	61.08	61.08	85.31
Sewerage treatment & garbage disposal	72.41	72.41	72.41	72.41
Electricity Supply System	0	141.01	162.43	167.79
Storm Water Drainage	81.42	81.42	94.95	94.95
Parks and Playgrounds	0	0	0	72.59
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0

For Soha Developers Pvt. Ltd.



Auth. Signatory

Other	18.92	18.92	18.92	20.40
Boundary Wall Gate and Guard Room	65.07	65.07	65.07	65.07

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	81.13	126.22	126.22	126.22
Water Supply System	85.31	85.31	85.31	76.10
Sewerage treatment & garbage disposal	72.41	72.41	87.43	87.43
Electricity Supply System	167.79	169.58	169.58	173.15
Storm Water Drainage	94.95	94.95	102.46	109.97
Parks and Playgrounds	72.59	72.59	72.59	72.59
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	20.42	20.42	20.42	21.92
Boundary Wall Gate and Guard Room	65.07	65.07		

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	126.22	196.30	196.30	
Water Supply System	76.10	76.10	61.08	
Sewerage treatment & garbage disposal	72.41	72.41	72.41	
Electricity Supply System	173.15	167.79	167.79	
Storm Water Drainage	117.48	109.97	102.46	
Parks and Playgrounds	72.59	72.59	80.10	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	
Other	21.92	21.92	21.92	

For Soha Developers Pvt. Ltd.

J. Chara
Auth. Signatory

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address **ICICI BANK LTD. BOOTH NO. 104-105
DISTRICT CENTRE, SECTOR 16
FARIDABAD, HARYANA-121007**

Bank Account number **777705113600**

IFSC code **ICIC0000083**

MICR code **110229010**

Branch code **0083**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **Shri Sunil Dutt Sharma S/o Shri Mamraj Sharma, R/o A-108, Vijay Vihar Phase -2, Rohini, Delhi-110085**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **YES**

For Soha Developers Pvt. Ltd.


Auth. Signatory

11/03/2020, 18:15

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

For Soha Developers Pvt. Ltd.

Auth. Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Soha Developers Pvt. Ltd.


Auth. Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE	ALREADY BEEN OBTAINED	08-09-2025
II. LICENSE	ALREADY BEEN OBTAINED	17-02-2026
III. LAYOUT PLAN	ALREADY BEEN OBTAINED	17-02-2026
IV. DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	11-03-2026

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
Seal _____
Date _____

For Soha Developers Pvt. Ltd.

Auth. Signatory

FORM REP-I**Part - F**

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

No

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

No

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

AS RERA ACT AND RULES

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant
/ Authorised
Representative
Stamp _____
Date _____**

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **WONDER WALK, SECTOR-88, FARIDABAD**
2. Particulars of the project in brief:
- i. Total area of the project **7.3125**
- ii. Total number of apartments **472**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **225**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	19340	0	6368.22
Cost of the apartments	0	0	0
Cost of the infrastructure	10308	0	2373.93
Others costs	89600	0	3994.27

For Soha Developers Pvt. Ltd.



Auth. Signatory

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1888.24 Lakhs**

For Soha Developers Pvt. Ltd.


Auth. Signatory

- 6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **11611.76 Lakhs**
- 7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
- 8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
- 9. Whether any litigation is pending against the Project: Yes/No **No**
(If yes-give Annex details in folder G)
- 10. Initial date of completion of the project. **12-04-2028**
- 11. Likely date of completion of the project. **12-04-2028**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA

For Soha Developers Pvt. Ltd.



Auth. Signatory

11/03/2026, 18:15

19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For Soha Developers Pvt. Ltd.


Auth. Signatory

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
4 . BED ROOMS		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA

For Soha Developers Pvt. Ltd.



Auth. Signatory

5.5	SANITARY WARE/CP FITTINGS	NA
5.6	FIXTURES	NA
6. KITCHEN		
6.1	FLOOR	NA
6.2	WALLS	NA
6.3	CEILING	NA
6.4	COUNTERS	NA
6.5	FIXTURES	NA
6.6	KITCHEN APPLIANCES	NA
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NA
7.2	WALLS & CEILING	NA
7.3	TOILET	NA
7.4	BALCONY	NA
8. SIT-OUTS		
8.1	FLOOR	NA
8.2	WALLS & CEILING	NA
8.3	RAILINGS	NA
8.4	FIXTURES	NA

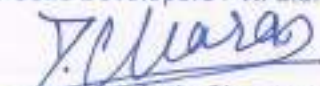
I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Soha Developers Pvt. Ltd.


Auth. Signatory

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	18-10-2025	View Document
2	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	18-10-2025	View Document
3	ZONING PLAN	18-10-2025	View Document
4	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	19-10-2025	View Document
5	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	18-10-2025	View Document
6	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	18-10-2025	View Document
7	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	17-10-2025	View Document
8	DEMARICATION PLAN	18-10-2025	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For Soha Developers Pvt. Ltd.


 Auth. Signatory

For Soha Developers Pvt. Ltd.


Auth. Signatory

Revenue Stamps



**Indian-Non Judicial Stamp
Haryana Government**



Date : 02/05/2026

Certificate No. E0B2026E195



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 151267735



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Soha developers pvt ltd

H.No/Floor: B27

Sector/Ward: 81

LandMark: Vipul plaza

City/Village: Faridabad

District: Faridabad

State: Haryana

Phone: 83*****41



Buyer / Second Party Detail

Name: Hrera

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 83*****41

Purpose: AFFIDAVIT CUM DECLARATION

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>



FORM 'REP-II'
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Devi Charan, duly authorized by the promoter of the proposed project namely "ARCONIA CITY", falling in the revenue estate of Village Akbarpur Barota, Sector-35, Tehsil & District Sonapat, Haryana;

I, Mr. Devi Charan, Authorized Signatory of **SOHA DEVELOPERS PRIVATE LIMITED** [CIN No. U45204DL2010PTC205489 and PAN No. – AAOCS4712Q, a company incorporated

For Soha Developers Pvt. Ltd.

Auth. Signatory

under the provisions of the Companies Act, 2013, having its registered office at HS-16, Kailash Colony, New Delhi -110048 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title and in collaboration to the land area measuring 6.35 acres (Soha Developers Private Limited land measuring 7 Kanal 0 Marla or 0875 Acres land measuring 35 Kanal 16 Marla or 4.475 Acres + Uma Singh land measuring 8 Kanal 0 Marla or 1.00 Acre) vide License no. 29 of 2026, dated 17.02.2026 for developing an Residential Plotted Colony, falling in the revenue estate of Village Akbarpur Barota, Sector-35, Tehsil & District Sonapat, Haryana on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 07.09.2030.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allotees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

That the promoter shall take all the pending approvals on time, from the competent authorities.

For Soha Developers Pvt. Ltd.


Auth. Signatory

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For Soha Developers Pvt. Ltd.



Auth. Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Faridabad on this 2nd day of May, 2026.

For Soha Developers Pvt. Ltd.



Auth. Signatory

Deponent



I know the deponent and Her/She
Signer's Full Name, Title, Rank
Impression in my presence

