



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered a commercial project measuring 2.0 acres "24 High Street" situated in Sector-24, Dharuhera, Distt Rewari, Haryana.

Registration Number: HRERA-PKL-RWR-10-2018 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 Sulekh Jain/ Vikas Jain, PD-4A, Pitampura, Delhi-110088. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2005PTC142439, having PAN No. **AACCD2654C.**

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2. The Directors of the company are:
 - a) Vikas Jain
Bldg. No. 2007, Sector-45, Gurgaon
8860088210
 - b) Sulekh Jain
Bldg. No. 2007, Sector-45, Gurgaon
8860088210
3. The contact details of the promoter are:
Phone No. 8860088210 (Vikas Jain)
Fax No.
Email info@dpl.co.in
4. The promoter has launched following projects in last five years:
Project 1 Name: Casa Romana
Location: Sector-22, Dharuhera
Date of starting the construction: Dec-2014
Likely/ Actual date of completion: Dec-2019
Stage of development: Structure of Phase 1 almost complete and finishing work going on
No. of pending litigation -NIL-
5. Particulars of the project:
The project will be set up on 2.0 acre land. The land is owned by Dwarkadhis Projects Pvt. Ltd., PD-4A, Pitampura, Delhi-110088, (CIN No./ Particulars U45201DL2005PTC142439). The Town & Country Planning Department, Government of Haryana has issued

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license No. 56 of 2007 dated 23.01.2007 in favour of the land owner M/s Dwarkadhis Projects Pvt. Ltd. The licence is valid till 22.01.2019.

6. The Revised Building Plan's of the project were approved in principle on 04.04.2018. The building plan shall be displayed by the promoter at the site and in his office all the time.
7. The Town and Country Planning Department, Government of Haryana has approved service plan estimates of the project involving costs as given below:
 - i. Electrification plan- Rs 90.00 Lakhs
 - ii. Roads Rs. 28.47 Lakhs
 - iii. Water supply system Rs. 60.13 Lakhs
 - iv. Sewerage treatment and garbage Disposal plans Rs. 32.46 Lakhs
 - v. Landscaping parks, playgrounds etc. Rs. 2.69 Lakhs
 - vi. Street lights etc. Rs. 1.70 Lakhs
 - vii. Storm Water Rs. 10.50 Lakhs

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

8. The promoter has received the Environmental Clearance vide Memo No. SEIAA/HR2013/1247 Dated 25.11.2013.



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9. Ground coverage of the project shall be as follows:
- | | |
|-------------------------------|-----------|
| a) Shops/ Serviced Apartments | 3,600 sqm |
| b) Roads and green belt | 2,200 sqm |
| c) Playground parks (atrium) | 900 sqm |
10. The following facilities will be provided in the project:
- | | |
|--|--------------------------|
| a) Water supply system,
underground tanks | 150cu.m |
| b) Over head tanks | 20cu.m |
| c) Fire tank | 200cu.m |
| d) Sewerage treatment plant | 150 kl |
| e) Electricity sub-station | 800 KVA x 2 transformers |
| f) Total demand load of electricity | 1,450 KVA |
| g) Basement parks | 194 Nos |
| h) Surface parking | 49 Nos |

11. Apartments as per details given below shall be constructed in the project:

Type A Carpet area 285Sqft, 120 Nos.

Type B Carpet area 493 Sqft, 08 Nos.

Shops Carpet area 90 - 2,670 Sqft, 276 Nos. on G.F to 3rd F.

The project will comprise of 2 towers.

Estimated cost of the project is Rs. 85 Crores.

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12. Current stage of development of the project:

It is a project licensed in January 2007. However, Its development will start in July-2018 and Scheduled date of completion of the project is March-2022.

13. Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditure		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	6 Mtrs Wide x 358 Mtrs Length Approx. 2,150 m2	29 Lakhs	0	Will start in Q2, 2021	Will be started as per schedule
2. Water supply	Water supply by HUDA, Underground WTP with pumps, Pipe use G.I. & M.S. Size 150~100, 80 65 mm.	61 Lakhs	0	Will start in Q4,2020	Will be started as per schedule
3. Sewerage	Underground STP with Chlorine dosing and pump, G.I./ Sch 80 piping	33 Lakhs	0	Will Start in Q4,2020	Will be started as per schedule
4. Elec	Elec. Supply by DHBVN, VCB 11 KV, Trf x 2 or as per prevailing load norms, LT panel incomer ACB for DG, 240 mm 3.5 core cable from trf & DG to panel, LED Street Lights	90 Lakhs	0	Will Start in Q4,2020	Will be started as per schedule

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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

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter															
		July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Grand Total
		2018	2018	2019	2019	2019	2019	2020	2020	2020	2020	2021	2021	2021	2021	2022	
Approx. 5 Crores		6.29	6.34	7.82	7.98	8.12	6.90	5.63	4.92	4.90	4.41	4.34	3.30	3.16	2.19	1.22	82.51

(All figures in Rs. Crores)

(b) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter															
		July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Grand Total
		2018	2018	2019	2019	2019	2019	2020	2020	2020	2020	2021	2021	2021	2021	2022	
Water Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.60
Sewerage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.04	0.04	0.12	0.07	0.33
Storm Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04	0.01	0.01	0.01	0.11
Road & footpath	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.06	0.07	0.10	0.28
Street Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.02
Horticulture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.03
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.10	0.10	0.20	0.20	0.20	0.90

(All figures in Rs. Crores)

15. The Architect of the project is:

Satya Architects

Off: 1st Floor, Sector-36, HUDA Jail Complex, Near Sadar Bazar, Gurgaon

Ph: 0124-4380570

The Contractors of the project are:

Exotic Buildcon Pvt. Ltd.

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Off: Sec-22, C. R. Project, Dharuheda-Bhiwadi Bypass
Road, Dharuhera, Haryana.Ph: 80-1009-1009

16. Financial details:

Estimated cost of the project is Rs. 85 Crores which is comprised of a cost of infrastructure amounting to Rs. 2.27 Crores and cost of construction of apartments amounting to Rs. 82.51 Crores.

17. None of the Apartments/ Shops have been sold.

18. The remaining expenditure of Rs. 80 Crores to be incurred for completion of the project shall be met by way of sale of unsold stock of apartments, and/ or by raising a loan of Rs. 30 Crores (approx.) Bank and/or by way of promoter's contribution amounting to Rs. 10 Crores (approx.)

19. Specifications of the apartments:

The promoter shall mention detailed specifications of the apartments/shops in his brochure including the type and quality of woodworks, joinery, flooring, bath fittings, tile work, wall finishing, electrical fittings, sanitary fittings, kitchen detail etc. Detailed specification shall also be made a part of the agreement with the buyer.

A copy of the brochure shall be submitted to the Authority along with a copy of the advertisement immediately after publication.

20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the

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account number 60245906905 of Bank of Maharashtra, IFSC Code- MAHB0001347; MICR code 110014040. The money from the aforesaid account shall be drawn only towards meeting the cost of construction and other expenses towards the above-said project. 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.

21. 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 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 Shops/Service 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.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations

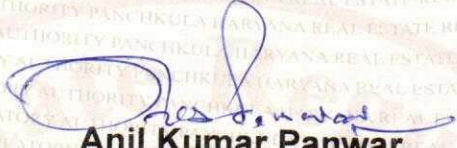
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and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

- 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