



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-FBD-462-2023 Dated 31.05.2023
valid upto 12.04.2028

Project: "Wonder Walk" a Commercial Plotted Colony on land measuring 3.643 acres situated in the revenue estate of village Kheri Kalan, Sector-88, Faridabad.

Promoter: Soha Developers Pvt. Ltd., HS-16, Kailash Colony, South Delhi 110048

The request of the promoter for registration of additional area measuring 3.643 acres (total measuring 7.312 acres) was placed before the Authority in its meeting held on 03.04.2024 vide Item No. 248.04 wherein the Authority decided to grant registration for the additional area. Revised proforma A to H, REP II and the revised layout plan are annexed herewith.

Rest of the terms and conditions of the said certificate shall remain unchanged. This supplementary registration shall not affect the rights of the existing allottees who have already executed agreements for allotment of plots/shops/apartments in the project. This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-FBD-462-2023 dated 31.05.2023 issued by the Authority.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-
1269-2023
Submission Date : 15-04-2023 02:12:15
PM
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)

H- 26, SOUTH
EXTENSION, PART-1, NEW
DELHI -110049

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder
A)

CIN No.

(Annex a copy in Folder
A)

9315145712 (Number
Shared by Promoter in
Public)

wonderwalk88@gmail.com

XXXX712Q

U45204DL2010PTC205489

2. Managing
Director/HOD/CEO:

Name : SHAHZAD AKHTAR

Residential Address : W-100 3RD FLOOR
GRETERKAILASH PART-1 SOUTH DELHI DELHI-
110048

For Soha Developers Pvt. Ltd.


Director/ Auth. Signatory



Phone (landline)

Phone (Mobile) **9315145712** (Number Shared by Promoter in Public)

Email ID **wonderwalk88@gmail.com**

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

3. Director 1:

Name : **DEVI CHARAN**

Residential Address : **Ho. No. 498 Sector -17 Faridabad**

Phone (landline)

Phone (Mobile) **9315145712** (Number Shared by Promoter in Public)

Email ID **wonderwalk88@gmail.com**

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



4. Director 2:

Name : **TAHSEEN HAIDER**

Residential Address : **MOHLLHA CHATTA
NANAUTADEHAT SHARANPUR UP-247452**

Phone (landline)

Phone (Mobile) **9315145712** (Number Shared by Promoter in Public)

Email ID **wonderwalk88@gmail.com**

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

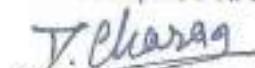


5. Authorised representative
for correspondence with
Authority:

Name : **DEVI CHARAN**

Residential Address : **Ho. No. 498 Sector -17 Faridabad**

For Soha Developers Pvt. Ltd.


Director/ Auth. Signatory



Phone (landline)

Phone (Mobile) **9315145712** (Number Shared by Promoter in Public)

Email ID **wonderwalk88@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. Charan
Director/ Auth. Signatory

