



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA


### SUPPLEMENTARY REGISTRATION

**Project:** "Capital Central Market" a Commercial Plotted Colony measuring 8.800 acres situated in the revenue estate of village Bhatola, Sector-79, Faridabad.

**Promoter:** Hansaflon Buildcon Private Limited, D-800, Ground Floor New Friends Colony (Back Side) South Delhi 110025. CIN U70102DL2015PTC288798

The request of the promoter for registration of additional area measuring 5.443 acres in Registration No. HRERA-PKL-FBD-303-2022 Dated 12.04.2022 (total measuring 8.800 acres) was placed before the Authority in its meeting held on 25.04.2023 vide Item No. 209.19(i) wherein the Authority decided to grant registration for the additional area to the promoter. The date of completion of the combined project shall be 08.03.2027. Revised proforma A to H, REP II and the revised layout plan are annexed herewith.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-FBD-303-2022 Dated 12.04.2022 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.

  
Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

HRERA  
Panchkula

Temp Project Id : RERA-PKL-PROJ-  
1143-2022

Submission Date : 10-10-2022 05:42:20  
PM

Applicant Type : Company

Project Type: NEW

FORM REP-I

Part - A

1. Name and registered  
address of the company

**HANSAFLON BUILDCON  
PRIVATE LIMITED**

**D-800, GROUND FLOOR,  
NEW FRIENDS COLONY,  
BACK SIDE, NEW DELHI  
-110025**

(Annex a copy in Folder A)

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder  
A)

CIN No.

(Annex a copy in Folder  
A)

**9873574149** (Number  
Shared by Promoter in  
Public)

**info@hansaflon.com**

**http://hansaflon.com**

**XXXX156Q**

**U70102DL2015PTC288798**

2. Managing  
Director/HOD/CEO:

Name : **RAJJAN GUPTA**

Residential Address : **D-800 NEW FRIENDS COLONY  
NEW DELHI-110025**

Phone (landline)

Phone (Mobile) **9873574107** (Number Shared by  
Promoter in Public)

Email ID

PAN No. **XXXX423M**



For Hansaflon Buildcon Private Limited

*Rajjan*  
Director/Authorised Signatory

(Annex a copy in Folder A)

3. Director 1:



Name : **RAJJAN GUPTA**

Residential Address : **D-800 NEW FRIENDS COLONY  
NEW DELHI-110025**

Phone (landline)

Phone (Mobile) **9873574107** (Number Shared by Promoter in Public)

Email ID

PAN No. **XXXX423M**  
(Annex a copy in Folder A)

4. Director 2:



Name : **RAJIVE KUMAR**

Residential Address : **127 NAGLA GADARIYA MAJRA  
AGRA U.P.**

Phone (landline)

Phone (Mobile) **9873574149** (Number Shared by Promoter in Public)

Email ID

PAN No. **XXXX359C**  
(Annex a copy in Folder A)

5. Authorised representative  
for correspondence with  
Authority:

Name : **RAJJAN GUPTA**

Residential Address : **D-800 NEW FRIENDS COLONY  
NEW DELHI-110025**

For Hansafon Buildcon Private Limited

*Rajjan*  
Director/Authorised Signatory



Phone (landline)

Phone (Mobile) **9873574107** (Number Shared by Promoter in Public)

Email ID

PAN No. **XXXX423M**  
(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  
For Handover to  
Buildcon Private Limited  
authorised  
representative *Rajesh*  
Stamp  
Director/Authorised Signatory  
Date 10/10/2022

**FORM REP-I**

**Part - A**

**Location and Address of the project:**

1. Name of the project

**CAPITAL CENTRAL  
MARKET**

2. Address of the site of the  
project  
**(Annex a copy in Folder A)**

**VILLAGE BHATOLA,  
SECTOR-79,  
FARIDABAD**

Tehsil

**FARIDABAD**

District

**FARIDABAD**

3. Contact details of the site  
office of the project:

Phone(Landline)

Phone(Mobile)

Email

**9873574187** (Number  
Shared by Promoter  
in Public)

**info@hansaflon.com**

4. Contact person at the site  
office:

Name

Phone(Landline)

Phone(Mobile)

Email

**ASHOK KUMAR  
SHARMA**

**9873574187** (Number  
Shared by Promoter  
in Public)

**info@hansaflon.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 /**

**For Hansaflon Buildcon Private Limited  
Authorised Representative**

**Stamp**

**Director/Authorised Signatory**

**10/10/2022**

**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:

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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	65458	10-10-2022	991500	J&K BANK	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

