



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project 'Eldeco Estate One - Phase Three, on land measuring 29.17 Acres for a plotted colony forming part of complete layout Plan measuring 150.29 acres in Sector-19A & 40, Panipat,

Registration No. : HRERA-PKL-PNP-12-2018

Dated: 4-6-2018

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

1. Particulars of the promoter:

The promoter of the project is Eldeco Infrastructure and Properties Limited, 201-212, Splendor Forum, 2nd Floor, Jasola District Centre, New Delhi-110025. The promoter is a Public limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U74899HR2000PLC043893, having PAN No. **AAACE8177D**

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2. The Directors of the Company are:

a) Mr. Pankaj Bajaj, R/o A-2, Greater Kailash Part-1, New Delhi-110048, Contact no. 011-40655000

b) Ms. Bandana Kohli, R/o A-2, Greater Kailash Part-1, New Delhi-110048, Contact no. 011-40655000

c) Mr. Shankar Dabhade, R/o 144th Saket Bldg, A Besant Road, Worli, Mumbai, Maharashtra- 400018, Contact no. 011-40655000

d) Mr. Krishan Lal Dham, R/o House No. 1296, Sector 19B, Chandigarh, Contact no. 011-40655000

e) Mr. Ranjit Khattar, R/o R-785, New Rajinder Nagar, New Delhi-110060, Contact no. 011-40655000

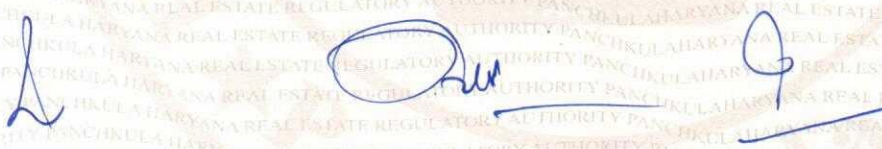
3. The contact details of the promoter are:

Phone No. 011-40655000

Fax No. 011-40655111

Email secretarial@eldecoproperties.com

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



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5. Particulars of the project:

The project will be set up on 29.17 Acre. The land is owned by

- a) Eldeco Infrastructure and Properties Limited,
Registered office - S-16, Second Floor, Eldeco Station
1, Site No. 1, Sector 12, Faridabad, Haryana-121007,
CIN - U74899HR2000PLC043893
- b) Amazon Real Estate Limited, Registered office - S-16,
Second Floor, Eldeco Station 1, Site No. 1, Sector 12,
Faridabad, Haryana-121007, CIN -
U00500HR2005PLC052972
- c) Amazon Infracon Limited, Registered office - S-16,
Second Floor, Eldeco Station 1, Site No. 1, Sector 12,
Faridabad, Haryana-121007, CIN -
U45201HR2005PLC052970
- d) AP Projects Limited, Registered office - S-16, Second
Floor, Eldeco Station 1, Site No. 1, Sector 12,
Faridabad, Haryana-121007, CIN -
U74899HR1992PLC053012
- e) Chiranjiv Builders Limited, Registered office - S-16,
Second Floor, Eldeco Station 1, Site No. 1, Sector 12,
Faridabad, Haryana-121007, CIN -
U74899HR1995PLC052939



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f) S M Buildcon Limited, Registered office - S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN - U45201HR2005PLC052983


g) Adhikari Properties Limited, Registered office - S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN - U74899HR1994PLC052984

h) Savana Realtors Company Limited, Registered office - S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN - U45201HR2005PLC052974

Who have entered into a collaboration agreement with the promoter

6. The Town & Country Planning Department, Government of Haryana have issued license No. 47/2017 dated 18/07/2017 in favour of the land owners M/S Eldeco Infrastructure & Properties Ltd The licence is valid till 17/07/2022 .

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of



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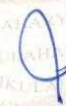
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Haryana vide No LC-672-Vol.-111/AD (RA)/2017/23495 dated 19/09/2017 with the following category of residential Plots.

Types	No. Of plots	Area under each plot(in sq.mts)
A(NPNL)	38	168.75
A3	51	209
A3B	1	283.78
A3C	3	215
A3D	1	196.51
A6a	14	230
A6b	4	268.6
A7	10	243.91
A13	4	239.58
A16(NPNL)	4	176.60
A17	4	302.81
A20(NPNL)	3	184.5
B	27	300
Ba	1	282.75
Bb	2	463.58
B4	4	355
B5	6	319.03
B6	18	289.75
B7	9	253.51
C	13	416.57
C3	10	427.5
E1	3	377.21
E2	16	332.63
EWS-1	61	50
EWS-8	1	96.7
Total	308	

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

8. No plots have been sold/booked as on date.

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9. The Town and Country Planning Department, Government of Haryana has approved service plan estimates of the project involving costs as given below:

i. Roads	Rs 526.49 Lacs
ii. Water supply Scheme	Rs 322.30 Lacs
iii. Sewerage Scheme	Rs 217.15 Lacs
iv. Horticulture	Rs 16.94 Lacs
v. Street lighting	Rs 111.92 Lacs
vi. Storm Water Drainage	Rs. 197.48 Lacs
vii. Maintenance charges for 10 Yrs Including resurfacing of road after First 5 years and second 5 yrs of MTC	Rs 739.82 Lacs

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

10. The promoter has applied for the environment clearance vide application dated 18/07/2017 to the MOEF, Delhi. The clearance is likely to be received by July, 2018.