ATTESTED AS IDENTIFIED

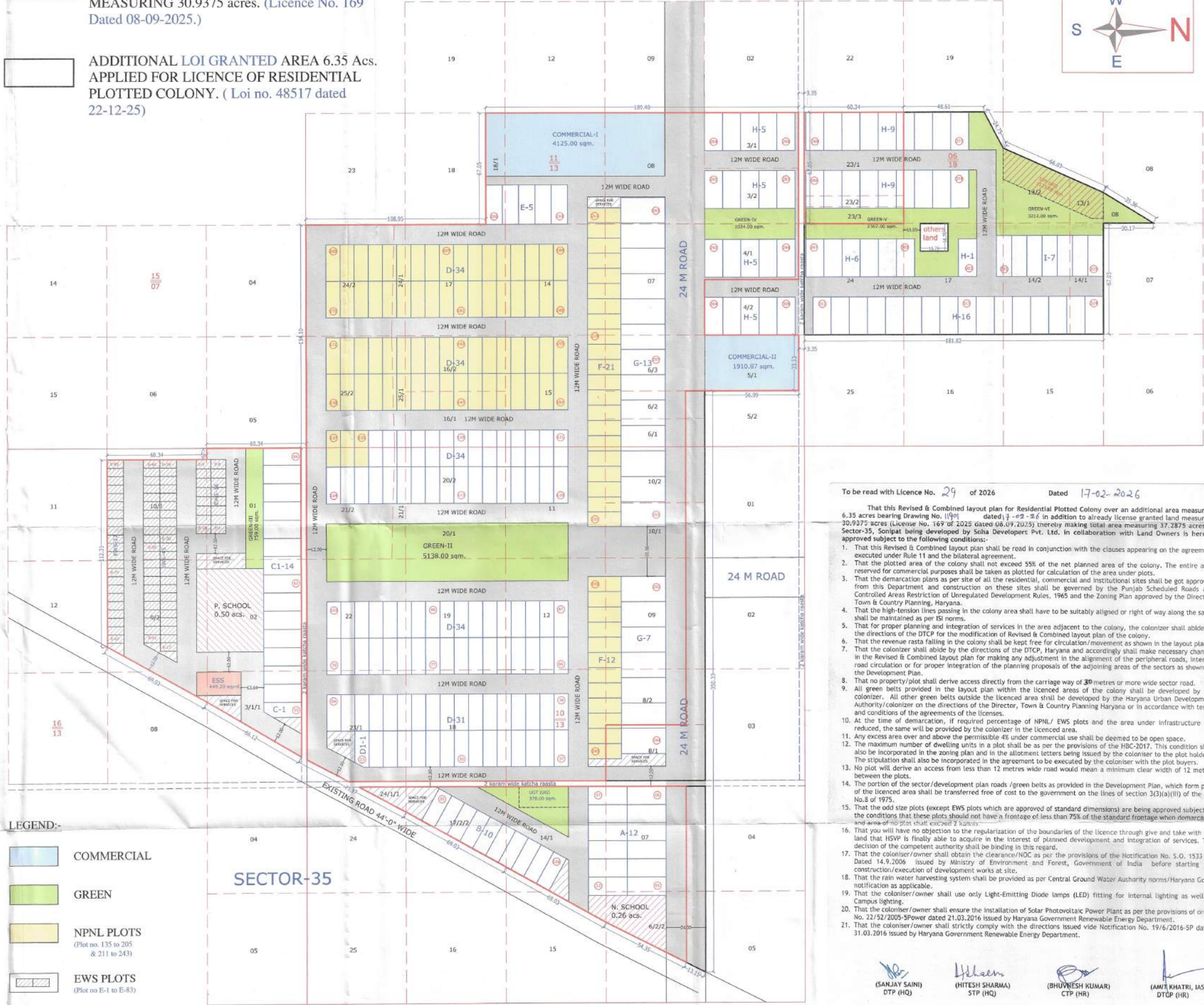
Notary, Faridabad (Haryana)

07 MAY 2026

02 MAY 2026

ALREADY LICENCE GRANTED AREA FOR RESIDENTIAL PLOTTED COLONY AREA MEASURING 30.9375 acres. (Licence No. 169 Dated 08-09-2025.)

ADDITIONAL LOI GRANTED AREA 6.35 Acs. APPLIED FOR LICENCE OF RESIDENTIAL PLOTTED COLONY. (Loi no. 48517 dated 22-12-25)



LEGEND:-

	COMMERCIAL
	GREEN
	NPNL PLOTS (Plot no. 135 to 205 & 211 to 243)
	EWS PLOTS (Plot no E-1 to E-83)

SECTOR-35

To be read with Licence No. 29 of 2026 Dated 17-02-2026

That this Revised & Combined layout plan for Residential Plotted Colony over an additional area measuring 6.35 acres bearing Drawing No. 1199 dated 17-02-2026 in addition to already license granted land measuring 30.9375 acres (Licence No. 169 of 2025 dated 08-09-2025) thereby making total area measuring 37.2875 acres in Sector-35, Sonapat being developed by Soha Developers Pvt. Ltd. in collaboration with Land Owners is hereby approved subject to the following conditions:

1. That this Revised & Combined layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of Revised & Combined layout plan of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the Revised & Combined layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kunds.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer/owner shall obtain the clearance/HOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(SANJAY SAINI) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP (HR)
 (AMIT KHATRI, IAS) DTP (HR)
 (RAM AVTAR BASSI) JD (HQ)
 (RANDEEK) ATP (HQ)

