



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.11.2025.

Item No. 305.03

Minutes of registration of project through circulation to be attached with 305th Meeting of Authority to be held on 26.11.2025.

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

Name of the promoter: Soha Developers Pvt. Ltd

Date of consideration: 12.11.2025

Temp Id: 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. 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. On 12.11.2025, Sh. Subodh Saxena appearing on behalf of promoter informed that they will comply with the observations within a couple of days & requested a short accommodation. The Authority therefore directed the promoter to submit the same by 18.11.2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

5. Now, vide reply dated 13.11.2025, the promoter has complied with the above observations.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 1.2122 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. Promoter shall also submit a copy of 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.
- iv. 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.



- v. That as per the revenue sharing between the landowners/licencees and the promoter in the collaboration agreement, the land owners will get 45% (Smt. Uma Singh)/50% (Diamond Enterprises) of sale proceeds from the sale of residential units from the 30% free account.
- vi. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vii. 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- viii. That as per the joint undertaking dated 08.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. No advertisement/public notice be issued through any medium without affixing the QR code/RC number issued by the Authority. The QR code/RC number should also be affixed 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.

5. **Disposed of.** File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 18.11.2025.



True copy


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
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