FORM REP-I

Part - A**Location and Address of the project:**

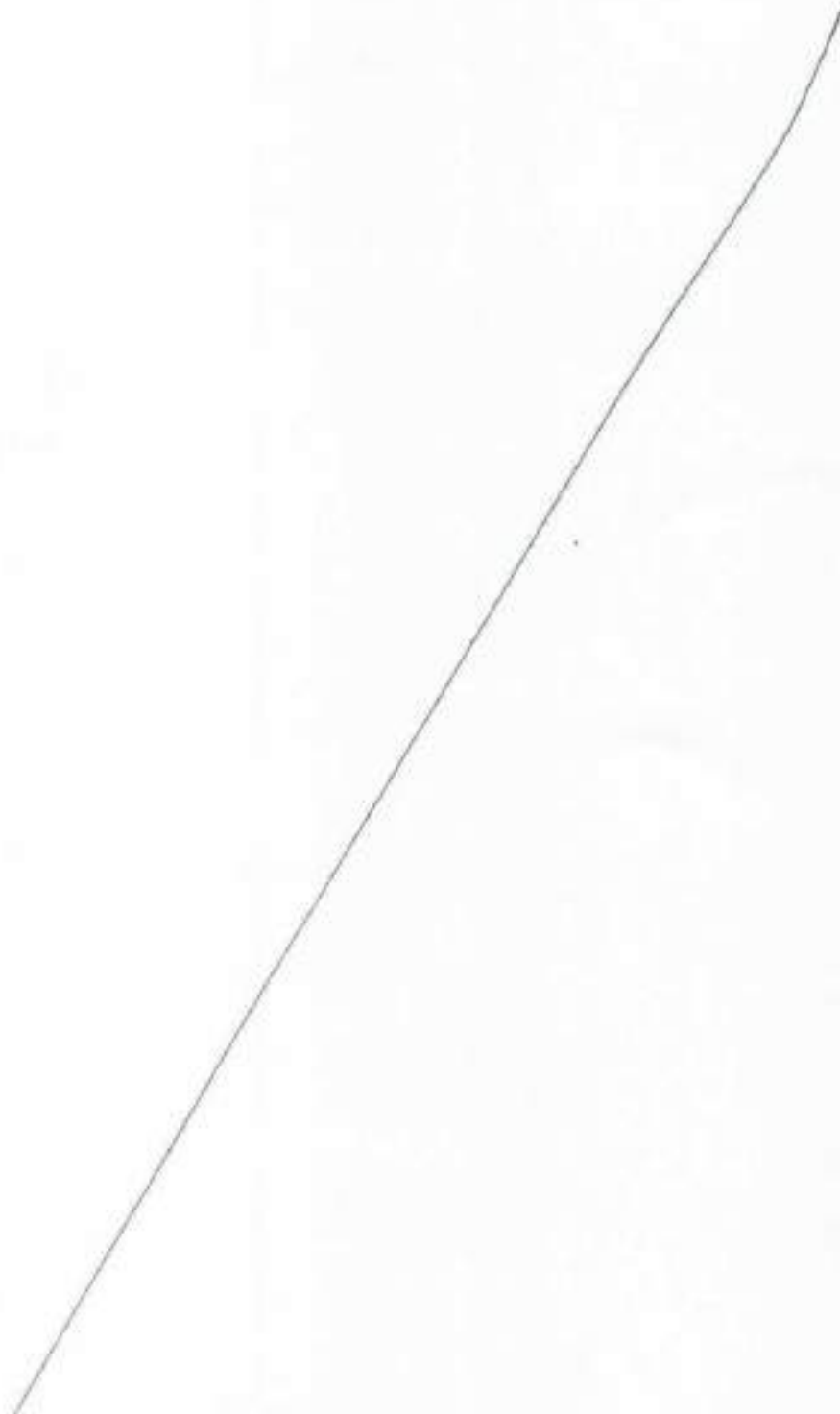
1. Name of the project		WONDER WALK
2. Address of the site of the project (Annex a copy in Folder A)		VILLAGE KHERI KALAN, SECTOR-88
	Tehsil	FARIDABAD
	District	FARIDABAD
3. Contact details of the site office of the project:		
	Phone(Landline)	
	Phone(Mobile)	9315145712 (Number Shared by Promoter in Public)
	Email	wonderwalk88@gmail.com
4. Contact person at the site office:		
	Name	DEVI CHARAN
	Phone(Landline)	
	Phone(Mobile)	9315145712 (Number Shared by Promoter in Public)
	Email	wonderwalk88@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.

J. Chares
Director/Auth. Signatory



For Soha Developers Pvt. Ltd.
J. Khurana
Director/ 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:

TOTAL AREA 7.3125 X 4047 X 30 X FAR 1.5 = RS. 13,31,716/-

PAID RS. 13,34,000/-

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	950	13-10-2022	500000	AU SMALL FINANCE BANK, FARIDABAD	HRERA Panchkula
2	1053	15-04-2023	169000	AU SMALL FINANCE BANK, FARIDABAD	HRERA Panchkula
3	001264	16-11-2023	665000	AU SMALL FINANCE BANK, FARIDABAD	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.

J. Chasag
 Director/ Auth. Signatory

FORM REP-I

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

- | | |
|---|--|
| 1. Land area of the project | 7.3125 (Acre) |
| 2. Permissible FAR | 150 |
| 3. FAR proposed to be utilized in the project | 138.50 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 7.3125 (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) | 79 OF
24.06.2022 AND
80 OF
13.04.2023, 191
OF 2023,
21.09.2023
ISSUED BY
THE DTCP,
HARYANA |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name RAHUL S/O SHRIHARIDASS SINGH ALIASNARESH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 2:	Name DEEPAK S/O SHRIHARIDASS SINGH ALIASNARESH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 3:	Name SMT.INDRADEVI@INDU WD/O SHRIHARIDASS SINGH ALIASNARESH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD

Licensee 4:	Name BACHU SINGH S/OSHRI RANJEET SINGH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 5:	Name SANJAY SINGH S/OSHRI RANJEET SINGH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 6:	Name SUNDER SINGH S/OSHRI RANJEET SINGH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 7:	Name PREMCHAND S/OSHRI KARAN SINGH	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 8:	Name SURENDER SINGHS/O SHRI KARAN SINGH ADDRESS	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 9:	Name RAVINDER SINGH S/O RANGAL	Address VILLAGE KHERI KALAN TEHSIL AND DISTRICT FARIDABAD
Licensee 10:	Name PUSHPA W/O DEVI CHARAN	Address HO. NO. 498 SECTOR -17, FARIDABAD, HARYANA

For Soha Developers Pvt. Ltd.

Director/ 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- REGISTERED COLLABORATION AGREEMENTS AND POWER OF ATTORNEY

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)**

MADE BEFORE GRANT OF LICENSE

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)**

FULL AGEEMENTS

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.


Director/Authorized Signatory

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	23340 Lakhs
i. Cost of the land (if included in the estimated cost)	4000 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	10380 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	8960 Lakhs

2. The total land of the project measuring 7.3125 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	2.5321
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	1.38964
4	PAVEMENTS AND CORRIDOR	0.70943
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0

7	VEHICLE PARKINGS	2.45353
8	ELECTRICITY SUB-STATION	0.11164
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.04942
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
13	UGT	0.04942
14	TOILET	0.01729
	Total	7.3125

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	DHVPN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For Soha Developers Pvt. Ltd.

J. Chudas
Director/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	138.76	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	63.34	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	49.97	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	139.23	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	77.86	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	0	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

For Solha Developers Pvt. Ltd.

J. Choudhary
Director/Auth. Signatory

14	ANY OTHER	11.26	AS PER PROJECT REPORT
15	BOUNDARY WALL GATE AND GUARD ROOM	99.57	AS PER PROJECT REPORT
16	CONSTRUCTION OF BUILDING	9800	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. **27-12-2023** (date)

6. Date of approval of Building Plans/Standard Design **24.01.2024** (date)

7. New projects:

i) Likely date of starting the construction work **01-05-2023**

ii) Likely date of completing the project **12-04-2028**

iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
100.71	1
98.88	1
85.31	5
87.06	2
85.31	8
97.06	2
85.31	5
98.88	1
100.71	1
102.09	1
100.10	1
102.09	1
79.60	1
78.004	4
79.60	2
78.00	4
79.60	1
88.55	1
85.31	6

J. Chaudhary
Director/ Auth. Signatory

87.06	2
85.31	8
87.06	2
85.31	6
87.06	2
85.31	6
88.55	1
97.01	1
93.53	3
97.01	1
97.04	1
95.20	1
85.31	5
87.06	2
85.31	6
87.06	2
85.31	8
87.06	2
85.31	7
95.20	1
97.04	1

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

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For Soha Developers Pvt. Ltd.


Director/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

(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
Perks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		15.42	15.42	15.42
Water Supply System		7.04	7.04	7.04
Sewerage treatment & garbage disposal		8.65	8.65	8.65
Electricity Supply System		15.47	15.47	15.47
Storm Water Drainage		5.55	5.55	5.55
Parks and Playgrounds		0	0	0
Clubhouse/community centres		0	0	0
Shopping area		0	0	0
Other		1.25	1.25	1.25
Boundary Wall Gate and Guard Room		11.06	11.06	11.06
Construction of Building		1088.89	1088.89	1088.89

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	15.42	15.42	15.42	15.42
Water Supply System	7.04	7.04	7.04	7.04
Sewerage treatment & garbage disposal	8.65	8.65	8.65	8.65
Electricity Supply System	15.47	15.47	15.47	15.47
Storm Water Drainage	5.55	5.55	5.55	5.55
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	1.25	1.25	1.25	1.25
Boundary Wall Gate and Guard Room	11.06	11.06	11.06	11.06

J. Chandra
Director/Signatory

Construction of Building	1088.89	1088.89	1088.89	1088.89
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Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	15.42	15.42		
Water Supply System	7.04	7.04		
Sewerage treatment & garbage disposal	8.65	8.65		
Electricity Supply System	15.47	15.47		
Storm Water Drainage	5.55	5.55		
Parks and Playgrounds	0	0		
Clubhouse/community centres	0	0		
Shopping area	0	0		
Other	1.25	1.25		
Boundary Wall Gate and Guard Room	11.06	11.06		
Construction of Building	1088.89	1088.89		

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 _____

_____ Pvt. Ltd.

J. Chaudhary
Director/ 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, SECTOR -16, FARIDBAD, HARYANA**
- Bank Account number **008305015385**
- 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) **Mr. Devi Charan S/o ShriParas Ram R/o Ho. No. 498, Sector -17, Faridabad**
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.

D. Charan
Director/ 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	No
iii. Zoning Plan	No
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

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 Saha Developers Pvt. Ltd.


Director/ Auth. Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE FOR 2.74375 ACRES	ALREADY BEEN OBTAINED	24-06-2022
II. LICENSE FOR 0.925 ACRES	ALREADY BEEN OBTAINED	13-04-2023
III. LICENSE FOR 3.64375	ALREADY BEEN OBTAINED	21-09-2023
IV. LAYOUT PLAN	ALREADY BEEN OBTAINED	13-04-2023
V. REVISED LAYOUT PLAN	ALREADY BEEN OBTAINED	27-12-2023
VI. STANDARD DESIGN FOR 7.3125 ACRES	ALREADY BEEN OBTAINED	24.01.2024

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.


Director/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)

FULL AGREEMENT

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.


Director/ Auth. Signatory

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

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. Chavris
Director/ 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.

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
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.


 Director/ Auth. Signatory

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	ZONING PLAN	15-04-2023	View Document
2	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	15-04-2023	View Document
3	DEMARICATION PLAN	15-04-2023	View Document
4	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	15-04-2023	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	14-04-2023	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	15-04-2023	View Document
7	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	14-04-2023	View Document
8	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	14-04-2023	View Document
9	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	15-04-2023	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 Sona Developers Pvt. Ltd.


Director/Author. Signatory

Form



**Indian-Non Judicial Stamp
Haryana Government**



Date : 31/01/2024

Certificate No. PA312024A305



Stamp Duty Paid : ₹ 101

GRN No. 112421079



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Devi Charan

H.No/Floor : 498

Sector/Ward :

Landmark : Sector 17

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 87*****14



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concern

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 S/o Shri Paras Ram R/o Ho. No. 498, Sector -17, Faridabad, Haryana duly authorized by the promoter of the proposed project "WONDER WALK", situated in the revenue estate at Village Kheri Kalan, Sector-88, Tehsil & District Faridabad, Haryana;

I, Devi Charan, Director/Authorized Signatory of **M/S SOHA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013, having its office at H- 26, South Extension, Part-1, 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 to the land 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 12.04.2028.

4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, 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.



7. 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
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.

J. Charao
Director/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 31st day of January, 2024.

For Soha Developers Pvt. Ltd.

J. Charao
Deponent
Director/Adth. Signatory



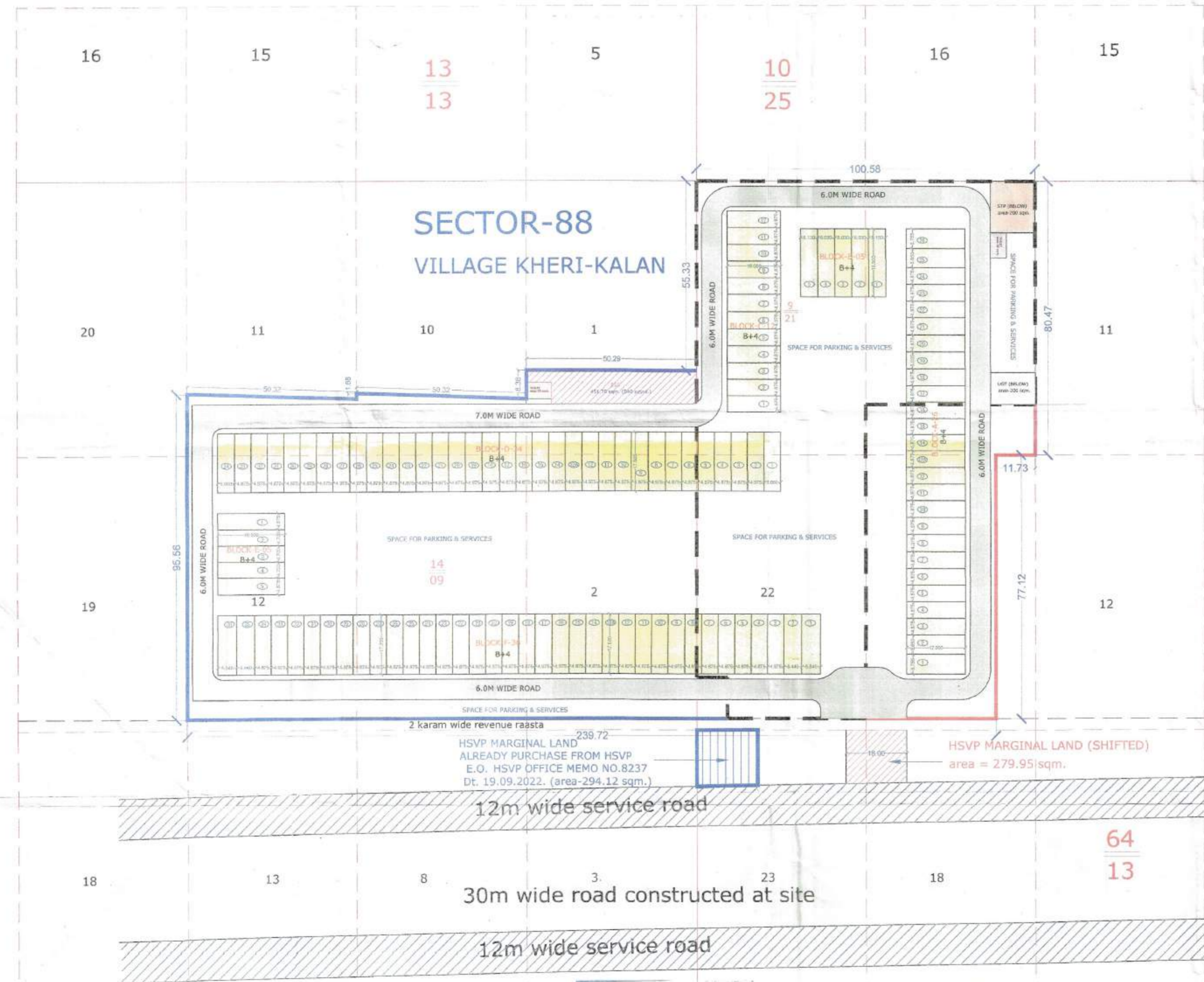
ATTESTED
PADAM SINGH
NOTARY PUBLIC,
PANCHKULA

31 JAN 2024





- ALREADY LICENCE GRANTED AREA
(LICENCE NO. 79 OF 2022.) 2.74375 acs.
- ALREADY LICENCE GRANTED AREA
(LICENCE NO. 80 OF 2023.) 0.925 acs.
- ALREADY LICENCE GRANTED AREA
(LICENCE NO. 191 OF 2022.) 3.64375 acs.



AREA DETAIL

TYPE OF PLOTS	PLOT NO.	DIMENSION OF PLOTS IN SQM.	AREA OF PLOTS IN SQM.	NO OF PLOTS	No. OF FLOOR	GROUND COVERAGE in sqm.	Total Units	Total FAR
		W D						
BLOCK-A	1	5.755 17.500	100.71	1	4	100.71	4	402.85
	2	5.650 17.500	98.88	1	4	98.88	4	385.50
	03 to 07	4.875 17.500	85.31	5	4	426.56	20	1706.25
	08 to 09	4.975 17.500	87.06	2	4	174.13	8	696.50
	10 to 17	4.875 17.500	85.31	8	4	682.50	32	2730.00
	18 to 19	4.975 17.500	87.06	2	4	174.13	8	696.50
	20 to 24	4.875 17.500	85.31	5	4	426.56	20	1706.25
	25	5.650 17.500	98.88	1	4	98.88	4	385.50
	26	5.755 17.500	100.71	1	4	100.71	4	402.85
BLOCK-B	1	5.130 19.900	102.09	1	4	102.09	4	408.35
	2 to 4	5.030 19.900	100.10	3	4	300.29	12	1201.16
	5	5.130 19.900	102.09	1	4	102.09	4	408.35
BLOCK-C	1	4.975 16.000	79.60	1	4	79.60	4	318.40
	2 to 5	4.875 16.000	78.00	4	4	312.00	16	1248.00
	6 to 7	4.975 16.000	79.60	2	4	159.20	8	636.80
	8 to 11	4.875 16.000	78.00	4	4	312.00	16	1248.00
	12	4.975 16.000	79.60	1	4	79.60	4	318.40
BLOCK-D	1	5.060 17.500	88.55	1	4	88.55	4	354.20
	2 to 7	4.875 17.500	85.31	6	4	511.88	24	2047.50
	8 to 9	4.975 17.500	87.06	2	4	174.13	8	696.50
	10 to 17	4.875 17.500	85.31	8	4	682.50	32	2730.00
	18 to 19	4.975 17.500	87.06	2	4	174.13	8	696.50
	20 to 25	4.875 17.500	85.31	6	4	511.88	24	2047.50
	26 to 27	4.975 17.500	87.06	2	4	174.13	8	696.50
	28 to 33	4.875 17.500	85.31	6	4	511.88	24	2047.50
	34	5.060 17.500	88.55	1	4	88.55	4	354.20
BLOCK-E	1	4.875 19.900	97.01	1	4	97.01	4	388.05
	2 to 4	4.700 19.900	93.53	3	4	280.59	12	1122.36
	5	4.875 19.900	97.01	1	4	97.01	4	388.05
BLOCK-F	1	5.545 17.500	97.04	1	4	97.04	4	388.15
	2	5.440 17.500	95.20	1	4	95.20	4	380.80
	3 to 7	4.875 17.500	85.31	5	4	426.56	20	1706.25
	8 to 9	4.975 17.500	87.06	2	4	174.13	8	696.50
	10 to 15	4.875 17.500	85.31	6	4	511.88	24	2047.50
	16 to 17	4.975 17.500	87.06	2	4	174.13	8	696.50
	18 to 25	4.875 17.500	85.31	8	4	682.50	32	2730.00
	26 to 27	4.975 17.500	87.06	2	4	174.13	8	696.50
	28 to 34	4.875 17.500	85.31	7	4	597.19	28	2388.75
	35	5.440 17.500	95.20	1	4	95.20	4	380.80
	36	5.545 17.500	97.04	1	4	97.04	4	388.15
TOTAL				118		10247.11	472	40988.42

Car Parking Size = 2.5 X 5.0 meter = 12.50 @ ECS.
 NOTE:- PARKING AREA CANNOT BE SOLD IN ANY MANNER.

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

Seema Rani
 SEEMA RANI
 CA/2015/72259

AUTHORIZED SIGNATORY

ARCHITECT SIGNATURE

CLIENT:- ADDRESS:
 HS-16, KAILASH COLONY, NEW DELHI 110048.
 REVISED LAYOUT PLAN FOR COMMERCIAL
 PLOTTED COLONY/SCO AREA MEASURING 7.3125
 ACS. FALLING IN SECTOR-88, VILLAGE
 KHERI-KALAN FARIDABAD. SCALE 1 : 700 DT:- 10-NOV-2023

M/S SOHA DEVELOPERS PVT. LTD.

SECTOR-89

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
 Only for purpose of filing
 Creation from the general public.

DRG. No.:- DTCF 9901 DATED:- 27-12-23

(GURPREET KHEPAR) AD(HQ)
 (SUREKHA YADAV) A TP (HQ)
 (DAUN BAZAD) DTP(HQ)
 (VJENDER SINGH) STPI(HQ)
 (P. P. SINGH) CTP(HR.)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HR.)