



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "REWARI GREENS" being developed over land measuring 7.25 Acres for a Residential Plotted Colony at Village Dhamalka, Sec-26, Rewari, Haryana.

Registration Number: HRERA-PKL-RWR-9-2018

Dated: 28.05.2018

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

1. Particulars of the promoter:

The promoter of the project is KSL DEVELOPERS PVT LTD, C-305, NIRVANA COURTYARD, NIRVANA COUNTRY, SEC-50, GURUGRAM, HARYANA. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70200HR2017PTC068538, (Year 2017) having PAN No.

AAGCK5453Q.

Project Registration Number:HRERA-PKL-RWR-9-2018

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2. The Directors of the company are:

DIN/D PIN	FULL NAME	Present Residential Address	Contact No
236799	SANJAY PERIWAL	G-23,SECOND FLOOR,SOUTH CITY II-SECTOR-50 GURUGRAM-122018	08743005533 spuhf@gmail.com Pan no-AAIPP6579R
2263147	SAMEER JAJU	HOUSE NO. 204,DEERWOOD CHASE,NIRVANA COUNTRY, GURUGRAM-122002	09899008833 sjaju@ketkisservices.com Pan no-AFEPJ0012Q
7770433	KAUSHA LYA DEVI	F-142 SUNCITY BLOCKF NEAR GOLF COURSE ROAD SECTOR-54 GURUGRAM 122011	09810334139 redhu.avinash@gmail.com Pan no-AIIPD9149D
7770443	AVINASH REDHU	F-142 SUNCITY BLOCKF NEAR GOLF COURSE ROAD SECTOR-54 GURUGRAM 122011	09811456581 redhu.avinash@gmail.com Pan no-AHGPR2632E

3. The contact details of the promoter are:

Phone No. 0124-4040053 / 9899008833

Email ksldevelopers.pvt@gmail.com

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4. The promoter has not launched any project during the last five years.

5. Particulars of the project:

The project will be set up on 7.25 acre land. The land is owned by KSL DEVELOPERS PVT LTD, - C- 305, NIRVANA COURTYARD, NIRVANA COUNTRY, SEC-50, GURUGRAM, HARYANA. The CIN No./ Particulars U70200HR2017PTC068538 (Year 2017) having PAN No. AAGCK5453Q

6. The Town & Country Planning Department, Government of Haryana has issued Licence No. 75 of 2017 dated 8.9.17 in favour of M/s Chitvan Farms Pvt. Ltd. which was subsequently transferred in the name of M/s KSL Developers Pvt. Ltd. vide Order No. LC-3335-PA(B)2018/6832 dated 23/02/2018. The licence is valid till 7.9.2022.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana on 8-9-2017 with following category of plots.



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TYPE	AREA (In Sq. Yards)	No. Of Plots
A	169.72	20
B	135.34	32
C	119.12	3
D	130.18	9
E	133.19	4
F	124.31	4
G	172.22	29
H	125.58	9
J	119.05	10
K	111.37	12
TOTAL		132

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

8. None of the Plots have been sold.

9. The Town and Country Planning Department, Government of Haryana has approved the Service Plan Estimates of the project involving costs as given below:

- | | |
|---|----------------|
| i. Roads | Rs 136.52 LACS |
| ii. Water supply system | Rs 153.45 LACS |
| iii. Sewerage treatment and garbage/ Disposal plans | Rs 77.32 LAC |
| iv. Landscaping parks, playgrounds etc | Rs 4.32 LACS |
| v. Street lights etc | Rs 27.84 LACS |
| vi. S.W Drainage | Rs 62.53 LACS |

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A copy each 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 | 4.177 Acres |
| b) Roads and green belt | 1.93 Acres |
| c) Playground parks | 0.578 Acres |

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

- | | |
|---|---|
| a) Water supply system, underground tanks | 300 KL |
| b) Fire tank | 225 KL |
| c) Sewerage treatment plant | 255 KLD |
| d) Electricity sub-station / Transformers | 66 / 33 / 11 KV Grid
3 nos x 315 KVA |
| e) Total demand load of electricity | 1.122 MVA |
| f) Convenient shopping Commercial | 0.265 Acre |

12. Estimated cost of the project is : Rs 17.55 cr

13. Current stage of development of the project and the scheduled date of completion

Project will start in May, 2018 and the scheduled date of completion is August 2022

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14. Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditure(Cost in lakhs)		Physical	
		Estimated	Actual	Planned	Actual
Roads	12m min. width. 25mm bituminous layer over 22.5 cm avg. WBM over 20cm thick GSB as per MORTH specs	136.52	NIL	A-114m B-91m C-18m D-183m E-116m F-92m G-134m H-42m J-35m Total Length – 825m	NA
Water supply	As per approved Service Plan	153.45	As the project is	D.I Pipe K-9	As the project is
Sewerage	As per approved Service Plan	77.32	Yet to be	RCC NP3 pipe with RCC Manholes	Yet to be
Electricity	As per Electrical Design	145.42	Started.	RCC underground cable trench and 33/11 KV substation	Started.
Storm Water	As per approved Service Plan	62.53		RCC NP3 pipe with RCC Manholes	
Street Lighting	As per approved Service Plan	27.84		As per HVPN Specification with CFL	
Horticulture	As per approved Service Plan	4.37		Grassing with doop grass. Hedges and grill & barred wire fencing as per HUDA Norms.	

15. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project up to the date of completion:

Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter(Cost in lakhs)										Grand Total (Rs. In Lacs)
		Apr- June 2018	July- Sep 2018	Oct- Dec 2018	Jan-Mar 2019	Apr- June 2019	July-Sept 2019	Oct- Dec 2019	Jan- Mar 2020	Apr- June 2020	July- Sept 2020	
Roads	NIL	5	10	10	15	15	20	20	20	11	10.52	136.52
Water supply	NIL	0	0	15	15	20	20	25	25	17	16.45	153.45
Sewerage	NIL	0	0	10	10	10	10	10	10	10	7.32	77.32
Electricity	NIL	0	0	0	0	25	25	25	25	25	20.42	145.42
Storm water	NIL	0	0	10	10	10	10	10	10	2.53	0	62.53
Street Lighting	NIL	2	2	2	5	5	5	5	1.84	0	0	27.84
Horticulture	NIL	0	0	0	0	0	0	0	1	2	1.37	4.37

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16. The Architect of the project is:

INTERACT CONSULTANTS Pvt. Ltd.

The Contractors of the project are: YET TO BE ENGAGED

17. Financial details:

Estimated cost of the project is Rs 17.55 Crores which is comprised of the cost of infrastructure amounting to Rs. 6.07 Crores.

18. The remaining expenditure of Rs 11.48 Crores to be incurred for completion of the project shall be met by way of sale of unsold stock of plots, and/ or by way of promoter's contribution amounting to Rs. 5.00 Crores.

19. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200030924442 of bank HDFC BANK LTD; IFSC Code HDFC0000280 ; MICR code 110240037. The money from the aforesaid account shall be drawn only towards meeting the cost of construction Rs. 9.41 Crores. 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.

20. 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) Rules, 2017 and The Haryana Real Estate

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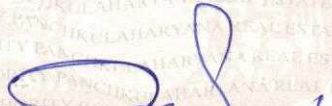
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Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

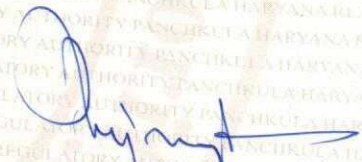
- ii) strictly abide by the declaration made in form REP-II.
- iii) apart from the unit price of the Plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common 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 relating to plots sold/booked and expenditure made in the project.
- v) 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.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman