



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate commercial project on land measuring 2.20 acres in Sector- 63-A, Gurugram as per details given below:-

<b>Registration No.:</b>	<b>RC/REP/HARERA/GGM/2018/13</b>
<b>Dated:</b>	<b>06.09.2018</b>

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

**1. Particulars of the promoter:**

**License Holder: Promoter 1**

Yule Propbuilt Pvt. Ltd., having office at A-11, 1<sup>st</sup> Floor, Neeti Bagh, New Delhi – 110049.

**Collaborator 1: Promoter 2**

Commander Realtors Pvt. Ltd., having office at A-11, 1<sup>st</sup> Floor, Neeti Bagh, New Delhi – 110049.

**BIP Holder/Applicant: Promoter 3**

Blackberry Realcon Private Limited, having its registered office at S-550/51 School Block Shakarpur Delhi-110092, India. This is a private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with corporate identity number(CIN) U70101DL2011PTC224577, having PAN No. AAECB6735E.in principle BIP obtained by DTCP vide memo no. LC-2458-II-JE(VA) 2018/24633 dated 21-08-2018

**2. The Directors of the company are:**

**a) Mr. Kunal Rishi**

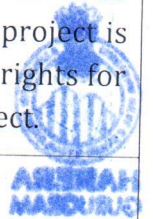
**Office:** 11<sup>th</sup> Floor, Paras Twin Towers (Tower B) Sector-54, Golf Course Road Gurugram-122002 Haryana, India

**Residence:** E-24 Windsor Park, Vaibhav Khand Indrapuram, Ghaziabad, UP-201001

**Phone No.:** +0124-4561500 extension-515



	Mobile No.:	+91-9971296622	
b)	Kartik Mahato		
	Office:	11 <sup>th</sup> Floor, Paras Twin Towers (Tower B) Sector-54, Golf Course Road Gurugram-122002 Haryana, India	
	Residence:	G-1164, Sangam Vihar, New Delhi-110062	
	Phone No.:	-	
	Mobile No.:	+91-9871339128	
<b>3.</b>	<b>The contact details of the promoter are:</b>		
	Address:	11 <sup>th</sup> Floor, Paras Twin Towers (Tower B) Sector-54, Golf Course Road Gurugram-122002 Haryana, India	
	Phone No.:	+0124-4561500	
	Email:	<a href="mailto:info@parasbuildtech.com">info@parasbuildtech.com</a>	
<b>4.</b>	<b>The promoter has launched following projects in last five years: NIL</b>		
<b>5.</b>	<b>Particulars of the project:</b>		
	The commercial project named "Paras Square" situated at Sector 63A is set up on 2.20 acres land licensed to Yule Propbuilt Private Limited vide License no 23 of 2013 renewed dated 16.10.2017 vide Memo No. LC-2458-JE(VA)-2017/26050. The project is being developed by Blackberry Realcon Private Limited. The promoter has all rights for the development, sale and any and all other rights for the execution of the project.		
<b>6.</b>	<b>The building plans of this project</b>		
	Memo No. ZP-892/AD(RA)/2013/47504	30.07.2013	
<b>7.</b>	<b>Detail of the apartments in the project:</b>		
	<b>Type of Units</b>	<b>Carpet area (in sq. ft)</b>	<b>No. of Units</b>
	Retail Shops	51172	170
	Restaurant	1249	1





Studio Apartments		70320	144
Total			315
The Project will be comprised of 02 towers			
<b>8. Details of services and facilities:</b>			
Sr. No.	Name of Facility	Estimated Cost ( INR in Lakh)	Remarks
1.	Roads & Pavements / Parking	58.96	Completed
2.	Water Supply System	131.75	Completed
3.	Sewerage treatment & garbage disposal	49.02	Completed
4.	Electrification	175.00	Internal Completed
5.	Storm water drainage	24.45	Completed
6.	Parks and Play	69.75	Completed
7.	Club	N.A	Completed
8.	Securities and Fire Fighting	20.96	Completed
9.	Total	529.89	
<b>Approvals/ NOCs from various agencies for connecting external services.</b>			
Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No	
Roads	HSVP	NO. Already connected with Sector Road	
Water supply	HSVP	NO. SERVICES YET TO BE LAID BY HSVP	
Electricity	DHBVN	NO. APPLIED FOR	

	Sewage disposal	HSVP	NO. SERVICES YET TO BE LAID BY HSVP
	Storm water drainage	HSVP	NO. SERVICES YET TO BE LAID BY HSVP
<b>10.</b>	<b>The total land of the project measuring 2.20 Acres and it is launched in 1 phase. Land will be utilised in the following manner</b>		
	<b>Sr. No</b>	<b>Land area under usage</b>	<b>Area of land (sq. mtrs.)</b>
	1.	Construction of apartments	6535 (Total of all floors)
	2.	Roads	2540 (Surface)
	3.	Schools and other community	N.A.
	4.	Parks and playgrounds	N.A.
	5.	Green belts	1780 (Surface)
	6.	Club House / Community Centre	N.A
	7.	Open Surface Area	N.A
	8.	Vehicle Parking	15641.95 (Basements)
<b>11.</b>	<b>Estimated cost of the project is Rs. 156.00 Cr (including the land cost)</b>		
	i.	Cost of land	2000 lacs
	ii.	Estimated cost of construction of apartments including cost of infrastructure and other structures	7506 lacs
	iii.	Other costs including EDC, Taxes, Levies, Interest, Consultants etc.	4334 lacs
<b>12.</b>	<b>Current stage of development of the project:</b>		
	This is a completed project.		
<b>13.</b>	<b>Quarterly schedule of the development of the project</b>		





<b>a) Apartments: ALREADY COMPLETED</b>									
Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in crores)							
		Apr-June 2018	July-Sept 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 19	Oct-Dec 19	Total
Apartments									
<b>b) Infrastructure: ALREADY COMPLETED</b>									
Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lacs)							
		Apr-June 2018	July-Sept 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Total
Roads & Pavements / Parking									
Water Supply System									
Sewerage treatment & garbage disposal									
Electrification									
Storm water									



	drainage								
	Parks and Play								
	Club								
	Securities and Fire Fighting								
	Total								
<b>14. The following statutory approvals have already been obtained.</b>									
	<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>						
	i.	Licence	23 of 2013 - Issued vide memo No. LC - 2458 - JE(S) - 2013 / 40032 Dt: 20.05.2013 - Renewed vide memo No. LC - 2458 - JE(VA) - 2017 / 26050 Dt: 16.10.2017 (Valid till 16.05.2019)						
	ii.	Approved zoning plan	DG,TCP-3877 Dt: 17.05.2013						
	iii.	Approved building plan / site plan	ZP - 892/AD(RA)/2013/47504 Dt: 30.07.2013						
	iv.	Environment Clearance	SEIAA/HR/2013/1355 Dt: 12.12.2013						
	v.	Aravalli NOC certificate	3860 / SK II / 27.11.2013						
	vi.	Divisional Forest Officer NOC	909G/18.06.13						
<b>15. The following statutory approvals have been applied for but yet to be received:</b>									
Final BIP permission									
<b>16. Contact person at the site office:</b>									
Name:		YASIR KHAN							
Mobile Number:		+91-9650532389							



**17. Financial details:**

Sr. No.	Particulars	Figure in (lacs)
i.	Amount invested in the project upto the date of application	13746
ii.	Balance cost to be incurred for completion of the project and delivery of Possession	1854


**18.** The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 57500000137239 of HDFC Bank Limited; IFSC Code HDFC0000572; MICR code 110240093. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

**19. This Certificate of Registration is issued subject to the following conditions that the promoter shall:**

- The promoter shall submit the final BIP within 90 days from the issuance of the registration certificate.
- 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, Gurugram (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.
- The promoter shall inform the revenue department for entry in the record of ownership that the project land being licensed and bonded for setting up of commercial colony.
- Strictly abide by the declaration made in form REP-II
- Apart from the price of the apartments, 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.

vi.	The 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 apartments sold/booked and expenditure made in the project.
vii.	A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
viii.	Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
ix.	The promoter shall submit the ESCROW bank account details regarding of utilization of funds duly signed and verified by Chartered Accountant and certified that the amount has been utilized only for the purpose allowed by the Act..



  
(Dr. K.K. Khandelwal)  
Chairman  
HARERA, GGM  
06.09.2018

