



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has decided to register the part commercial project namely "81 High Street" Sector 81, Faridabad having an area of 1.068 acres and an FAR of 10,542 sq. mtrs. vide

Registration No. :HRERA-PKL-FBD-42 Dated: 6.9.2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is **Puri Construction Private Limited**, having its registered office at 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New-Delhi-110001. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL1971PTC005522, having PAN No. AAACP2760K.



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2. The Directors of the company are:

a) Tejinder Singh Puri

15, Bela Road, Civil Lines, Delhi-110054

Phone (Landline): +91-11-43686868

Phone (Mobile): +91-9811020740

Email ID : tejipuri@gmail.com

b) Mandeep Singh Oberoi

B-1/93, Gold Croft Society, Plot No. 4,

Sector 11, Dwarka, Delhi - 110075

Phone (Landline): +91-11-43686868

Phone (Mobile): +91-9871471476

Email ID : mandeepoberoi@yahoo.com

3. The contact details of the promoter are:

Phone No. +91-11-43686868

Email tejipuri@gmail.com

4. The promoter has launched following projects in last five year:

(i) Residential Plotted Colony "Amanvilas", Sectors 88 & 89, Faridabad.

Date of starting the construction: July, 2016

Likely/ date of completion : July, 2019 (Plots) & July 2020 (Floors)

Stage of development: Ongoing

No. of pending litigation: NIL



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(ii) Group Housing Colony "Aanandvilas", Sector 81, Faridabad.

Date of starting the construction: November, 2013

Likely/ date of completion: December 2018

Stage of development : Advanced Finishing Stage

No. of pending litigation : 3 consumer complaints

(iii) Group Housing Colony "Emerald Bay", Sector 104, Gurugram.

Date of starting the construction: November, 2013

Likely/ date of completion: December 2018

Stage of development: Final Finishing Stage

No. of pending litigation: 21 consumer complaints

5. Particulars of the project:

The project namely 81 High Street has been developed over 3.806 Acres of land. The FAR which is being registered is 10,542sq.mtrs. For the remaining 11176.52 sq.mtrs. occupation certificate has already been issued by the DTCP vide memo no. 33545 dated 27.12.2017. The land is owned by the promoter 'Puri Construction Private Limited'.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 1069 & 1070 of 2006 dated 14-08-2006 in favour of 'Puri Construction Private Limited' (transferred on 11-02-2009). The licence is valid till 13-08-2019.

7. The revised building plans of this Commercial Colony Project were approved on 12-06-2018 which are valid for a period of five years.



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8. Detail of the apartments/commercial spaces in the project are as under:

Type of commercial space	Carpet area (in sq ft)	No. of commercial /office space
1	176-179	14
2	190-209	212
3	302	12
4	362	12
		250

9. The promoter has already applied for Occupation certificate for the area being registered i.e. 10,542 sq. mtrs. to the DTCP vide his application dated 12.07.2018 .

10. The Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- 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 commercial space, the Promoter shall not demand or receive from the allottees any other cost, fee or charge



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under any name or definition except reasonable charges for maintenance of essential services and common facilities.

- iv) 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 the commercial units sold/booked and expenditure made in the project.
- v) Submit a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- 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) not sell/dispose off the commercial space for which occupation certificate has been granted by the DTCP on 27.12.2017 before getting it registered with HRERA, Panchkula.

-sd-

Dilbag Singh Sihag
Member

-sd-

Anil Kumar Panwar
Member

-sd-

Rajan Gupta
Chairman

Memo No. HRERA- 214 - 2018

Dated: 11-9-18

Granted under the hand and seal of the Executive Director to the Authority on



Signature :

Name :

R.P. Gupta
Executive Director

Haryana Real Estate Regulatory Authority Panchkula