



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) on land measuring 5.712 Acres in Village Garhi Alawalpur, Sector 7A, Dharuhera, Distt. Rewari.

Registration number: HRERA-PKL-RWR-14-2018 Dated: 7.06.2018

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

1. Particulars of the promoter:

The promoter of the project is M/s DREAM MERCHANT PROMOTERS PVT. LTD., H-69, Upper Ground Floor, Connaught Circus, Connaught Place, 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)

U45204DL2011PTC222934, having PAN No. AADCD917DE.



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

2. The Directors of the company are:

a) **Naveen Gambhir**

Flat No. 12, Ganga Blk, G-1, Sec-D, Pkt-6, Vasant

Kunj, New Delhi - 110001

9811012862

b) **Pankaj Gambhir**

Flat No. 11, Ganga Blk, G-2, Sec-D, Pkt-6, Vasant

Kunj, New Delhi - 110001

9810006232

3. The contact details of the promoter are:

Phone No.

91-11-43527777

Fax No.

91-11-43527788

Email

s.christopher@ghi.in

4. No project has been launched by the promoter during the last five years.

5. Particulars of the project:

The project will be set up on 5.7125 acre land. The land is owned by M/s DREAM MERCHANT PROMOTERS PVT



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

LTD, H-69, Upper Ground Floor, Connaught Circus,
Connaught Place, New Delhi - 110001.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 69 dated 21-08-2017 in favour of the land owner M/s DREAM MERCHANT PROMOTERS PVT. LTD. The licence is valid till 20-08-2022

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-5854 dated 12.05.2017 with the following category of plots

Sr.No.	Type	No. Of Plots	Size of each plot(Sq.Mts)
1	A	8	128.91
2	A-1	8	126.04
3	A-2	28	126.91
4	B	46	104.48
5	B-1	9	104.90
6	C	10	100.43
Total No. Of Plots		109	

The layout plan shall be displayed by the promoter at the site all the time and at its office.



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

8. No plots have been sold/booked as on date.

9. The service plans/estimates of the project are yet to be got approved from the Department of Town and Country Planning. The estimates of Internal development works are as under:

as under:

- | | |
|---|-----------------|
| i. Electrification plan | Rs. 141.20 Lakh |
| ii. Roads | Rs. 109.05 Lakh |
| iii. Water supply system | Rs. 131.41 Lakh |
| iv. Sewerage treatment and garbage Disposal plans | Rs. 70.9 Lakh |
| v. Landscaping parks, playgrounds Etc | Rs. 1.3 Lakh |
| vi. Street lights etc | Rs. 8.80 Lakh |

A copy of the aforesaid plans shall be displayed by the promoter at the site of the construction and at its office.

10. Ground coverage of the project shall be as follows:

- | | |
|-------------------------|--------------|
| a) Plots | 13038.39 sqm |
| b) Roads and green belt | 5968.34 sqm |
| c) Playground parks | 1789.56 sqm |

11. The following facilities will be provided in the project:

- | | |
|---|----------|
| a) Water supply system, underground tanks | 170 cu.m |
|---|----------|



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

- b) Sewerage treatment plant 225 kl
c) Electricity sub-station 300 KVA x 4 transformers
d) Total demand load of electricity 900 KVA

12. Current stage of development of the project:

This is a new project its development will start in June 2018 and date of completion will be May 2022."

13. Current stage of development of internal infrastructure:

Yet to be started.

14. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project upto the date of completion

PARTICULARS	Expenditure incurred till date of application (Rs. In Lakh)	Expenditure to be made in each quarter (Rs. In Lakhs)											
		Apr – June	July – Sept	Oct. – Dec.	Jan – March	Apr – June	July – Sept	Oct. – Dec.	Jan – March	Apr – June	July – Sept	Oct. – Dec.	
		2018	2018	2018	2019	2019	2019	2019	2020	2020	2020	2020	
Roads	0.00	0.00	5.00	5.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
Water Supply	0.00	0.00	0.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
Sewerage	0.00	0.00	0.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	
Storm Water	0.00	0.00	0.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
Green Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	
Plots	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

PARTICULARS	Expenditure to be made in each quarter (Rs. In Lakhs)								Grand Total (Rs in lakhs)
	Jan – March 2021	Apr – June 2021	July – Sept 2021	Oct. – Dec. 2021	Jan – March 2022	Apr – June 2022	July – Sept 2022	Oct. – Dec. 2022	
Roads	0.00	4.00	4.00	4.00	4.00	0.00	0.00	0.00	50
Water Supply	5.00	5.00	5.00	16.00					37
Sewerage	0.00	0.00	1.00	0.00	0.00	0.00	15.00	15.00	47
Electricity	10.00	10.00	10.00	10.00	25.00	25.00	25.00	25.00	150
Storm Water	2.00	1.00	1.00	1.00					21
Green Area	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	10
Plots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3

15. The Architect of the project is:

MR. J B Singh

FINE ARCH STUDIO PVT LTD.

C-85, Dabri Extension, New Delhi -110045

The Contractors of the project are:

Yet to be Engaged

16. Financial details:

The estimated cost of the project is Rs 21.50 Crore which is comprised of the cost of infrastructure amounting to



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Rs.6.12Cr (Remaining amount to be spent on promotion / Salary / Interest / Land Purchase etc

17. The remaining expenditure of Rs 6.12 Crore to be incurred for completion of the project shall be met by way of sale of unsold stock of plots, and/ or by raising a loan of Rs 6.12 Crore from Bank.

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Account Number 50200029537710 of bank HDFC BANK LTD; IFSC Code HDFC0000313; MICR code 110240045. The money from the aforesaid account shall be drawn only towards meeting the cost of construction. 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:

i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development)



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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 agreement with the buyer in breach of the said provisions.

ii) strictly abide by the declaration made in the form of REP-II.

iii) apart from the price of the plots, 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) 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 related to the plots sold/booked and expenditure made in the project.

v) a copy of 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 RERA rules dated 28.07.2017.

-Sd- Dilbag Singh Sihag
Member

-Sd- Anil Kumar Panwar
Member

-Sd- Rajan Gupta
Chairman

Memo No. HRERA-12018/1400

Dated: 13.06.2018

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



Signature

R.P. Gupta
Executive Director

Haryana Real Estate Regulatory Authority Panchkula