



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of Affordable Group Housing Colony ,Terra Lavinium on land measuring 5.96 Acres, forming part of Sector 75, Faridabad, Haryana.

Registration Number: HRERA-PKL-FBD-8-2018 Dated: 21.05.2018

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

1. Particulars of the promoter: The promoter of the project is Iris Plaza Pvt. Ltd. a company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45200DL2007PTC160977, having PAN No. AABC17643B.

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2. The Directors of the company are:

a) Mahender Arora

House no. 1212, Sector 15, Faridabad
9971048666

b) Narender Singh

E/10,Behind shopping mall,DLF City Phase-1
8527401333

c) Vijay Girdhar

19,Sukhchain marg,DLF City Phase-1
9899983470

d) Shell Jhamb

1260,Sector 14,Escort Nagar,Faridabad
9810220055

e) Navneet Jhamb

1260,Sector 14,Escort Nagar,Faridabad
9810020055

3. The contact details of the promoter are:

Name

Mahender Arora

Phone No.

9971048666

Fax No.

N.A.

Email

mahender@terragroup.co.in

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

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5. Particulars of the project:

The project will be set up on land measuring 5.96 acres.

The land is owned by IRIS Plaza Pvt. Ltd. (CIN No.-U45200DL2007PTC160977).

6. The Town & Country Planning Department, Government of Haryana has issued license No. 79 of 2017 in favour of the land owner Iris Plaza Pvt. Ltd. The licence is valid upto 03/10/2022.

7. The building plans of the project have been approved by the Town and Country Planning Department, Government of Haryana vide No. 10970 dated 03/04/2018. The site plan of the project shall be displayed by the promoter at the site all the time.

8. The services to be provided in the colony shall be as per the cost given below:

- | | |
|--|-------------|
| i. Internal Roads | Rs 2.35 cr |
| ii. Water supply system | Rs 2.5 cr. |
| iii. Sewerage treatment and garbage Disposal | Rs 1.27 cr. |
| iv. Horticulture | Rs 0.05 cr |
| v. Street lights etc | Rs 0.20 cr |
| vi. Storm water drainage | Rs 0.6 cr |

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

9. The services plans / estimates of the project are yet to be got approved from the Deptt. Of Town and Country Planning.

10. The promoter has obtained environment clearance from the SEIAA vide their letter No: SEIAA/HR/2018/110 dated: 13/02/2018

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

- | | |
|-----------------------------|------------|
| a) Apartments | 4882 sqm |
| b) Roads and green belt | 4135 sqm |
| c) Playground parks | 1295 sqm |
| d) Community centres | 191.75 sqm |
| e) Other community building | 191.75sqm |

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

- | | |
|---|-----------------------|
| a) Water supply system, underground tanks | 231cu.m |
| b) Over head tanks | 38 cu.m |
| c) Fire tank | 10 cu.m |
| d) Sewerage treatment plant | 355 kld |
| e) Electricity sub-station | 3150KVAX1 transformer |
| f) Total demand load of electricity | 2500KVA |

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- g) Stilt/surfaceparking 764 Scooters
- h) Convenient shopping 1500.229sqm

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

Type A	498.42 Sq. Feet	372 Nos.
Type B	640.684 Sq. Feet	392 Nos.

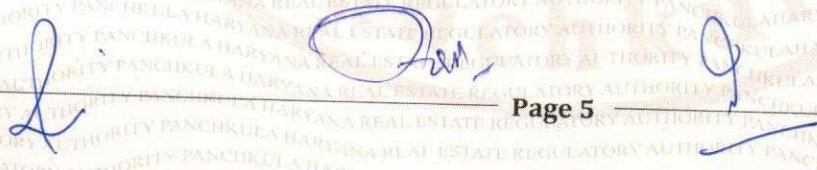
The project will be comprised of 7 towers.
Estimated cost of the project is Rs. 143 cr.

14. Current stage of development of the project: (The project has not yet been launched as on date)

This is a new project. Its development will start in June 2018 Scheduled date of completion of the project is June 2022.

15. Current stage of development of internal infrastructure:
This project will start in June 2018.

16. 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



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(a) Apartments

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter amount in crore										
		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	Grand Total
1	1.50	4.00	8.00	10.00	10.00	10.00	6.00	6.3	6.00	7.5	7.5	103.3
							Oct-Dec 2021	Jan-Mar 2021	Apr-June 2021	July-Sept 2021	Oct-Dec 2021	
							7.00	7.00	4.00	4.00	4.00	

(b) Infrastructure: Expenditure amount in lacs

S. No.	Item Description	Total Exp. (cr)	Qtr1-2019 Apr - June	Qtr2-2019 Jul - Sep	Qtr-2019 Oct - Dec	Qtr4 - 2019 Jan - Mar	Qtr1-2020 Apr - June	Qtr2-2020 July - Sep	Qtr3-2020 Oct - Dec	Qtr4-2020 Jan - Mar	Qtr1-2021 Apr - June	Qtr2-2021 July - Sep	Qtr3-2021 Oct - Dec	Qtr4-2021 an-Mar	Qtr1-2022 Apr - June
1	Drainage	0.6			5	5	5	5	5	5	10	10	10		
2	Sewrage	1.27				12.7	12.70	12.70	12.70	12.70	12.70	12.70	12.70	12.70	12.70
3	Road	2.4								40	40	40	40	40	40
4	Water Supply	2.5	10	10	10	20	20	20	20	20	20	20	20	30	30
5	Horticulture	0.05											5		
6	Street light	0.2												5	15
7	Maintenance Charges	2.74													

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17. The Architect of the project is:
Gautam and Gautam Associates
GK-2, New Delhi

The Contractors of the project:
Have not been appointed

18. Financial details:

Estimated cost of the project is Rs143 cr. which is comprised of the cost of infrastructure amounting to Rs. 9.7 cr. and cost of construction of apartments amounting to Rs. 103.3 cr. Cost for marketing and land cost expenses are 29.12 cr.

19. No apartment has been booked till date.

20. Specifications of the apartments:

The promoter shall mention detailed specifications of the apartments in his brochure including the type and quality of woodwork, 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.

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21. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200030074859 of HDFC Bank, Df phase -1; IFSC Code HDFC0000044; MICR code 110240006. The money from the aforesaid account shall be drawn only towards meeting the cost of project, including land cost i.e Rs. 143 Cr. 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.

22. 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.

23. This certificate of Registration is issued subject to the following conditions that the promoter shall:

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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 agreement with the buyer in breach of the said provisions.

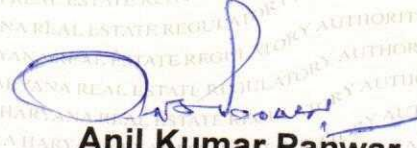
- ii) strictly abide by the declaration made in the form of REP-II.
- iii) apart from the price of the apartment, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and 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 related to the apartments sold/booked and expenditure made in the project.
- v) a copy of brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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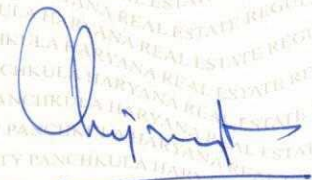
vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of RERA rules dated 28.07.2017.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman