



Date- 24.01.2025

To,
The Hon'ble Chairman,
Haryana Real Estate Regulatory Authority,
New PWD Guest House,
Civil Lines, Gurugram, Haryana.

Subject: Submission of additional documents in respect of RERA registration for Group Housing Project namely "Birla Arika" admeasuring 11.745 acres situated at sector 31-32A, Gurugram being developed by Birla Estates Private Limited.

Project Temp ID: RERA-GRG-PROJ-1823-2024

Respected Sir,

We wish to inform you that we have applied for the RERA registration to your good office for above mentioned project. We are submitting an affidavit in respect of the same.

It is therefore requested to consider our request and grant us the RERA registration certificate for the development of above mentioned Project.

Thanking you for your attention to this matter.
Sincerely,

For Birla Estates Private Limited

For BIRLA ESTATES PVT. LTD.

N. J. J. J.
Authorized Signatory

(Authorized Signatory)



BIRLA ESTATES

Birla Estates Pvt. Ltd.

REGD. OFFICE: Birla Aurora, Level 8, Dr. Annie Besant Rd., Worli, Mumbai - 400 030.

T: +91 22 6287 4100 | E: be.info@adityabirla.com | W: www.birlaestates.com

CIN: U70100MH2017PTC303291

REGIONAL OFFICE: Birla Estates Pvt. Ltd., Unit No. 501, 5th Floor, Worldmark - 3,
Sector 65, Gurugram - 122011, Haryana.



BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "Birla Arika" being developed on an area admeasuring 11.745 acres situated at Sector 31-32A, Village Jharsa being developed by Birla Estates Private Limited.

Temp ID: RERA-GRG-PROJ-1823-2024

AFFIDAVIT

I, Nitin Sharma, Authorised Representative of Birla Estates Private Limited ("Promoter/ Developer) having regional office at Unit No. 501, 5th Floor, Tower- 03, Worldmark, Sector- 65, Gurugram, do hereby solemnly affirm and declare as under:

1. That I am the Authorised Representative of the Promoter/ Developer, authorised vide Board resolution dated 11.07.2024.
2. That the Promoter/Developer is developing a real estate project known under the name and style of "Birla Arika"
3. That the Promoter/Developer is seeking the registration of the said project and has applied for the same before the Hon'ble Haryana RERA.
4. That the total estimated sale value of the Project is as under:

Total estimated sale value of units/ apartment/ sale proceeds (Amt in lacs)				
S.No.	Component	Average sale rate in Rs/ Sq.ft	Area (In sq. ft) Carpet Area	Estimated sale proceeds (Rs. Lakh)
1	Apartment	42,834.41	7,92,410.10	3,39,424.21
2	Commercial	63,800.00	1,567.68	1,000.18
	Total	42,875.81	7,93,977.78	3,40,424.39

5. That applied land i.e. 11.745 acres of the land is owned by Barmalt India Private Limited, Asha Gupta, Adesh Gupta ("Owners") and have executed a development agreement in favour of Promoter/ Developer to develop, construct, manage and sell a residential group housing project on the applied land and the same has been registered with office of Sub-Registrar Wazirabad as Document No. 4412 dated 05-06-2024. The Development Agreement has been executed for total land measuring 13,275 acres.
6. That entitlement of Owners & Developer in terms of above development/collaboration agreements based on revenue sharing is as under:

Development Agreement	Revenue Share	
	Owners	Promoter/ Developer




Document No. 4412 dated 05- 06-2024	40.74% of the Estimated Sale Proceeds from the entire Saleable Area of the project (42% less Sales Cost @ 3%) i.e. 40.74%)	59.26% of the Estimated Sale Proceeds from the entire Saleable Area at the project
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7. That the revenue share of the landowners is estimate to be Rs.1,38,688.90 Lakh and the total sale proceed are estimated to be Rs. 3,40,424.39 lakhs.
8. That the total estimated land cost is Rs. 1,41,126.25 lakhs (including Stamp Duty, Change of Developer fees and other approval charges and land brokerage cost).
9. That above revenue share to Owners shall be paid from the Free Account (30% Account) and the withdrawals from 70% RERA account as per the construction progress of project and the withdrawals shall be done only after filing CA certificates as per RERA norms.
10. That in the circumstance the Developer is unable to repay the same from the above-mentioned facility, then the Developer shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the Developer.


DEPONENT

Verification:

Verified at Gurugram on 24th day of January, 2025, that the corresponding paras 1 to 10 of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.


DEPONENT

ATTESTED


RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

