

Date 27.06.2019

To,
The Deputy Collector
District Gurugram
Haryana

Sub:- Intimation for setting up of residential colony pursuant to HARERA registration of our project at village Kadipur, District Gurugram, Haryana

Dear Sir

We are setting up residential colony in the village Kadipur and Gurugram, District Gurugram, Haryana and our project is registered with the Haryana Real Estate Development Authority (HARERA) vide registration no. RC/REP/HARERA/GGM/2018/24.

HARERA has instructed us to inform you as under:

"The Promoter shall inform the revenue department for entry in record of ownership about the project land being licenced and bounded for setting up colony".

You are requested to kindly take note of the same in your records.

Copy of registration certificate issued by HARERA is enclosed herewith for your reference and record.

Thanking You

Yours Sincerely,

For Vikas Parks Private Limited

Authorised Person

Encl: As above



27/06/2019
For D.C. Gurgson

Vikas Parks Pvt. Ltd.
(A Hero Enterprise)

Registered & Corporate Office: 264, Okhla Industrial Estate, Phase-III, New Delhi - 110020. Tel: +91 11 47467000 Fax: +91 11 47467070

CIN: U45200DL2006PTC155088 | Email: info.hri@herorealty.in | Website: www.herohomes.in

Project Office: Hero Homes, Sector 104, Dwarka Expressway, Gurugram - 122001



**HARERA
GURUGRAM**

FORM REP-III [See rule 5(1)]
**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



NO. RC/REP/HARERA/GGM/2018/	24
DATE	13-11-2018

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
HERO HOMES**

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: --

- The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of colony.
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government and the draft for same shall be submitted within 10 days from the issuance of this registration certificate;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/ apartment, plot or building as the case may be;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as conveyed by the Authority.

VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from November, 2018 and ending with 31 August, 2023 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

PARTICULARS OF THE NEW PROJECT																										
S.N.	Particular	Detail																								
1.	Name of the project	Hero Homes																								
2.	Location	Sector 104, Dhanwari, Gurugram																								
3.	Total licensed area of the project	34.0229 Acres of License No. 37 of 2012 issued in the name M/s Mariana Infrastructure Ltd. (4 Acres), license no 246 of 2007 issued in the name Juventus estate Pvt. Ltd. (10.723 Acres), license no 66 of 2012 issued in the name Mabon Properties (1.28125 acres), license no 67 of 2012 issued in the name Mabon Properties (2.5 acres), license no 56 of 2011 issued in the name Juventus estate Pvt. Ltd (10.162 acres), license no. 43 of 2014 issued in the name Mabon Properties Ltd. Mariana Infrastructure Ltd (1.39575 acres), license no 44 of 2014 issued in the name Mariana Infrastructure Ltd (1.0625 acres).																								
4.	Area of project for registration	9.053 Acres out of total site area 34.0229 Acres																								
5.	Type of Project	Group Housing Colony																								
6.	Total FAR of the phase registered	934230.263 sq. Mtrs.																								
7.	Number of Towers	7 Towers (Tower - 1-7), Convenience shopping 1 and 2, community building.																								
8.	Number of Units	1039																								
9.	Height of Building/No. of Storeys	<table border="1"> <thead> <tr> <th>Towers</th> <th>No. of storeys</th> <th>Height of the building</th> </tr> </thead> <tbody> <tr> <td>Tower-1</td> <td>G+37</td> <td>113.800 mtrs</td> </tr> <tr> <td>Tower-2</td> <td>G+27</td> <td>83.800 mtrs</td> </tr> <tr> <td>Tower-3</td> <td>G+27</td> <td>83.800 mtrs</td> </tr> <tr> <td>Tower-4</td> <td>G+16</td> <td>110.350 mtrs</td> </tr> <tr> <td>Tower-5</td> <td>G+36</td> <td>110.350 mtrs</td> </tr> <tr> <td>Tower-6</td> <td>G+27</td> <td>83.800 mtrs</td> </tr> <tr> <td>Tower-7</td> <td>G+16</td> <td>110.350 mtrs</td> </tr> </tbody> </table>	Towers	No. of storeys	Height of the building	Tower-1	G+37	113.800 mtrs	Tower-2	G+27	83.800 mtrs	Tower-3	G+27	83.800 mtrs	Tower-4	G+16	110.350 mtrs	Tower-5	G+36	110.350 mtrs	Tower-6	G+27	83.800 mtrs	Tower-7	G+16	110.350 mtrs
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NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Juventus Estate Ltd.
2.	Promoter 2/License holder	Mabon Properties
3.	Promoter 3/License holder	Mariana Infrastructure Ltd
4.	Promoter 4/Developer	Vikas Parks Pvt Ltd

PARTICULARS OF THE PROMOTER 4/ DEVELOPER		
S.N.	Particular	Detail
	Name	Vikas Parks Pvt Ltd
5.	Registered Address	E-1, Quib Hotel Complex, Saleed Jeet Singh Marg, New Delhi-110016
6.	Corporate Office Address	264, Okhla Industrial Estate, Phase-4, Delhi-110020
7.	Local Address	Hero Homes, Sector 104, Gurugram
8.	CIN	U14200DL2006PTC15508H
9.	PAN	AAACCV3369A
10.	Status	Active
11.	Mobile No.	+91-9810822593
12.	Landline No.	+91-17467000
13.	Email Id	compliance@herorealty.in
14.	Authorized Signatory	Mr. Nagaraj Routha, Sushir Goenka

FINANCIAL DETAILS		
S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	₹ 84751
2.	Amount spent up to date	₹ 20078
3.	Balance to be spent on the project	₹ 64673
4.	Cost of infrastructure for the whole project area of 34.022 acres	100%
5.	No. of units sold	

This registration certificate is based on the information furnished by the promoter and an authenticated brief of which is annexed herewith.

Dated: 13.11.2018
Place: Gurugram



(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority Gurugram

**HARERA
GURUGRAM**