



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.11.2025.

Item No. 304.03

(vii) Promoter: Soha Developers Pvt. Ltd

Project: "Arconia City" a residential plotted colony on land measuring 30.93 acres situated in the revenue estate of Village Akbarpur Barota, Sector 35, Sonipat

Temp ID: RERA-PKL-1847-2025

Present: Sh. Devi Charan, Director alongwith Sh. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Arconia City" a residential plotted colony on land measuring 30.93 acres situated in the revenue estate of Village Akbarpur Barota, Sector 35, Sonipat for which license No. 169 of 2025 dated 08.09.2025 valid upto 07.09.2030 has been granted by Town and Country Planning Department, Haryana in favour of Soha Developers Pvt. Ltd, Smt. Uma, Diamond Enterprises in collaboration with Soha Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 06.11.2025:

i. Clause g and 13 of the collaboration agreements are contradictory in nature as the former clause says that 45%/50% of developed residential plots has to be allotted to the landowners and later says that owner shall be entitled to 45%/50% of the net sale proceeds from the sale of units from time to time. Consideration sharing model of the parties be submitted so that further observations, if any, may be made.



- ii. An undertaking will be required that the promoter and landowners shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iii. Brief note on technical capability of the promoter along with the List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience be submitted.
- iv. An undertaking that the promoter shall be responsible for the maintenance and upkeep of the services of the project upto 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 be submitted.
- v. Only name of one licensee has been mentioned in REP-I (Part B).
- vi. The shareholding of commercial area measuring 1.238 acres is not a part of the collaboration agreement – the status regarding the same be clarified.
- vii. Net worth certificate (Pg. 214) is not signed by the Chartered Accountant and no details of movable and immovable assets have been submitted

3. Now, the promoter vide reply dated 10.11.2025 has complied with all the deficiencies mentioned above except at serial no. i and vi above.

4. Sh. Subodh Saxena appearing on behalf of promoter informed that they will comply with the observations within a couple of days & requested for a short accommodation.

5. After consideration, the Authority directed the promoter to submit the reply to the observations by 18.11.2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016

True copy



Atul Kumar
Executive Director,
HRERA, Panchkula

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

LA-Shubham STP on leave

Sebastien
Keller
24/11

2
2