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

a) Plots	
1. Residential Plot	67,790.82 sqm
2. Commercial plots	1253.59 sqm
3. Community plots	3335.05 sqm
b) Roads and green belt	33,386.94 sqm
c) Playground parks & green Area	12302.45 sqm (2 park and Green area)
d) Club House /	1222.17 sqm

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Community centres

(Total 9322.17 sqmt out of which 8100 sqmtr already approved in another phase not falling in this phase)

e) Other community building

0.2acre Nursery school, 1303.51 sqm Nursing Home

f) Any other use

UDL and service area etc 3943 sqm

12. Current stage of development of the project:

This is a new phase in the complete layout plan measuring 150.29 acres. Its development will start after grant of environment clearance and NOC for consent to establish from Pollution department. Project completion date is NOVEMBER, 2023.

12 Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditure		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	12, 18 & 24 mtr wide Road	Rs. 526.49 Lacs	Nil	19,500 sq metres	Nil
2. Water supply Scheme	Dual supply system with DI pipes	Rs. 322.30 Lacs	Nil	Domestic supply 150mm dia- 170 meter and 100 mm dia - 3625 meter Flushing supply 100 mm dia -3870 meter.	Nil
3. Sewerage Scheme	SW pipes for lines connecting to STP	Rs. 217.15 Lacs	Nil	200 mm dia - 2560 meter.	Nil
4. Street Lighting	LED lights	Rs. 111.92 Lacs	Nil	Street light on roads	Nil
5. Horticulture	As per service Estimate	Rs. 16.94 lacs	Nil	500 nos. tree and 3.024 acre green area	Nil
6. Storm Water drainage	NP 3 Pipes Drainage lines connected to Recharge well	Rs. 197.48 Lacs	Nil	400 mm dia -3460.00 meter, 500 mm dia -475.00 meter, 600 mm dia- 25.00 meter and 700mm dia-10.00 meter.	Nil

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13. Quarterly schedule of the execution of the project (in terms of Expenditure on infrastructure)

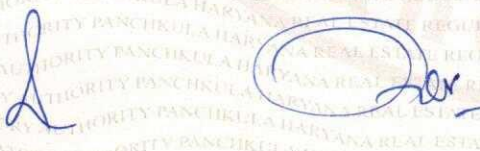
Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter(Amount In lacs)										
		Dec.18	Jan19 to Mar. 19	April. 19 to June. 19	July19 to Sept. 19	Oct. 19 to Dec. 19	Jan20 to Mar. 20	April. 20 to June. 20	July. 20 to Sept.20	Oct. 20 to Dec. 20	Jan21 to Mar. 21	April. 21 to June. 21
Water Supply	322.30		15.3	22	32	68	70	46	36	18	15	
Sewerage	217.15	5.00	9	10.15	10	16	21	30	25	19	9	7
Storm Water Drainage	197.48	10.00	12	14	28	42	43	29	19.48			
Roads	526.49		25	25	25	30	30	30	30	40	40	40
Street Lighting	111.92				2	2	2	2	2	10	10	10
Horticulture	16.94		0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	1	2
Maintenance	739.82											
Total	2132.1	15.00	61.80	71.65	97.50	158.50	166.50	137.50	112.98	88.00	75.00	59.00
Particulars	Expenditure to be made in each quarter											Grand Total
	July. 21 to Sept. 21	Oct. 21 to Dec. 21	Jan22 to Mar. 22	April. 22 to June. 22	July. 22 to Sept.22	Oct. 22 to Dec. 22	Jan23 to Mar. 23	April. 23 to June. 23	July. 23 to Sept.23	Oct. 23 to Nov. 23		
Water Supply												322.30
Sewerage	7	7	7	6	6	6	6	5	4	2		217.15
Storm Water Drainage												197.48
Roads	30	30	31.49	40	40	40						526.49
Street Lighting	10	10	10	10	10	10	11.92					111.92
Horticulture	2	1.44	1	1	1	1	1	1				16.94
Maintenance												739.82
Total	49.00	48.44	49.49	57.00	57.00	57.00	18.92	6.00	4.00	2.00		2132.1

14. The Architect of the project is:

M/S Design Forum International, K-47, Kailash Colony, New Delhi - 110048

The Contractors of the project are:

Not yet appointed.




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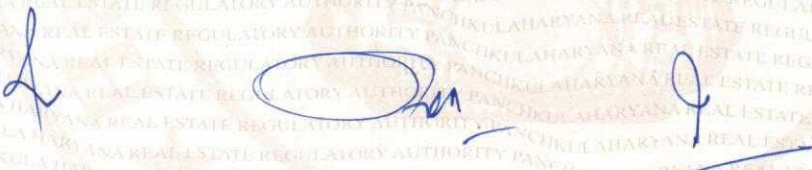
15. Financial details:

The estimated cost of the project is Rs 91.23 crores which is comprised of cost of infrastructure of Rs 21.32 crores.

16. The expenditure of Rs 9123.084 Lacs to be incurred for completion of the project shall be met by way of sale of unsold stock (tentatively Rs. 4400 lacs) of plots comprising Residential, commercial and community plots, and by raising a loan of Rs. 3000 lacs from ICICI Bank Limited and by way of promoter's contribution amounting to Rs 1723.084 lacs. The status of the Loan is approved and the source for promoter's contribution is the surplus available with the Promoter.

17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 113405001140 of ICICI Bank, Jasola Branch, Delhi; IFSC Code ICIC0001134; MICR code 110229196. The money from the aforesaid account shall be drawn only towards meeting the cost of construction Rs. 8325.18 Lacs.

A statement of the amount drawn from the account along with a certificate of the Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.



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18. 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 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.

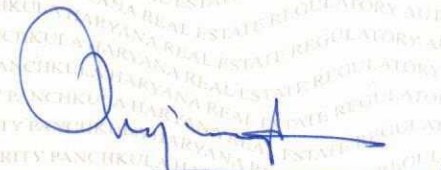


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vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman