



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project **DDJAY-II, an affordable plotted colony** on land measuring **8.8125 Acres** in **Sector 14, Sohna, Dist: Mewat, Haryana** vide

Registration No. : HRERA-PKL-MEW-II-2018

Dated: 24.7.2018

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

- 1. Particulars of the promoter:** The promoter of the project is **M/s Raheja Developers Limited**, 406, Fourth Floor, Rectangle One, D-4, District Centre, Saket, New Delhi-110017. The promoter is a limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) **U45400DL1990PLC042200**, having PAN No. **AAACR0468E**.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

2. The Directors of the company are:

a) Navin M. Raheja

HOUSE NO. 150A, Sainik Farms Ambedkar Nagar, Central
Avenue New Delhi-110062

Phone No. 011-40611111

b) Mohd. Yosuf Khan

S-378, PANCHSHEEL PARK, NEW DELHI-110017

Phone No. 011-40611111

c) Mr. Ravinder Zutshi

7, Vikram Vihar Extn Lajpat Nagar Part-IV New Delhi 110024

Phone No. 011-40611111

3. The contact details of the promoter are:

Phone No. 011-40611111

Fax No. 011-40611110

Email
compliances@raheja.com

4. The promoter has launched following projects in last five years:

Project 1 Name: Raheja Aranya Phase-II

Location: Raipur, Sohna, Rampur and Raisaika,

Tehsil: Sohna, Sector-11 & 14, Mewat, Dist:

Gurugram.

Date of starting the construction: September, 2015

Likely/ Actual date of completion: 2022

Stage of development: Final works in progress.

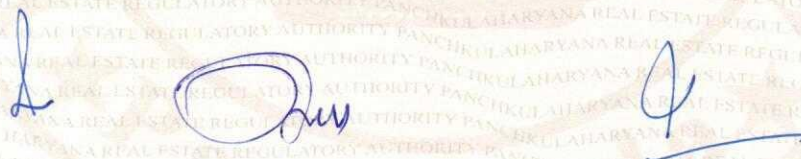
No. of pending litigation: 5

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Project 2 Name: Krishna Housing Scheme
Location: Sector-14, Sohna, Dist: Gurugram, Haryana.
Date of starting the construction: October, 2015
Likely/ Actual date of completion: 2019
Stage of development: Structure work in progress
No. of pending litigation: 11

Project 3 Name: Raheja Trinity-I
Location: Sector-84, Gurugram.
Date of starting the construction: 2017
Likely/ Actual date of completion: 2021 or 5 years from the date of revised environment clearance.
Stage of development: Project Excavation done and construction in progress
No. of pending litigation: 4

Project 4 Name: Raheja Maheswara (Tower-A,B,C,D & E)
Location: Sector-11 & 14, Dist: Gurugram.
Date of starting the construction: November, 2017
Likely/ Actual date of completion: 48 months with further 12 months grace period from the date of execution of Agreement of Sale or 5 years from the date of revised environment clearance.
Stage of development: Foundation works in progress.
No. of pending litigation: Nil



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Project 5 Name: Raheja's Vanya (Tower-A-Gulmohar)
Location: Sector-99A, Gurugram, Haryana.
Date of starting the construction: May, 2017
Likely/ Actual date of completion: 2022
Stage of development: Foundation work in progress
No. of pending litigation: Nil

Project 6 Name: Raheja's Vanya (Tower-B-Amaltas)
Location: Sector-99A, Gurugram, Haryana.
Date of starting the construction: May, 2017
Likely/ Actual date of completion: 5 yrs. From the date of revised environment clearance.
Stage of development: Foundation work in progress
No. of pending litigation: 1

Project 7 Name: Raheja's Vanya (Tower-C-Palash)
Location: Sector-99A, Gurugram, Haryana.
Date of starting the construction: May, 2017
Likely/ Actual date of completion: 2021
Stage of development: Foundation work in progress
No. of pending litigation: Nil

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Project 8 Name: DDJAY-Akshara

Location: Sector-14, Sohna, Gurugram, Haryana.

Date of starting the construction: December, 2017

Likely/ Actual date of completion: 2022

Stage of development: Road surfacing work in progress

No. of pending litigation: 6

5. The Town & Country Planning Department, Government of Haryana has issued license No. **88 of 2017** dated **24/10/2017** in favour of the land owners M/s Standard Farms Pvt. Ltd. , M/s N A Buildwell Pvt. Ltd, Man Mohan Krishan Dang, Krishan Lal Dang, Kavinder Singh and Rajiv Dang in collaboration with M/s Raheja Developers Limited for an area measuring 8.8125 Acres situated in sector-14, Sohna, Dist: Mewat, Haryana. The licence is valid till 23-10-2022.

6. Particulars of the project:

The project will be set up on **8.8125 Acres** land. Out of the total Licenced Land 6.25625 acres is owned by M/s N A Buildwell Pvt. Ltd., M/s Standard Farms Pvt. Ltd. (which are 100% subsidiary companies of Raheja Developers Limited) and remaining 2.24375 acres is owned by Man Mohan Krishan Dang, Krishan Lal Dang, Kavinder Singh and Rajiv Dang, who have entered into collaboration agreement(s) with the promoter M/s Raheja Developers Limited. As per the collaboration agreements dated 30-1-2017 & addendum dated 13-7-2018 M/S Raheja Developers Ltd. now have all rights on the area measuring 2.24375 acres.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide no. Memo no. ZP-1191/SD(BS)/2018/8261 dated 22-2-2018 with following category of plots:

Type	Area of the plot (In Sq. Mtrs.)	Total no. of plots
A	86 to 96	38
B	57	24
C	104 to 132	114
D	82	4
Total		180

50% residential saleable area has been freezeed in the layout plan.

*No plots have been sold as on date.

8. The service plan estimates are yet to be got approved from Town and Country Planning Department, Government of Haryana. The estimates of internal development work are as under:

- i. Electrification plan- Rs. 25.54 Lacs
- ii. Roads Rs. 179.43 Lacs.
- iii. Water supply system Rs.92.10 Lacs.
- iv. Sewerage treatment and garbage Disposal plans Rs. 110.5 Lacs.
- v. Landscaping parks, playgrounds etc Rs. 8.3 Lacs
- vi. Street lights etc Rs. 9.08 Lacs
- vii. Storm Water Scheme Rs. 55.72 Lacs.
- viii. Maintenance Charges & Resurfacing of Roads Rs. 101.44 Lacs.

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

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

9. The promoter has received the environment clearance vide no. SEIAA/HR/2018/219 dated 04-04-2018.

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

- | | |
|---|------------|
| a) Plots | 4.643acre |
| (Residential: 4.305acre + Commercial: 0.338 acre) | |
| b) Roads and green belt | 2.543 Acre |
| c) Playground parks | 0.653 Acre |
| d) Community centres | 0.874 Acre |
| e) Other community building | |

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

- | | |
|---|-------------|
| a) Water supply system, underground tanks | 248 cu.m |
| b) Fire tank | 200 cu.m |
| c) Sewerage treatment plant | 350 kl |
| d) Electricity sub-station (CSS) | 630KVA |
| e) Total demand load of electricity | 492.6 KW |
| f) Convenient shopping/Commercial Plot | 0.338 Acres |

12. Current stage of development of the project:

This is an ongoing project. Its development was started in 15.04.2018. Scheduled date of completion of the project is 31.12.2022.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

13. Current stage of development of internal infrastructure:

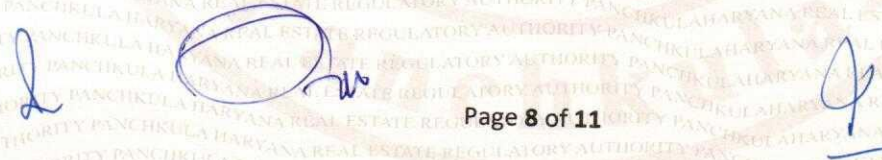
Description of the facility	Expenditure (in Rs. Lacs)		Physical	
	Estimated	Actual	Planned	Actual
Roads	179.43	40.00	9m Wide road (Road work including earthwork & concealed services)	Road earth work in progress.
Water supply	92.10	0.0	(As Per Service plan & Estimate) (Pump House in Aranya)	Works yet to start
Sewerage	110.5	0.0	(As Per Service plan & Estimate) 450KLD STP	Works yet to start
Electrical	25.54	0.00	11KV/433V Packaged substation; 415V distribution system (ESS in Aranya)	Works yet to start
Storm Drainage	55.72	0.00	(As Per Service plan & Estimate)	Works yet to start
Green Areas	8.30	0.0	Area of playground parks are 0.653 Acres	Works yet to start
Plots	121.41	0.00	Total no. of residential plots are 180 and no. of commercial plot is 1.	

14. 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.

(a) Infrastructure:

Particulars	Expenditure incurred till the date of application (Rs. In lakhs)	Expenditure to be made in each quarter (Rs. In lakhs)										
		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	Oct-Dec 2020
Roads	40.00	11.62	11.62	11.62	11.62	11.62	11.62	11.62	11.62	11.62	11.62	11.62
Water supply	0	0	4.61	4.61	4.61	4.61	4.61	4.61	4.61	4.61	4.61	4.61
Sewerage	0	0	5.53	5.53	5.53	5.53	5.53	5.53	5.53	5.53	5.53	5.53
Electricity	0	0	0	0	0	0	0	0	0	0	0	0
Storm water	0	0	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79
Green Areas	0	0	0	0	0	0	0	0	0	0	0	0
Plots	0	0	0	0	0	0	0	0	0	0	0	0

Particulars	Expenditure to be made in each quarter (Rs. In lakhs)								
	Jan-Mar 2021	Apr-June 2021	July-Sept 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-June 2022	July-Sept 2022	Oct-Dec 2022	Grand total
Roads	11.62								
Water supply	4.61	4.61	4.61	4.61	9.21	9.21	9.21		179.43
Sewerage	5.53	5.53	5.53	5.53	11.05	11.05	11.05		92.10
Electricity			4.26	4.26	4.26	4.26	4.26	4.26	110.50
Storm water	2.79	2.79	2.79	2.79	5.57	5.57	5.57		25.54
Green Areas			1.38	1.38	1.38	1.38	1.38	1.38	55.72
Plots			20.24	20.24	20.24	20.24	20.24	20.24	8.30
									121.41



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****15. The Architect of the project is:**

The project is designed & supervised by:

M/s Raheja Developers Ltd.

406, Fourth Floor, Rectangle One, D-4

District Centre, Saket, New Delhi-110017

The Contractor of the project is:

M/S OKAMURA HOMES (P) LTD.

W4D. 204/5, Keshav Kunj, Carriappa Marg,

Western Avenue, Sainik Farms, New Delhi-110062.

16. Financial details:

Total estimated cost of the project is Rs 37.88 Crore as per the details given below.

S. No.	Particulars	Amount (Rs. In Cr.)
1	Land Cost	27.43
2	Statutory fees & Charges	1.2
3	Cost of Infrastructure	4.71
4	Cost of Construction/Development	1.21
5	Professional Consultancy & Charges	1.5
6	Marketing & Administration	1.83
	Total	37.88

17. The remaining expenditure of Rs. 10.24Cr. 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 or by way of promoter's contribution of Rs. 10.24Cr.

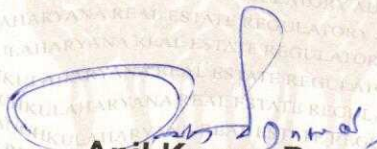
HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 3004868152 of State Bank of India, Prince Road, New Delhi; IFSC Code : SBIN0001708; MICR code 110002132. 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. The promoter shall 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 will not enter into any agreement with the buyer in breach of the said provisions.
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 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the 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.
- vii) That an entry in the revenue record be made of the addendum dated 13.7.2018 within a period of one month failing which the said registration certificate will be deemed to have been withdrawn.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman