



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the Real Estate Project of an Affordable Residential Plotted colony under DDJAY 2016 namely "Olive Town" on land measuring 11.25 acres situated in the revenue estate of Village Kheri Kalan, Sector-98, Faridabad vide

Registration No. HRERA-PKL-FBD-449-2023

Dated: 08.05.2023

2. Promoter of the project is Soha Realty Private Limited, having its registered office at HS-16, Kailash Colony, Delhi 110048. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109DL2021PTC382590 having PAN No ABGCS2819B.

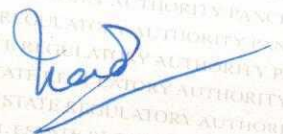
HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.

4. This Registration is being granted subject to following conditions:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II.
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



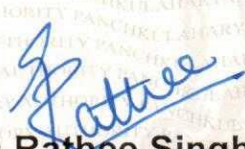
HARYANA REAL ESTATE REGULATORY AUTHORITY

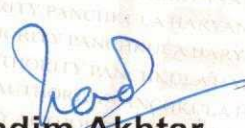
PANCHKULA

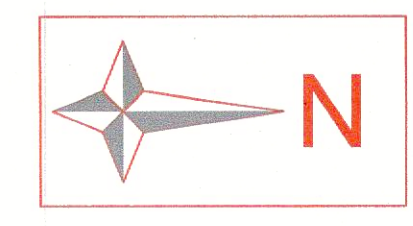
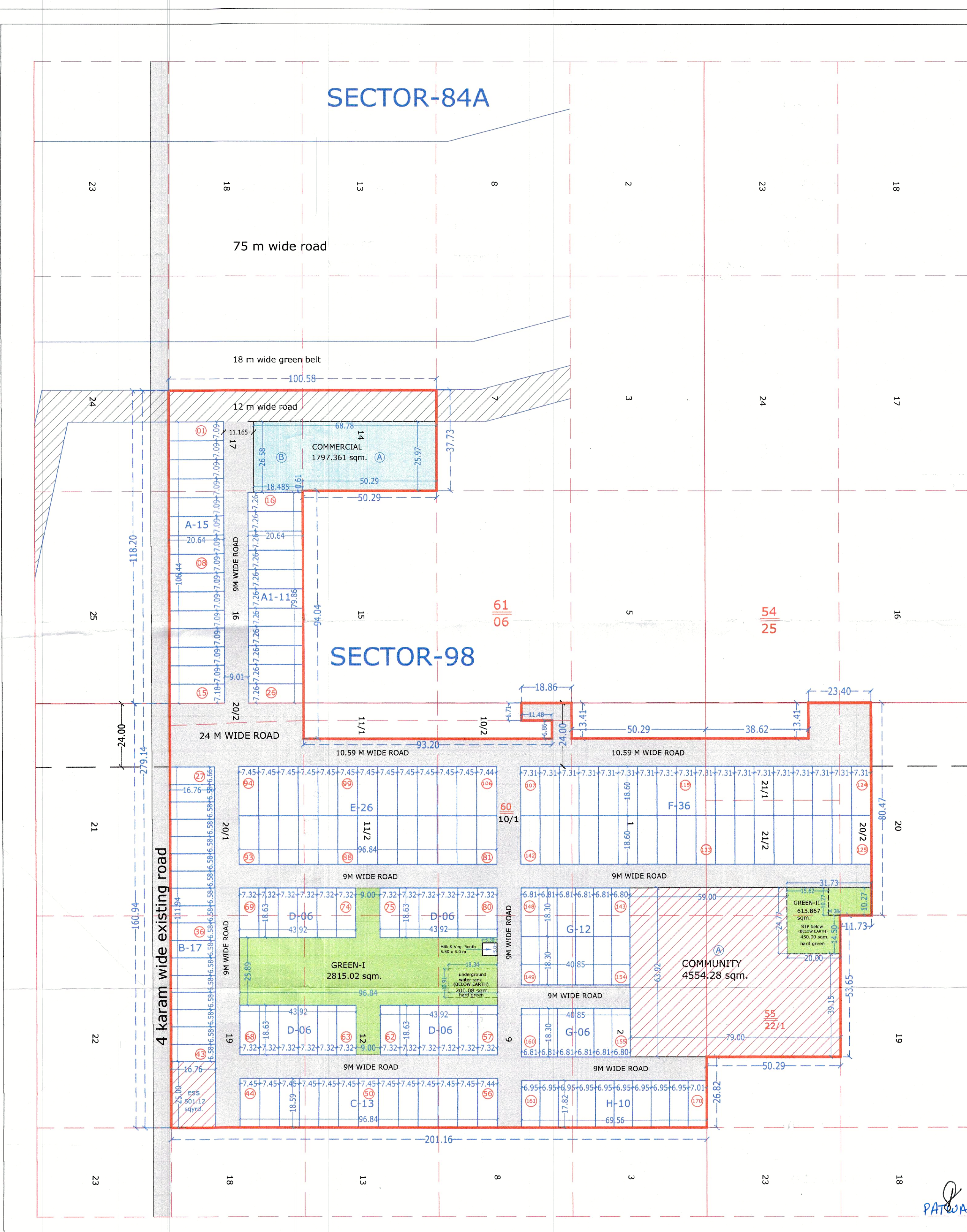
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 13.03.2028.

Special Conditions

- I. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- II. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.44 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/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 work at site.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member



Calculation Of Commercial

$A = 50.29 \times 25.97 = 1306.031 \text{ sqm.}$

$B = 18.485 \times 26.58 = 491.33 \text{ sqm.}$

Total Area $A+B = 1797.361 \text{ sqm. (0.4441 Acs.)}$

Calculation Of Community

$A = 79.00 \times 63.92 - 20.00 \times 24.77 = 4554.28 \text{ sqm.}$

Total Area $A = 4554.28 \text{ sqm. (1.12538 Acs.)}$

Calculation Of Green-I

$A = [96.84 \times 25.89 + (9.0 \times 18.63) \times 2] - 5.0 \times 5.50$

Total Area $A = 2815.02 \text{ sqm. (0.6956 Acs.)}$

Calculation Of Green-II

$A = 31.73 \times 24.77 - 11.73 \times 14.50 = 615.867$

Total Area $A = 615.867 \text{ sqm. (0.15218 Acs.)}$

Calculation Of UGT

$A = 18.34 \times 10.91 = 200.08 \text{ sqm.}$

Total Area $A = 200.08 \text{ sqm. (0.04944 Acs.)}$

Calculation Of STP

$A = 20.00 \times 24.77 - 4.38 \times 10.27 = 450.42 \text{ sqm.}$

Total Area $A = 450.42 \text{ sqm. (0.1113 Acs.)}$

Calculation Of ESS

$A = 16.76 \times 25.00 = 419.00 \text{ sqm. (501.12 sqyrd.)}$

Total Area $A = 419.00 \text{ sqm. (0.10353 Acs.)}$

AREA UNDER 24 M WIDE ROAD = 3936.34 sqmeter

PATWARI
AD
SE
ATP
DTP

			AREA STATEMENT :					
			TOTAL AREA OF SITE			11.25 ACRES		
			NET PLANNED AREA			11.104 ACRES		
			LAND USE DETAIL					
DESCRIPTION			As per Approved Layout Plan			As per Demarcation Plan		
AREA UNDER PLOTS			5.646 ACS.			5.627 ACS. (50.675 %)		
Total No of Plots			170			170		
AREA UNDER COMMERCIAL			0.4441 ACS.			0.4441 ACRES (3.95 %)		
GREEN AREA			0.8476 ACS.			0.84778 ACRE (7.5358 %)		
COMMUNITY AREA			1.1253 ACS.			1.12538 ACRE (10.003%)		

DETAIL OF PLOTS					
PLOT NOS.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
01 to 14	7.09	20.64	146.34	14	2048.73
15	7.18	20.64	148.20	1	148.20
16 - 26	7.26	20.64	149.85	11	1648.31
27	6.66	16.76	111.62	1	111.62
28 - 43	6.58	16.76	110.28	16	1764.49
44 - 55	7.45	18.59	138.50	12	1661.95
56	7.44	18.59	138.31	1	138.31
57 - 80	7.32	18.63	136.37	24	3272.92
81	7.44	18.60	138.38	1	138.38
82 - 105	7.45	18.60	138.57	24	3325.68
106	7.44	18.60	138.38	1	138.38
107 - 142	7.31	18.60	135.97	36	4894.78
143	6.80	18.30	124.44	1	124.44
144 - 153	6.81	18.30	124.62	10	1246.23
154 - 155	6.80	18.30	124.44	2	248.88
156 - 160	6.81	18.30	124.62	5	623.12
161 - 169	6.95	17.82	123.85	9	1114.64
170	7.01	17.82	124.92	1	124.92
TOTAL.				170	22773.97

TOTAL AREA UNDER PLOTS = 5.627 ACS.