Chandrayan Limited

*Raysem*

Signature of the Applicant

Mobile no. 9873574107

Email ID info@chandrayan.com

FORM REP-I

Part - B

**Information relating to the project land and license:**

- |   |                                       |
|---|---------------------------------------|
| 1. Land area of the project   | 8.800 (Acre)                          |
| 2. Permissible FAR  | 150                                   |
| 3. FAR proposed to be utilized in the project   | 149.999                               |
| 4. Total licensed area, if the land area of the present project is a part thereof   | 8.800 (Acre)                          |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>LICENSE<br/>NO.153 OF<br/>2022</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | 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 *Rajesh*  
Director/Authorised Signatory  
Date 10/10/2022

FORM REP-I

Part - C

**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	11852.63 Lakhs
i. Cost of the land (if included in the estimated cost)	4442.92 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1265.78 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	6143.93 Lakhs

2. The total land of the project measuring **35610.73 Square Meters** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	PLOTS TO BE SOLD	12463.72
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	16914.47
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	313.60
7	VEHICLE PARKINGS	1737.50

For Hansation Buildcon Private Limited

*Rayhem*

Director/Authorised Signatory



8	ELECTRICITY SUB-STATION	418
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	300
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	3463.44
	<b>Total</b>	<b>35610.73</b>

For Hansafon Buildcon Private Limited

*Rajsem*

Director/Authorised Signatory

**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	HARYANA SHEHRI VIKAS PRADHIKARAN	Yes
WATER SUPPLY	HARYANA SHEHRI VIKAS PRADHIKARAN	No
ELECTRICITY	DAKSHIN HARYANA VIJLI VITRAN NIGAM	No
SEWAGE DISPOSAL	HARYANA SHEHRI VIKAS PRADHIKARAN	No
STORM WATER DRAINAGE	HARYANA SHEHRI VIKAS PRADHIKARAN	No

For Hansafon Buildcon Private Limited

*Raysem*

Director/Authorised 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	138.18	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	57.28	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	80.09	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	791.80	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	79.30	AS PER PROJECT REPORT
6	STREET LIGHTING	13.51	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 Hansafon Buildcon Private Limited

*Rajesh*

Director/Authorised Signatory

14	ANY OTHER	105.62	AS PER PROJECT REPORT
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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.

**28-09-2022**  
(date)

6. Date of approval of Building Plans

**NA** (date)

For Hansafion Buildcon Private Limited

  
Director/Authorised Signatory

**7. New projects:**

i) Likely date of starting the construction work

**01-11-2022**

ii) Likely date of completing the project

**08-03-2027**

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

<b>Plot Area(In Square Meter)</b>	<b>Number of plots in the project</b>
143.38	2
111	10
63	2
125	16
180	2
78.75	36
70.81	4
58.38	4
60	49
108	2
120	1
72	2
85.25	2
81.38	10
75	11

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

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

For Hansaffon Buildcon Private Limited



Director/Authorised 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

For Hansafion Buildcon Private Limited  
*Raysem*  
Director/Authorised Signatory

**(d) Infrastructure**

**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

For Hansafon Buildcon Private Limited

*Rajesh*  
Director/Authorised Signatory

**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		0		6.91
Water Supply System		0		2.86
Sewerage treatment & garbage disposal		0		3.97
Electricity Supply System		0		39.59
Storm Water Drainage		0		4.00
Parks and Playgrounds		0		0
Clubhouse/community centres		0		0
Shopping area		0		0
Other		0		5.96

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6.91	6.91	6.91	11.05
Water Supply System	2.86	2.86	2.86	4.58
Sewerage treatment & garbage disposal	3.97	3.97	3.97	6.34
Electricity Supply System	39.59	39.59	39.59	63.34
Storm Water Drainage	4.00	4.00	4.00	6.41
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	5.96	5.96	5.96	9.53

Particulars	Year-2024			

For Hansaafon Buildcon Private Limited

  
Director/Authorised Signatory



	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	11.05	11.05	11.05	11.05
Water Supply System	4.58	4.58	4.58	4.58
Sewerage treatment & garbage disposal	6.34	6.34	6.34	6.34
Electricity Supply System	63.34	63.34	63.34	63.34
Storm Water Drainage	6.41	6.41	4.58	4.58
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	9.53	9.53	9.53	9.53

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	11.05	11.05	11.05	11.05
Water Supply System	4.58	4.58	4.58	4.58
Sewerage treatment & garbage disposal	6.34	6.34	6.34	6.34
Electricity Supply System	63.34	63.34	63.34	63.34
Storm Water Drainage	6.41	6.41	6.41	6.41
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	9.53	9.53	9.53	9.53

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	9.67	1.38		
Water Supply System	4.00	0.58		
Sewerage treatment & garbage disposal	5.55	0.79		
Electricity Supply System	55.43	7.92		

For Hansafon Buildcon Private Limited

*Rajesh*  
Director/Authorised Signatory

Storm Water Drainage	5.61	0.80		
Parks and Playgrounds	0	0		
Clubhouse/community centres	0	0		
Shopping area	0	0		
Other	8.34	1.19		

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 **For Hans Appliant, Authorised Representative**  
Stamp **Wong Private Limited**  
Date 10/10/2022 *Rassem*  
Director/Authorised 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. **No**  
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address	<b>ICICI BANK LTD., GREATER KAILASH -1, NEW DELHI</b>
Bank Account number	<b>002905017652</b>
IFSC code	<b>ICIC0000029</b>
MICR code	<b>110229004</b>
Branch code	<b>0029</b>

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) **SUSHANT SAXENA S/o (L) S S Saxena, R/o 8/167, Sarai Husaini, Sector-16, Faridabad, Haryana -121002, Ph No. : 9873574103**

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.

For Hansaion Buildcon Private Limited  
Signature of the Applicant /  
Authorised Representative  
Director/Authorised Signatory  
19/10/2022

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	Yes
iii. Zoning Plan	No
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	Yes
Detail of covered area achieved FAR	Yes

For Hansafon Buildcon Private Limited



Director/Authorised Signatory

**2. Annex copies of the following in Folder E:**

I. ROADS AND PAVEMENT PLAN	Yes
II. ELECTRICITY SUPPLY PLAN	Yes
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	Yes
VIII. PARKING PLAN	Yes

For Hansafion Buildcon Private Limited

  
Director/Authorised Signatory

### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE	ALREADY BEEN OBTAINED	28-09-2022

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.

For Hansafon Buildcon Private Limited  
Signature Rayem  
Seal \_\_\_\_\_  
Date 19/9/2022  
Director/Authorised 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)**

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.

**For Hansafin Buildcon Private Limited**

**Signature of the  
Applicant / Authorised**

**Representative**

**Stamp**

**Date** 10/10/2022

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 10/10/2022 Raysem  
Director/Authorised Signatory



FORM REP-I

Part - H

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE
2	WALL FINISHING DETAILS	NOT APPLICABLE
3	KITCHEN DETAILS	NOT APPLICABLE
4	BATHROOM FITTINGS	NOT APPLICABLE
5	WOOD WORK ETC	NOT APPLICABLE
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE
7	GLASS WORK	NOT APPLICABLE
8	ELECTRIC FITTINGS	NOT APPLICABLE
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE
10	CUPBOARD DETAILS	NOT APPLICABLE
11	WATER STORAGE	NOT APPLICABLE
12	LIFT DETAILS	NOT APPLICABLE
13	EXTERNAL GLAZINGS	NOT APPLICABLE
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE
14	DOORS	NOT APPLICABLE
14.1	MAIN DOORS	NOT APPLICABLE
14.2	INTERNAL DOORS	NOT APPLICABLE
15	AIR CONDITIONING	NOT APPLICABLE
16	ELECTRICAL FITTINGS	NOT APPLICABLE
17	CNG PIPE LINE	NOT APPLICABLE
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE
20	INTERNAL FINISHING	NOT APPLICABLE

For Hansafion Buildcon Private Limited

  
Director/Authorised Signatory

<b>SPECIFICATION UNIT WISE</b>		
	<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>	
1 . 1	FLOOR	NOT APPLICABLE
1 . 2	WALLS	NOT APPLICABLE
1 . 3	CEILING	NOT APPLICABLE
	<b>2 . MASTER BEDROOM/DRESSROOM</b>	
2 . 1	FLOOR	NOT APPLICABLE
2 . 2	WALLS	NOT APPLICABLE
2 . 3	CEILING	NOT APPLICABLE
2 . 4	MODULAR WARDROBES	NOT APPLICABLE
	<b>3 . MASTER TOILET</b>	
3 . 1	FLOOR	NOT APPLICABLE
3 . 2	WALLS	NOT APPLICABLE
3 . 3	CEILING	NOT APPLICABLE
3 . 4	COUNTERS	NOT APPLICABLE
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE
3 . 6	FITTING/FIXTURES	NOT APPLICABLE
	<b>4 . BED ROOMS</b>	
4 . 1	FLOOR	NOT APPLICABLE
4 . 2	WALLS	NOT APPLICABLE
4 . 3	CEILING	NOT APPLICABLE
4 . 4	WARDROBES	NOT APPLICABLE
	<b>5 . TOILET</b>	
5 . 1	FLOOR	NOT APPLICABLE
5 . 2	WALLS	NOT APPLICABLE
5 . 3	CEILING	NOT APPLICABLE
5 . 4	COUNTERS	NOT APPLICABLE
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE
5 . 6	FIXTURES	NOT APPLICABLE
	<b>6 . KITCHEN</b>	

For Hansafion Buildcon Private Limited

*Reysem*  
Director/Authorised Signatory



**List of Uploaded Documents**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	08-10-2022	<a href="#">View Document</a>
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	08-10-2022	<a href="#">View Document</a>
3	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	08-10-2022	<a href="#">View Document</a>
4	DEMARICATION PLAN	08-10-2022	<a href="#">View Document</a>
5	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	08-10-2022	<a href="#">View Document</a>
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	08-10-2022	<a href="#">View Document</a>
7	ZONING PLAN	08-10-2022	<a href="#">View Document</a>
8	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	08-10-2022	<a href="#">View Document</a>
9	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	08-10-2022	<a href="#">View Document</a>
10	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	08-10-2022	<a href="#">View Document</a>
11	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	10-10-2022	<a href="#">View Document</a>
12	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	10-10-2022	<a href="#">View Document</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 For Hansaton Buildcon Private Limited

Date 10/10/2022

*Rajesh*

Director/Authorised Signatory



सत्यमेव जयते

INDIA NON JUDICIAL

ANNEXURE- B

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL37078044261670U  
 Certificate Issued Date : 26-Dec-2022 03:19 PM  
 Account Reference : IMPACC (IV)/ dl1069303/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL DL106930348206101356297U  
 Purchased by : HANSAFLON BUILDCON PVT LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : HANSAFLON BUILDCON PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : HANSAFLON BUILDCON PVT LTD  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line

This stamp paper forms an integral part of Affidavit signed by Rajshekhar Gupta, Director of Hansaflon Buildcon Pvt. Ltd.



Hansaflon Buildcon Pvt. Limited

Rajshekhar Gupta

Director

Stamping Fee

Stamping Fee: 50/- (Fifty only) as per Section 17(1)(a) of the Stamp Act, 1899. The stamping fee is payable in cash or by demand draft drawn on any branch of a bank authorized to receive deposits from the public.

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. RAJJAN GUPTA, DIRECTOR OF HANSAFLON BUILDCON PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09/10/2022:

I, RAJJAN GUPTA, DIRECTOR OF HANSAFLON BUILDCON PRIVATE LIMITED [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

Or

HANSAFLON BUILDCON PRIVATE LIMITED [have/ has] a legal title to the land on which the development of the proposed project is to be carried out

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.

**Explanation:-** where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That the said land is free from all encumbrances.

Or

That details of encumbrances NIL including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is 08/03/2027.

4. That we have not launched the project and no third party right has been created by HANSAFLON BUILDCON PRIVATE LIMITED.

5. That seventy per cent of the amounts realised by [me/promoter] for the real estate project from the Allotees, 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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



For Hansaflon Buildcon Private Limited  
*Rajjan*  
Director/Authorised Signatory

8. That [I / 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.
9. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
10. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That [I / 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 Hansaion Buildcon Private Limited

*Reysem*  
 Deponent / Director / Authorized Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

26 DEC 2022

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

For Hansaion Buildcon Private Limited

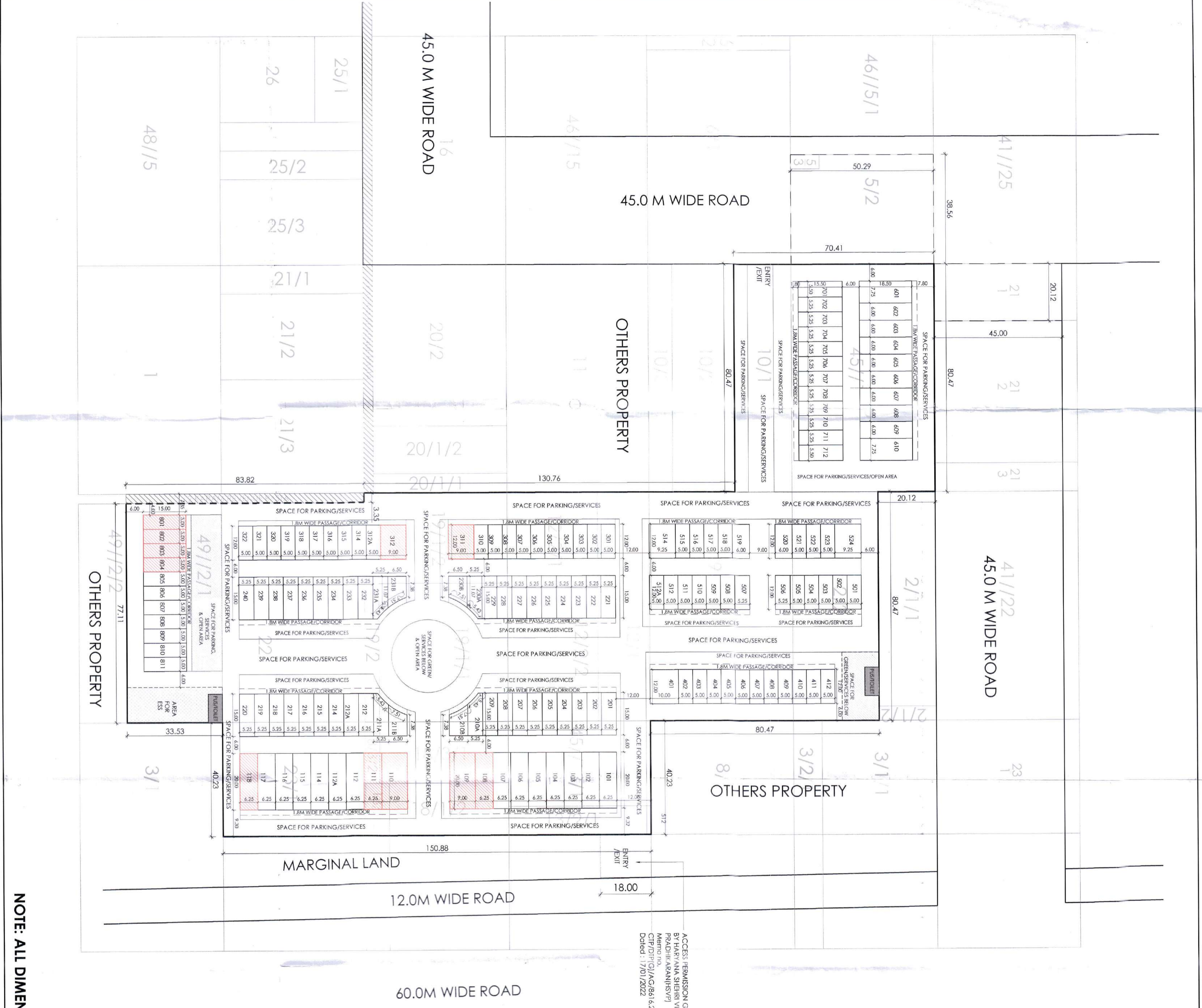
*Reysem*  
 Director / Authorized Signatory



ATTESTED  
*[Signature]*  
 NOTARY PUBLIC,  
 DELHI (INDIA)

26 DEC 2022





NOTE: ALL DIMENSIONS ARE IN METERS

DETAILS OF 10% MORTGAGED / FREETED AREA

S.No.	Plot No.	Width (in Met.)	Length (in Met.)	Plot Area (in Sq. Met.)	Killa Area (in Sq. Met.)	Total Area (in Sq. Met.)	Total Killa Area (in Sq. Met.)
1	108	6.25	20.00	125.18/3.71	67.87	2.68	125.00
2	109	9.00	20.00	180.18/3.71	97.74	3.85	180.00
3	110	9.00	20.00	180.18/3.71	97.74	3.85	180.00
4	111	6.25	20.00	125.18/3.71	67.87	2.68	125.00
5	118	6.25	20.00	125.18/3.71	67.87	2.68	125.00
6	311	9.00	12.00	108.00	4.72	108.00	4.72
7	312	9.00	12.00	108.00	4.72	108.00	4.72
8	801	5.00	15.00	75.00	3.97	75.00	3.97
9	802	5.00	15.00	75.00	3.97	75.00	3.97
10	803	5.00	15.00	75.00	3.97	75.00	3.97
11	804	5.00	15.00	75.00	3.97	75.00	3.97
Total Area				1251	40.46	1251.00	40.46