AREA CALCULATION

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	37.2875	-	-	-
2	AREA UNDER RESIDENTIAL PLOT	19.0166	51.00 %	19.0166	51.00 %
3	AREA UNDER COMMERCIAL	1.4915	4.00 %	1.4915	4.00 %
4	TOTAL SALEABLE AREA (2+3)	20.508	55.00 %	20.5081	55.00 %
5	OPEN SPACE/PARKS	3.30	8.85%	3.22	8.64 %
6	COMMUNITY FACILITIES	0.76	-	0.70	-

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	10.98	23.48	257.810	12	3093.725
B	8.78	21.95	192.721	10	1927.210
C	irregular		199.240	1	199.240
C1	10.97	22.86	250.774	14	3510.839
D	8.61	21.95	188.990	167	31561.247
D1	irregular		181.280	1	181.280
E	9.87	23.70	233.919	5	1169.595
F	9.15	20.12	184.098	33	6075.234
G	15.24	26.84	409.042	20	8180.832
H	10.98	22.86	251.003	61	15311.171
I	9.21	24.76	228.040	7	1596.277
EWS	5.00	10.00	50.00	67	3350.000
EWS	5.56	9.00	50.04	16	800.640
TOTAL				414	76957.289

(19.0166 acs.)

DETAIL OF COMMUNITY SITES

COMMUNITY	REQUIRED	PROVIDE
PRIMARY SCHOOL	01	01
NURSARY SCHOOL	01	01

CATEGORY	TOTAL PLOTS	DETAIL OF PLOT PERCENTAGE	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
GENERAL	227	54.83%	13.5	3064.50	5215.50 /37.2875 = 139.87 PPA
NPNL	104	25.12 %	13.5	1404.00	
EWS	83	20.05 %	9	747.00	
TOTAL	414	100	--	5215.50	

DETAIL OF GREEN

GREEN	GREEN ACHIEVED AREA IN SQM.	GREEN ACHIEVED AREA IN ACS.	GREEN AREA REQUIRED
GREEN-I	850.00	0.2100	DENSITY X 2.50 sqm. (5215.50 x 2.50 = 13038.75 sqm.)
GREEN-II	5138.00	1.2696	
GREEN-III	759.00	0.1876	
GREEN-IV	1024.00	0.2530	
GREEN-V	2367.00	0.5849	
GREEN-VI	3212.00	0.7937	
TOTAL	13350.00	3.2989	

Seema Rani
SEEMA RANI
 CA/2015/72259

For Soha Developers Pvt. Ltd.
D. Chous
 Director/Auth. Signatory

ARCHITECT SIGNATURE

AUTHORIZED SIGNATORY

CLIENT:-
M/S SOHA DEVELOPERS PVT. LTD.
 HS-16, KAILASH COLONY, NEW DELHI -110048.

PROPOSED REVISED LAYOUT PLAN FOR GRANT OF LICENCE FOR SETTING UP OF RESIDENTIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 6.35 ACRES INCLUDING LICENCE NO. OF 169 OF 2025 DATED 08.09.2025 GRANTED FOR AN AREA 30.9375 ACRES, THEREBY MAKING TOTAL SITE AREA 37.2875 ACRES, IN SECTOR-35, SONIPAT - SOHA DEVELOPERS PVT. LTD. IN COLLABORATION WITH INDIVIDUAL LAND OWNERS.

SCALE :- 1:1200

DESIGN BY:-PANKAJ KAPOOR
 M-8800093157

Memo No. ZP-2216/JD (RA)/2026/ 8494 Dated 11-03-2026

To

Soha Developers Pvt. Ltd.,
HS-16, Kailash Colony,
New Delhi-110048.

Subject: Approval of demarcation-cum-zoning plan of Residential Plotted Colony, Commercial sites-I & II and Community Sites (i.e. Primary School & Nursery School) part of the Residential Plotted Colony for an area measuring 37.2875 acres (licence No. 169 of 2025 dated 08.09.2025 and licence No. 29 of 2026 dated 17.02.2026) in Sector-35, Sonipat being developed by Soha Developers Pvt. Ltd.

Please refer to the matter cited above.

