



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.05.2026.

**Item No. 322.03**

- (vii) **Promoter:** Soha Developers Private Limited.
- Project Name:** "Arconia City" a Residential Plotted Colony 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.
- Temp Id:** RERA-PKL-2049-2026.
- Present:** Sh. Devi Charan, Director alongwith Sh. Subodh Saxena on behalf of promoter.

1. This application is for supplementary registration of the real estate project namely; "Arconia City" for which license No. 29 of 2026 dated 17.02.2026 valid upto 16.02.2031 was granted for an area of 6.35 acres in favour of Soha Developers Pvt. Ltd, Smt. Uma Singh, Sh. Ajiaz Ali in collaboration with Soha Developers Pvt. Ltd. This license has been granted in addition to License no. 169 of 2025 dated 08.09.2025 measuring 30.9375 acres which was registered by the Authority vide registration no. HRERA-PKL-SNP-802-2025 dated 03.12.2025 valid upto 07.09.2030. Now, the promoter has applied to register 6.35 acres by proposing the same date of completion, same name of the project and maintaining same RERA bank account as of the earlier registered project.

2. The application was examined and following observations were conveyed on 16.04.2026:

- Date of approval of layout plan has not been mentioned in REP-I Part C.
- The promoter should file application as an ongoing project.
- Details of project registered vide RC No. HRERA-PKL-SNP-802-2025 have not been mentioned in Part G.
- ITRs of directors of company be submitted.
- Cash out flow statements of the project be submitted.



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- vi. The Payment Plan at page 325 does not include the quantum of all other charges to be paid by the allottee till the grant of possession
- vii. Appointment letter of Architect/Engineer to execute the project till its completion be submitted.
- viii. As per clause 11 of the collaboration agreements, the landowners shall be entitled to 50% share of developed area of residential units as well as commercial units. Plots to be allocated to the landowners by way of joint undertaking be submitted.
- ix. A joint undertaking be submitted that the promoter and licencees should be jointly and severally liable under the provisions of RERD Act 2016.
- x. Plots/share of landowners be marked on the layout plan.
- xi. Brief note on technical capability of the promoter alongwith the complete profile of Architect be submitted.
- xii. All licensees are not mentioned in REP I (Part B).
- xiii. A bank certificate indicating all three account numbers (i.e., 100%, 70% and 30%) be submitted indicating the license no. and area of the plotted colony.
- xiv. An undertaking be submitted that both the promoter and licensee shall comply with the provisions of Section 4 (2) (I) (D) of the RERD Act, 2016.

3. The promoter vide replies dated 24.04.2026 and 29.04.2026 has complied with all the deficiencies mentioned above except at serial no. ii above.

4. The matter was last heard by the Authority on 29.04.2026 wherein it was observed that the promoter has filed the present application as a "new project" whereas the same needs to be applied as an "ongoing project".

Since the application for registration was not in correct form therefore, the same was rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. As the project has not been registered therefore, the promoter was directed not to advertise, book and sell any plot in the said project.

5. Now, the promoter has filed a fresh application vide Temp Id-2049-2026 as an "ongoing project" alongwith 5% processing fee amounting to ₹ 15,150/- and has complied with the deficiency at serial no. ii above.

6. After consideration, the Authority found the project fit for grant of supplementary registration subject to the following special conditions:

- 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.
- 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)(l)(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 |   |                |
|                 | 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 |   |                |
|                 | <b>TOTAL</b> |        |   | <b>5411.93</b> |

- 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.
7. Payment Plan be uploaded online on the web portal.
8. The following documents be uploaded by the office on the web portal along with the supplementary registration: -
- Form A to H.
  - Form Rep II.
  - Revised Layout Plan.
  - Revised zoning plan
9. After issuance of supplementary registration certificate, the Temp Id 2049-2026 shall stand **disposed of**.



True copy

Secretary (Acting),  
HRERA, Panchkula

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

(A-Shubham,  
(on leave).)

18/5/26  
STP (a way)

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