For Soha Realty Pvt. Ltd
[Signature]
Director/ Auth. Signatory

AUTHORIZED SIGNATORY

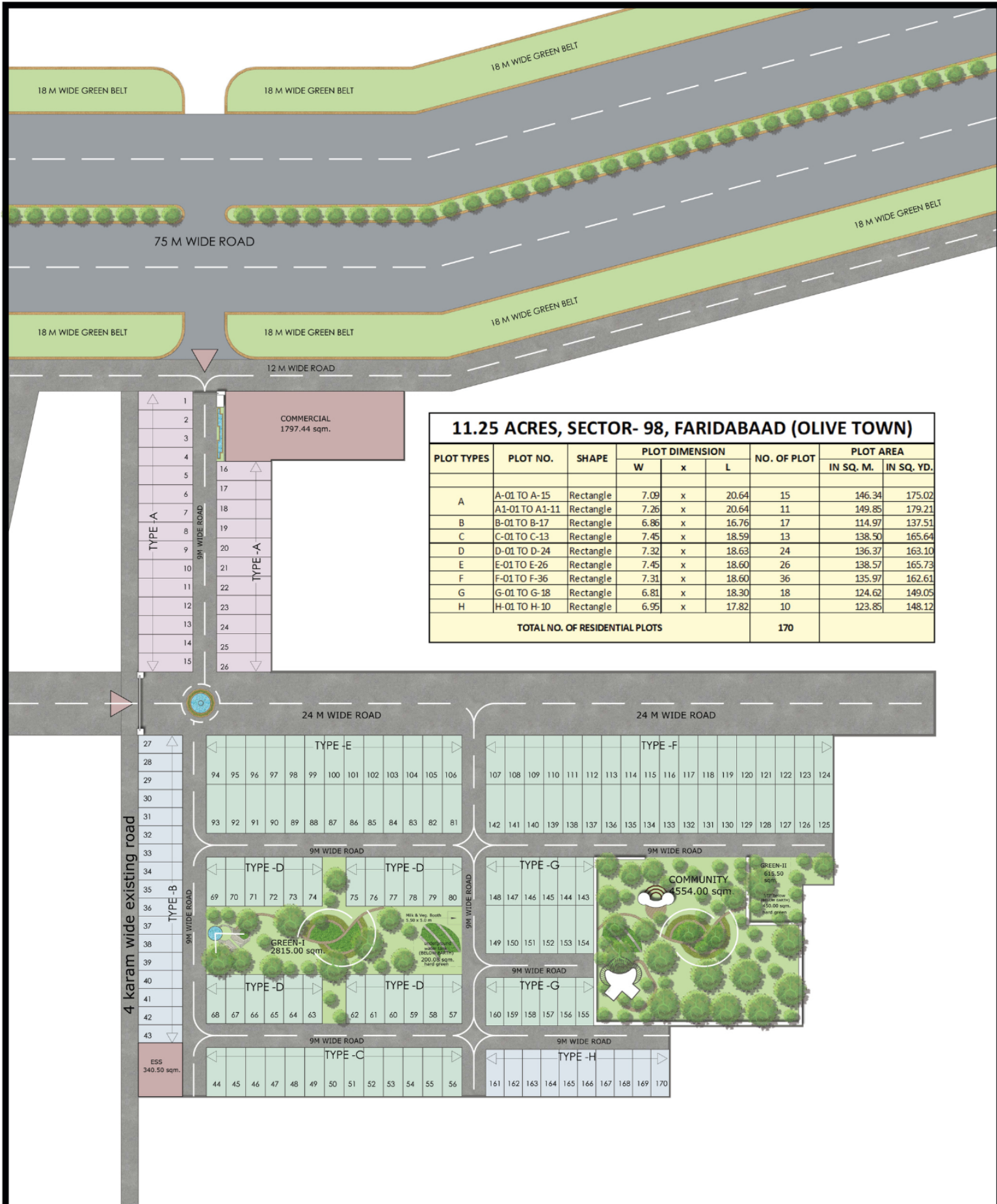
Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259
ARCHITECT SIGNATURE

M/S SOHA REALTY PVT. LTD.

CLIENT:- HS-16, KAILASH COLONY SOUTH DELHI-110048
ADDRESS:

DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-98, AREA MEASURING 11.25 ACS. (LICENCE NO 51 of 2023) IN VILLAGE KHERI-KALAN, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:900 DATE:-MAY-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157



Soha Realty Pvt. Ltd.

