



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project AANAND VILAS, a Group Housing Colony on land measuring 11.909 acres (forming part of residential Plotted/Group Housing Colony measuring 124.89 acres) in Sector 81, Faridabad.

Registration No. HRERA-PKL-FBD-13-2018 Dated 04.06.2018

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

1. Particulars of the promoter:

The promoter of the project is Puri Construction Pvt. Ltd., 4-7B, Ground Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi – 110 001. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL1971PTC005522, having PAN No. AAACP2760K.

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2. The Directors of the company are:

- a) Tejinder Singh Puri
15, Bela Road, Civil Lines
Delhi – 110054
Mobile : 9811020740
- b) Mr. Mandeep Singh Oberoi
B-1/93, Gold Croft Society
Plot No. 4, Sector 11
Dwarka, Delhi - 110075
Mobile : 9871471476

3. The contact details of the promoter are:

Phone No. : +91-11-43686868
Fax No. : +91-11-43686800
Email : tejipuri@gmail.com;
mandeepoberoi@yahoo.com



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

Name of project	AMANVILAS	EMERALD BAY
Location	Sectors 88 & 89, Faridabad	Sector 104, Gurugram
Date of Starting the construction	The development of the project was started in third quarter of 2016.	The development of the project was started in last quarter of 2013..
Likely / Actual date of completion	July 2019 for Plots and July 2020 for Floors	The application for Occupation Certificate will be made by July 2018.
Stage of Development	The internal infrastructure of the township is under development and the construction of floors is also under progress and the offer of possession would be within agreed timelines.	The civil structure is complete and finishing of apartments is under progress.

5. **Particulars of the project:**

It is an ongoing project which was undertaken in August of 2016 on 11.909 acres of land. The land is owned by Puri Construction Pvt. Ltd., 4-7B, Ground Floor, Tolstoy House,





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15 & 17 Tolstoy Marg, New Delhi – 110 001, (CIN No. U45201DL1971PTC005522).

6. The Town & Country Planning Department, Government of Haryana have issued License Nos. 499 to 520 of 2006 dated 28/02/2006 and License No. 1175 of 2006 dated 22/09/2006 in favour of M/s. Countrywide Promoters Pvt. Ltd. License Nos. 499 to 520 of 2006 are valid till 27/02/2019 and License No. 1175 of 2006 are valid till 21/09/2019. M/s Puri Construction Pvt Ltd. has already obtained the approval for change in beneficial interest from the DTCP Haryana on 25-05-2018.
7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Memo No. ZP-638-B/JD(DK)/2013/30477 dated 08/02/2013. The layout plan shall be displayed by the promoter at the site all the time.



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8. 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. 13,85,53,700
ii.	Roads	Rs. 1,64,93,000
iii.	Water Supply System	Rs. 2,47,40,000
iv.	Sewerage Treatment & Garbage Disposal Plans	Rs. 1,33,22,000
v.	Landscaping Parks, Playgrounds etc.	Rs. 2,00,00,000
vi.	Street Lights etc.	Rs. 18,26,000
vii.	Club House	Rs. 8,04,84,581
viii.	Shopping Area	Rs. 64,74,546

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

9. The promoter has already obtained the environment clearance vide memo no. J-314/2007-1A.III dated 04.02.2008 from MOEF, Govt. of India.
10. **Ground coverage of the project shall be as follows:**

a)	Apartments	Ground Coverage – 7328.2 sqm Covered Area – 84150.916 sq.m
b)	Roads and Green Belt	30654.3 sqm
c)	Playground Parks	7639.9 sqm
d)	Community Centres	1206.85 sqm [covered area]
e)	School and Other Community Building – Nursery School	809.4 sqm [site area]
f)	FWS Towers	2623.39 sqm [covered area]

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

a)	Water Supply System, Underground Tanks	580 cum
b)	Over Head Tanks	280 cum
c)	Fire Tank	200 cum
d)	Sewerage Treatment Plant	450 KL
e)	Electricity Sub-Station	1750 KVA x 3 Transformers
f)	Total Demand Load of Electricity	3607 KW
g)	Basement Parking	567
h)	Stilt Parking	10
i)	Surface Parking	232
j)	Convenient Shopping	240.6 sqm [covered area]

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

3BR, Type 1= 93.9 sqm carpet area x 156

3BR, Type 2= 94.6 sqm carpet area x 104

3BR, Type 3= 114.9sqm carpet area x 168

4BR, Type 1= 148.7sqm carpet area x 28

4BR, Type 2= 195.6sqm carpet area x 28

4BR, Type 3= 201.4sqm carpet area x 28

The project comprises of 12 towers.

The total nos. of apartments are 512 nos. 309 nos of apartments have already been sold.

Estimated cost of the project is Rs. 346.32 Crores.

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13. Current stage of development of the project:

It is an ongoing project. Its development was started in November, 2013 Scheduled date of completion of the project is December, 2018.

Structural work has been completed in respect of all towers. The completion and finishing work of the different towers is at different stages as given below:

Work Status :

Particulars	Status of Civil Works	Status of Finishing
Tower-1	100%	40%
Tower-2	100%	0%
Tower-3	100%	5%
Tower-4	100%	45%
Tower-5	100%	0%
Tower-6	100%	45%
Tower-7	100%	25%
Tower-8	100%	30%
Tower-9	100%	30%
Tower-10	100%	35%
Tower-11	100%	50%
Tower-12	100%	45%

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14. Current stage of development of internal infrastructure:

Particular	Planned		Actual	
	Physical	Financial [Rs.]	Physical	Financial [Rs.]
A. Infrastructure				
i. Internal roads hierarchy (Different sizes)	6m wide internal roads	1,64,93,000	Base preparation in process	-
ii. Water supply system (Pump house, lines of different sizes, tube wells)	(as per approved Services Plan & Estimates)	2,47,40,000	22% complete	54,98,120
iii. Sewerage system (Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)	STP- 450 KL Capacity (as per approved Services Plan & Estimates)	1,33,22,000	19% complete	26,02,504
iv. Electricity (Sub-station, transformers, 11KV lines, distribution lines and street lights)		13,85,53,700	Work in progress	-
v. Clubhouse	1206 sqm	8,54,84,581	Structure 100% complete	1,55,77,660
vi. Schools and other community buildings	833 sqm	2,24,16,130	Structure 90% complete	70,00,000
vii. Neighbourhood shopping	240.6 sqm	64,74,546	Structure 100% complete	40,00,000
viii. Green areas <ul style="list-style-type: none"> • Parks • Playground • Green belt 		85,00,000 40,00,000 75,00,000	Work in Progress Work in Progress Work in Progress	-
ix. Storm drainage		74,50,000	19% complete	14,57,340
x. Solid waste collection and management				
xi. Parking <ul style="list-style-type: none"> (a) Covered parking (b) Open parking 	28412.34 sqm 5800 sqm	30,58,26,768 1,12,96,880	80% complete Work in Progress	24,90,00,000
xiii. Security system		35,00,000	Work not started	
xiv. Any other facilities/ infrastructure as per approved service plan estimates including SLP		2,83,81,000	Work in Progress	

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15. 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. Infrastructure

Quarterly projections of Construction Spend in "Aanand Vilas" Group Housing Project, Sector #1, Faridabad, being developed by M/s Puri Construction Pvt Ltd

Sr No	Particular	Total Estimated Cost	Cost incurred Till 28-02-2018	Balance Cost To be Incurred	Projected Cost to be incurred on Quarterly Basis				
					For March,18	Apr,18 to June,18	July,18 to Sept,18	Oct,18 to Dec,18	Jan,19 to Mar, 19
1	Internal Roads & External Development	164,93,000		164,93,000	20,00,000	60,00,000	50,00,000	25,00,000	19,93,000
2	Water supply system	247,40,000	54,98,120	192,41,880	25,00,000	60,00,000	50,00,000	50,00,000	17,11,880
3	Sewerage system	133,32,000	26,02,504	107,19,496	10,00,000	25,00,000	25,00,000	25,00,000	22,19,496
4	Storm drainage.	74,60,000	14,57,340	60,02,660	10,00,000	10,00,000	15,00,000	13,00,000	12,02,660
5	Electrical System including High Side Equipments	1385,53,700		1385,53,700	100,00,000	400,00,000	400,00,000	400,00,000	85,53,700
6	Green areas								
7	Parks	85,00,000		85,00,000	15,00,000	15,00,000	20,00,000	20,00,000	14,00,000
8	Playground	40,00,000		40,00,000	5,00,000	10,00,000	10,00,000	10,00,000	5,00,000
9	Green belt	75,00,000		75,00,000	10,00,000	15,00,000	18,00,000	18,00,000	14,00,000
10	Covered parking	3058,26,766	2450,00,000	608,26,766	15,00,000	175,00,000	175,00,000	125,00,000	115,26,766
11	Open parking	112,96,960		112,96,960	12,00,000	25,00,000	25,00,000	25,00,000	25,96,960
12	Security system	35,00,000		35,00,000	5,00,000	7,00,000	5,00,000	5,00,000	7,00,000
13	Other facilities infrastructure as per approved service plan estimates including STP etc	283,81,000		283,81,000	15,00,000	75,00,000	70,00,000	80,00,000	63,81,000
14	Clubhouse	604,84,881	155,77,650	449,07,231	50,00,000	150,00,000	150,00,000	150,00,000	129,07,231
15	Schools and other community buildings.	224,16,000	70,00,000	154,16,000	10,00,000	30,00,000	35,00,000	40,00,000	34,16,000
16	Neighbourhood shopping	64,74,546	40,00,000	24,74,546	4,00,000	5,00,000	6,00,000	6,00,000	5,74,546
17	EWS	705,92,734	175,00,000	530,92,734	250,00,000	75,00,000	80,00,000	70,00,000	55,92,733
	Total	74,95,41,308	29,85,35,624	45,09,05,684	5,58,00,000	11,23,00,000	11,46,00,000	10,54,00,000	6,30,05,094

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b. Apartments:

Quarterly projections of Construction Spend in " Aanand Vilas" Group Housing Project, Sector 81, Faridabad, being developed by M/s Puri Construction Pvt Ltd									
Sr No	Particular	Total Estimate d Cost	Cost Incurred Till 28- 02-2018	Balance Cost To be Incurred	Projected Cost to be Incurred on Quarterly Basis				
					For March, 18	Apr,18 to June,18	July,18 to Sept,18	Oct,18 to Dec,18	Jan,19 to Mar, 19
1	Apartments Cost	27136,58 ,692	14759,64 ,376	12376,94 ,316	400,00, 000	3000,00, 000	3500,00, 000	3000,00 ,000	2476,94,3 16

16. The Architect of the project is:

Morphogenesis Architects

N-85B, Panchsheel Park, New Delhi – 110017

Phone : +91-11-4182 8070

Email : neelu@morphogenesis.org

Structural Consultant :

Civtech Consultants (P) Ltd.

A-45, Sector 04, Noida – 201301

Phone : 0120-4131184

Email : rkbhola@civtech.in

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The Contractors of the project are:

S. No.	Name of Firm	Designation	Address	Phone No.	Email
1	IL&FS Engineering & Construction Co. Ltd.	Civil Contractor	IL&FS House, 6-3-1186/1&@, Begumpet, Hyderabad-500016	0124-4988700	info@ilisengg.com
2	Hi-Tech Engineers & Consultants Pvt. Ltd.	Internal Electrical Contractor	E-306, Sushant Shopping Arcade, Sushant Lok-1, Gurgaon-122002	0124-4527700	hitechworld@rediffmail.com
3	Scenario India	Plumbing Contractor	E-32, Ground Floor, Greater Kailash Part - 2, New Delhi-110048	011-29211217	info@scenarioindia.in
4	Scenario India	Fire Fighting Contractor	E-32, Ground Floor, Greater Kailash Part - 2, New Delhi-110048	011-29211217	info@scenarioindia.in
5	Modern Construction Company (Delhi)	Internal Finishing Contractor	902, Akash Deep Building, 26-A, Barakhamba Road, New Delhi-11001	011-23329906	info@moodelhi.com
6	Greenworld Contrakts Pvt. Ltd.	Internal Finishing Contractor	A-31/9, DLF City Phase-I, Gurgaon-122002	0124-4103225	greenworldcontrakts@gmail.com

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17. Financial details:

The estimated cost of the project is Rs. 346.32 Crores which is comprised of a cost of infrastructure amounting to Rs. 75 Crores and cost of construction of apartments amounting to Rs.271 Crores.

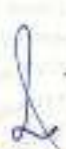


18. The remaining expenditure of Rs. 169 crores to be incurred for completion of the project shall be met out of balance sale consideration to be received from the existing allottees and also from the sale of unsold stock of apartments as well as from the disbursements of construction finance availed. The status of loan approval, sources for promoter's contributions and action plan for sale of remaining apartments has been provided as under:

We have got sanctioned a loan for Construction for an amount of Rs. 75 Crores from PNBHFL, but no amount has been got disbursed till date of application.

The sale of remaining apartments will be undertaken in the manner conducive to the market conditions.

19. Specifications of the apartments:

The promoter shall mention detailed specifications of the apartments in his brochure including the type and quality of woodworks, joinery, flooring, bath fittings, tile work, wall finishing, electrical fittings, sanitary fittings, kitchen detail

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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 is currently depositing 70% of the money collected from the buyers in construction account, being account number **049936000000777** of Lakshmi Vilas Bank, Connaught Place, New Delhi; IFSC Code LAVB0000499; MICR code 110056003. However, post the disbursal of the above mentioned loan from PNBHFL, the company shall be depositing 70% of the money in the construction account, being account number **777705600006** of ICICI Bank, Naurang House, Connaught Place, New Delhi; IFSC Code ICIC0000343; MICR code 110229051. The money from the aforesaid account shall be drawn only towards meeting the cost of construction i.e. 346.32 crores and other permissible expenses/heads (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a

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certificate of the Architect, Registered Engineer 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.
- ii) apart from the unit price of the flat, 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.




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- 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 flats 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