Please find enclosed a copy of each approved zoning plans of the following are enclosed:-

Sr. No.	Name of site	Area in acres	Drawing no.
1.	Demarcation-cum-zoning plan of Residential plotted	37.2875	Drg. No. DTCP-11963 dated 11.03.2026
2	Commercial Site-I	1.0193	Drg. No. DTCP-11964 dated 11.03.2026
3	Commercial Site-II (Revised)	0.472	Drg. No. DTCP-11965 dated 11.03.2026
4	Nursery School (Revised)	0.26	Drg. No. DTCP-11966 dated 11.03.2026
5	Primary School	0.50	Drg. No. DTCP-11967 dated 11.03.2026

That you shall transfer 100% of the plots of the EWS category in the Residential Plotted Colony to "Housing for All" Department, Haryana as per orders dated 20.09.2023 DA/as above


(Sanjay Saini)


District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.- ZP-2216/JD (RA)/2026/_____ Dated:_____

A copy along with a copy of each demarcation-cum-Zoning Plan is forwarded to the following for information and necessary action.

1. Senior Town Planner, Rohtak.
2. District Town Planner, Sonipat.
3. PM, IT for updating the same on the Website of the Department.

DA/As above.


(Sanjay Saini)

District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

DEMARCATON CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 37.2875 ACRES (LICENCE NO. 169 of 2025 Dated 08.09.2025 and LICENCE NO 29 OF 2026 Dated 17.02.2026) IN SECTOR-35 SONEPAT BEING DEVELOPED SOHA DEVELOPERS PVT. LTD.

FOR PURPOSE OF CODE 1.2 (xcv) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

1.	2.	3.
Notation	Permissible use of land on the portion of the plot, marked in column 1.	Type of building permissible on land marked in column 3.
	Road	Road furniture as approved plans.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community buildings	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT// INCLUDING STILL PARKING :-

(a) The building or buildings shall be constructed only with in the portion of the site marked as built able zone as explained above, and not over the same.
(b) The maximum permissible ground coverage, basement F.A.R. and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

Sr. No.	Plot area (sqm)	Maximum permissible Ground Coverage	Maximum permissible Basement	Maximum permissible Floor Area (Including still (G+4 Floor) Ratio (FAR) (In meters)	Maximum permissible Height (G+3 Floor) (In meters)
1.	Upto 100 sqm.	75%	Single Level	165%	16.5
2.	Above 100 to 250 sqm.	75%	Single Level	145%	16.5
3.	Above 250 to 300 sqm.	66%	Single Level	130%	16.5
4.	Above 350 to 500 sqm.	66%	Single Level	120%	16.5
5.	Above 500 to 1000 sqm.	66%	Single Level	100%	16.5

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-
a) In case of permissible ground coverage as permitted in the rules in not possible to achieve on the ground the same may be achieved on top floor.

b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.

c) The stills are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
a) No's of dwelling unit permitted on each plot : 3 (THREE)

(a) EWS PLOTS
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

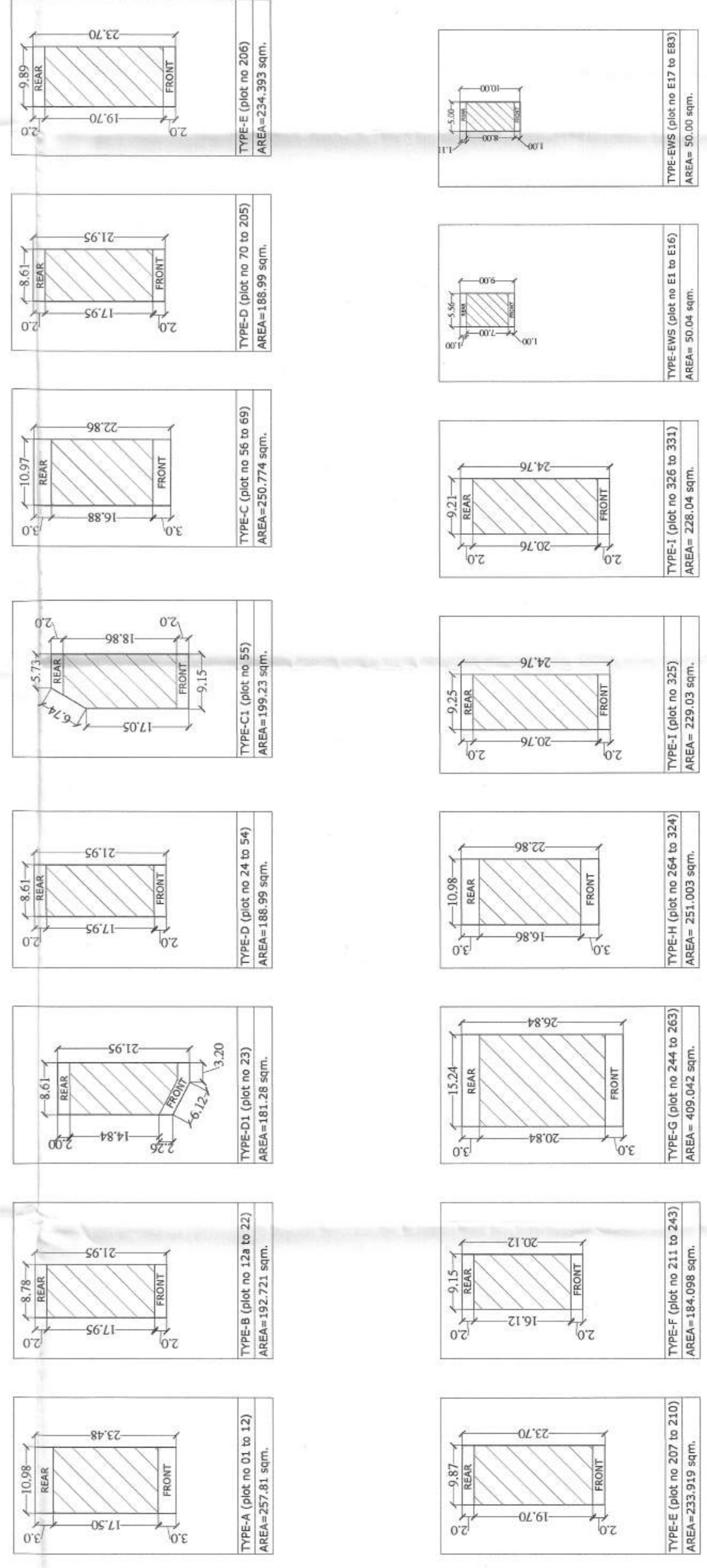
4. SUB-DIVISION / COMBINATION OF PLOTS.
(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPFL plots, subject to the following conditions:-
The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in the zoning plan. The setbacks shall be as per the provisions as allowed in Haryana Building Code 2017 shall not project beyond the portion marked as residential buildable zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILL PARKING
Still parking is allowed in all sizes of plots. The clear height of the still shall be 2.40 meters from the plinth level and below the bottom of the beam. The still will not be permissible for any purpose other than parking.

8. PARKING:
(a) Adequate parking spaces, covered/uncovered or in the basement / still shall be provided for vehicles of users and occupants, within the site as per Code the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.



9. PLINTH LEVEL
The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:
Single level basement within the building zone of the site may be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which about on the 45 meters (or more) wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary walls in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DTP, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for E.W.S. plots.
iii). 1.5 meters Radius for plots above 420 sq. meters
iv). 2.0 meters Radius for plots above 420 sq. meters
(d) The owner/applicant, if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST
(a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
(b) An additional wide gate of standard design not exceeding 1.25 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS
No plot or public building will derive an access from less than 12.00 meters wide road.

17. The community building/buildings shall be constructed by the Colonizer / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which the said sites shall vest with the Government.

18. General:-
(a) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2015-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain Water Harvesting shall be provided as per Haryana Building Code, 2017.
(e) The provision in part IV of National Building code of India, dealing with the fire protection measures as amended from time to time, shall be followed.
(f) That the colonizer shall obtain the clearance/ NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/execution of development works at site.
(g) That the community building/building shall be constructed by the colonizer/owner as per provisions of the Haryana Development and Regulation of Urban Area (Amendment and Validation) Act No. 4 of 2012, falling which the said site shall vest with the Government.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP, SONEPAT vide Encl. no. 2294 dated 20.02.2026 REG. NO. DTPC - 11/1623 DATED 11-03-24

(RAM AVTAR BASSI) DTP (HC)
(RAMNEEK) ATP (HC)
(SANJAY SAINI) DTP (HC)
(HITESH SHARMA) STP (HC)
(BHUVNESH KUMAR) CTP (HR.)
(AMIT KHATRI, IAS) DTPC (HR.)