AREA STATEMENT

Particulars	Area (Acres)	Area (SqM)
Total Area of Site	8.800	35610.73
Area Falling Under Sector Road	0.702	2842.44
Balance Area	8.098	32768.29
Benefit of Road Area (10% of site area or area falling in sector road whichever is less)	0.702	2842.44
Net Planned Area	8.800	35610.73
Permissible SCO Plots Ground Coverage Areal (35% of 8.8 Acres)	3.080	12463.76
Proposed SCO Ground Coverage Areal (35% of 8.8 Acres)	3.080	12463.72
Permissible SCO Plots FAR (150% of 8.8 Acres)	53416.10	
Proposed SCO Plots FAR (149.999% of 8.8 Acres)	53415.99	

LAND OWNERS BY HANSAFELON BUILDING PVT. LTD.

Rect.	Killa No.	Area	M
42	21/1	1	16
	13/2/1	1	0
	18/1/2	1	11
	18/2/2	0	6
	10/1	4	0
	10/1	3	4
	12/2/1	2	2
	12/2/2	2	19
	19/1/1	4	7
	19/1/2	2	17
	1	8	0
	19/2	0	16
	22	7	13
	18/3/1	1	19
	18/3/2	0	4
	13/1	3	0
	12/1	2	19
	9	8	0
	2/2/1	3	9
	2/2/2	1	7
	5/2	0	2
	5/3	3	15
	2/1	5	2
	TOTAL	70	8

PLOT DETAILS

Plot No.	Width (m)	Length (m)	Area (sqm)	Total Area (sqm)	Temple FAR @ 285/71
101-108	6.25	20.00	125.00	1000.00	4285.71
109-110	9.00	20.00	180.00	360.00	1542.86
111-118	6.25	20.00	125.00	1000.00	4285.71
201-209	5.25	15.00	78.75	1417.50	6074.93
210-219	5.25	15.00	78.75	1417.50	6074.93
210A-211A	230A-231A	PLINE	78.81	283.24	1213.89
210B-211B	230B-231B	PLINE	58.37	233.48	1000.63
301-310	5.00	12.00	60.00	600.00	2571.43
311-312	5.00	12.00	60.00	216.00	925.71
312A-322	5.00	12.00	60.00	600.00	2571.43
401	10.00	12.00	120.00	120.00	514.29
402-412	5.00	12.00	60.00	660.00	2828.57
501-505 & 508-512A	5.00	12.00	60.00	11	660.00
506-507	5.25	12.00	63.00	2	126.00
514 & 524	9.25	12.00	111.00	2	222.00
515-518 & 521-523	5.00	12.00	60.00	7	420.00
519-520	6.00	12.00	72.00	2	144.00
601	7.75	18.50	143.38	1	143.38
602-609	6.00	18.50	111.00	8	888.00
610	7.75	18.50	143.38	1	143.38
701	5.50	15.50	85.25	1	85.25
702-711	5.25	15.50	81.38	10	813.75
712	5.50	15.50	85.25	1	85.25
801-811	5.00	15.00	75.00	11	825.00
			153	12463.72	53415.89
				3.080	

RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ. MT. OF GROUND COVERAGE = 4.28571  
 PERMISSIBLE FLOORS= BASEMENT+GROUND+1st+2nd+3rd+4th

DRG. NO. : DGTCP-844 DATED : 29-9-22

(NANINDER KUMAR) (DIVYA DOGRA) (LAUT BAZZAD) (HITESH SHARMA) (T. L. SATYAPRAKASH, IAS)  
 AD(HQ) ATPHQ) DTP(HQ) SIP (HQ) CTP(HR) DTCPI(HR)

ARCHITECTS: **ACPL** (Architectural Consultancy Pvt. Ltd.)  
 PROJECT: REVISED/PROPOSED LAYOUT PLAN WITH SAJARA OF HANSAFELON BUILDING PVT. LTD. (OWNER) ON LAND MEASURING 8.800 ACRES (EXISTING LICENCE AREA 3.35625+ADDITIONAL AREA 5.44375 ACRES) IN SECTOR 79, FARIDABAD, HARYANA

OWNER/AUTHOR SIGNATURE: **LAURENCE SHANGARI**  
 ARCHITECT SIGNATURE: **LAURENCE SHANGARI**  
 DRAWING NO. 001 SCALE: 1:750