



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered a project namely "WHITE LILY" being developed over land measuring 9.262 acres in Sector-8 District Sonapat, Haryana.

Registration Number: HRERA-PKL-SNP-2-2018 Dated: 28.03.2018

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

1. Particulars of the promoter:

The promoter of the project is Aakarshak Realators Private Limited, office at 410, 4th Floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034. The promoter is a private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2005PTC133483, having PAN No. AAFCA1028G.

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2. The Directors of the company are:

a. Mr. Manish Garg

160, Vaishali, Pitampura, New Delhi-110034
9811013011, 011-42459986, 011-47804747

b. Mr. Manohar Lal Garg

160, Vaishali, Pitampura, New Delhi-110034
011-42459986, 011-47804747

c. Mr. Chander Shekhar Bansal

House No. 12, Road No. 72, West Punjabi Bagh, New
Delhi-110026
9811680916

d. Mr. Rajiv Kumar Gupta

1/78, West Punjabi Bagh, New Delhi-110026
011-42459986, 011-47804747

3. The contact details of the promoter are:

Phone No. : 011-47804747, 011-42459986

Email : parkervrcinfo@yahoo.com

Website : www.parkervrc.com



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

Project -1

S.No.	Particulars	Remarks
1.	Name	Parker Residency
2.	Location	Sector-61, Kundli, Sonapat, Haryana
3.	Date of Starting the Construction	2007
4.	Actual Date of Completion	2012-2013
5.	No. of Pending Litigation	NIL
6.	Other Details	Occupancy Certificate Received

Project -2

S.No.	Particulars	Remarks
1.	Name	Parker Mall
2.	Location	Sector-62, Kundli, Sonapat, Haryana
3.	Date of Starting the Construction	2008
4.	Actual Date of Completion	2013
5.	No. of Pending Litigation	9
6.	Other Details	Completion Certificate Received





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S.No.	Particulars	Remarks
1.	Name	Parker Suites
2.	Location	Sector-62, Kundli, Sonapat, Haryana
3.	Date of Starting the Construction	2012
4.	Actual Date of Completion	2016-2017
5.	No. of Pending Litigation	7
6.	Other Details	Completion Certificate Received

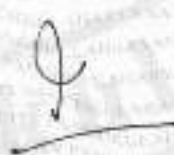
Project -4

S.No.	Particulars	Remarks
1.	Name	White Lily Residency
2.	Location	Sector-27, Village Ahmedpur, Sonapat, Haryana
3.	Date of Starting the Construction	2015
4.	Actual Date of Completion	In Progress, 2020-2022
5.	No. of Pending Litigation	NIL
6.	Other Details	Residential Group Housing Colony

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S. NO.	CASE TITLE	COURT NAME
	PARKER MALL	
1.	Kamlesh Vs. Parker Builders Private Limited	CJ Rohini Court, Delhi
2.	Ravinder Aggarwal Vs. Parker Builders Private Limited Execution	State Commission, New Delhi
3.	Anuradha Vs. Parker Builders Private Limited	Sh. B. L. Garg Arbitration
4.	Santosh Vs. Parker Builders Private Limited	CJ Sonapat Court
5.	Deepak Aggarwal Vs. Parker Builders Private Limited	CF Shalimar Bagh, New Delhi
6.	Dwarka P. Aggarwal Vs. Parker Builders Private Limited	CF Shalimar Bagh, New Delhi
7.	Nidhi Aggarwal Vs. Parker Builders Private Limited	CF Shalimar Bagh, New Delhi
8.	Sushil Dogra Vs. Parker Builders Private Limited	Rohini Court, New Delhi
9.	Harjeet Singh Dhillon Vs. Parker Builders Private Limited	Rohini Court, New Delhi
	PARKER SUITES	
1.	Sanjeev Sardana Vs. Parker Builders Private Limited	Consumer forum Sonapat
2.	Poonam Vs. Parker Builders Private Limited	PUS Sonapat
3.	Dineshjamb Vs Parker Builders Private Limited	PUS Sonapat
4.	Parveen Vs. Parker Builders Private Limited	PUS Sonapat
5.	Manoj Khatri Vs. Parker Builders Private Limited	State Commission Panchkula
6.	Parker Builders Private Limited Vs. Surender Chhikara	SCDRF Panchkula
7.	Rahul Vs. Chandigram & Ors.	Sonapat Court

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6. List of pending Litigations – WHITE LILY

- Reena & ors Vs. Aakarshak Realators Pvt. Ltd. & others^o pending before the court of CJ(JD) Sonapat and Punjab & Haryana High Court at Chandigarh.
- Smt. Chand Kaur & ors. Vs. M/s Aakarshak Realators Pvt. Ltd. & ors. pending before the court of CJ(JD); Sonipat; Haryana;.
- Smt. Sudesh Saini Vs. Parker VRC Infrastructure Pvt. Ltd. pending before *District Consumer Disputes Redressal Forum; Shalimar Bagh*

7. Particulars of the project:

The project will be set up on 9.262 acres land. The land is owned by Aakarshak Realators Private Limited, 410, 4th Floor, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034, having Corporate Identity Number (CIN) U45201DL2005PTC133483, and PAN No. AAFCA1028G (100% Subsidiary of Parker VRC Infrastructure Private Limited).



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8. The Town & Country Planning Department, Government of Haryana have issued License No. 182 of 2007 dated 14.05.2007 in favour of the land owner M/s Aakarshak Realators Private Limited. The license is valid till 13.05.2019.
9. Layout plan of the project has been approved by the Town & Country Planning Department, Government of Haryana vide Memo No. ZP-516/JD(DK)/2013/29090 dated 21.01.2013. The Layout plan shall be displayed by the promoter at the site all the time.
10. The Town & Country Planning Department, Government of Haryana has approved various service plan estimates of the project involving costs as given below:
- | | |
|---|-----------------|
| i. Electrification Plan | Rs. 500 Lakh |
| ii. Roads | Rs. 230.75 Lakh |
| iii. Water supply system | Rs. 267.22 Lakh |
| iv. Sewerage treatment and garbage Disposal Plans | Rs. 136.94 Lakh |
| v. Horticulture | Rs. 7.98 Lakh |
| vi. Street light etc. | Rs. 35.52 Lakh |
| vii. Club house | Rs. 50 Lakh |
| viii. Shopping area | Rs. 50 Lakh |
| ix. Storm Water System | Rs. 90.96 Lakh |
| x. Nursery School | Rs. 200 Lakh |

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





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11. The plans of the following services are yet to be got approved from the competent authority

i. Fire Fighting Scheme

12. The promoter has received the environment clearance vide Memo No. SEIAA/HR/2014/943 dated 11.07.2014

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

a) Apartments	6052.24 Sq. Meter
b) Roads and green belt	19116.90 Sq. Meter
c) Playground /parks	7000.35 Sq. Meter
d) Community centers	195.80 Sq. Meter
e) Nursery School	266.98 Sq. Meter
f) EWS towers	366.86 Sq. Meter

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

a) Water supply system, underground tanks	:680.00 KL
b) Over Head Water Tank	:25,000 Liter per Tower
c) Fire tank	:375.00 KL
d) Sewerage treatment plant	:480.00 KLD
e) Electricity sub-station	: 1000 KVA x 2 Transformers 2000 KVA x 1 Transformer
f) Total demand load of electricity	: 2800 KW
g) Basement parking	:601 Number
h) Stilt parking	:141 Number
i) Surface parking	:143 Number
j) Convenient shopping	:15 Shops

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

a) Type – 2BHK, Carpet Area - 749 Sq. Ft. (approx), Nos. – 218

b) Type – 3BHK, Carpet Area – 975 Sq. Ft. (approx), Nos. – 240

c) Type – 4BHK, Carpet Area – 1240 Sq. Ft. (approx), Nos. - 90

d) Type – Pent House, Carpet Area – 1400 Sq. Ft. (approx),
Nos. - 30

e) Type – EWS, Carpet Area – 200 Sq. Ft. (approx), Nos. - 102

The project will be comprised of 11 Towers + 1 EWS Building + 1 Nursery School Building + Community Centre and Shopping Complex.

16. Current stage of development of the project:

This is an ongoing project. Its development was started in August 2014. 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:

S. No.	Tower	Present Status
1.	Tower A (B+S+14)	B+G+14 Floor RCC structure, mummy machine room, brick work, conduiting, door frame, internal/external plaster, vitrified tiles flooring, staircase flooring, external door shutter, fire fighting risers, MS railing work.

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		wall tiles in toilet, common area flooring and staircase railing, 3rd coat of external paint, sanitary pipeline work 100% completed. UPVC windows work 100% completed. 2 Nos. Mitsubishi lift installation completed & testing in progress.
2.	Tower B (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal/external plaster, vitrified tiles flooring, staircase flooring, external door shutter, fire fighting risers, MS railing work, wall tiles in toilet, common area flooring and staircase railing, 3rd coat of external paint, sanitary pipeline work 100% completed. UPVC door & windows work 100% completed. 2 Nos. Mitsubishi lift installation completed & testing in progress.
3.	Tower C (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal/external plaster, vitrified tiles flooring, staircase flooring, external door shutter, fire fighting risers, MS railing work, wall tiles in toilet, common area flooring and staircase railing, 3rd coat of external paint, sanitary pipeline work 100% completed. UPVC windows work 100% completed. 2 Nos. Mitsubishi lift installation completed & testing in progress.
4.	Tower D (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal/external plaster, vitrified tiles flooring, staircase flooring, external door shutter, fire fighting risers, MS railing work, wall tiles in toilet, 3rd coat of external paint, sanitary pipeline work 100% completed. UPVC windows work 100% completed. Common area flooring work completed. 2

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		Nos. Mitsubishi lift installation completed & testing in progress.
5.	Tower E (B+S+14)	B+G+14 Floor RCC structure, mummy machine room, brick work, conduiting, door frame, internal/external plaster, fire fighting risers work 100% completed. Sanitary pipeline work 100%, MS railing work 80% and balance work in progress. Flooring 75%, 1 st coat of external paint, UPVC window just started. Lift work just started.
6.	Tower F (B+S+14)	B+G+14 Floor RCC structure, mummy machine room, brick work, conduiting, door frame, internal/external plaster, fire fighting risers and sanitary pipeline work 100% completed. MS railing work 100%, 1 st coat of external paint, vitrified tiles flooring work 100% and wall tiles work 90% completed and balance work in progress. UPVC window 80%.
7.	Tower G (B+S+12)	B+G+14 Floor RCC structure, mummy machine room, brick work, conduiting, door frame, internal/external plaster, fire fighting risers and sanitary pipeline work 100% completed. MS railing work 100%, vitrified tiles flooring work 100% and wall tiles work 90% completed and balance work in progress, UPVC window 80% & 1 st coat of external paint.
8.	Tower H (B+S+14)	B+G+14 Floor RCC structure, mummy machine room, brick work, conduiting, door frame, internal plaster and fire fighting risers 100% completed. External plaster 100%, sanitary pipeline work 80% and MS railing work 60% completed and balance work in progress. Tiles work 75% & 1 st coat of external paint.

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9.	Tower J (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal plaster and fire fighting risers 100% completed. External plaster 100%, sanitary pipeline work 80% and MS railing work 60% completed and balance work in progress. Tiles work 75% & 3 rd coat of external paint.
10.	Tower K (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal/external plaster and fire fighting risers 100% completed. Sanitary pipeline work 100%, MS railing work 90%, vitrified tiles flooring work 90% and wall tiles work 90% completed and balance work in progress.
11.	Tower L (B+S+14)	B+G+14 Floor RCC structure, mumty machine room, brick work, conduiting, door frame, internal/external plaster and fire fighting risers 100% completed. common area flooring work completed. Sanitary pipeline work 80%, MS railing work 80%, vitrified tiles flooring work 90% and wall tiles work 90% completed and balance work in progress.
12.	EWS (G+7)	G+7 floor RCC structure completed. Brick work completed. Internal/External plaster – 60%. Conduiting work 60% completed and balance work is in progress. Railing including staircase - 100%
13.	Commercial, community, school etc.	Commercial (15 Nos. shop) approx 2200 sq. ft. RCC structure, brick work, conduiting, internal/external plaster, rolling shutter, PCC flooring and putty work completed. Community/Club House: RCC structure, brick work, external plaster work

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		completed. School Approx 9000 sq. ft. (G+2): Structure work completed. Brick work G+1, Internal plaster ground floor in progress.
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17. Current stage of development of internal infrastructure

S.No.	Description of the facility	Type or Size	Expenditure		Physical	
			Estimated	Actual	Planned	Actual
1.	Roads	CC/Paver Blocks	70 Lakh	59 Lakh	11553 Sq. Meter	9874 Sq. Meter
2.	Water Supply	GI Pipe, CPVC, Pump Room, Water Pumps	262 Lakh	202 Lakh	As per Service Plan	80% Completed
3.	Sewerage	RCC Hume Pipe, STP, Man Hole, etc.	65 Lakh	40 Lakh	As per Service Plan	65% Completed
4.	Storm Water	RCC Hume Pipe, Man Hole, Harvesting	50 Lakh	35 Lakh	As per Service Plan	70% Completed
5.	Lifts, etc.	13-15 Passengers	500 Lakh	300 Lakh	23 Lifts	60% Completed

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18. 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

S. No.	Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter			
			Apr-June 2018	July-Sept 2018	Oct-Dec 2018	Total
1.	Civil Structure, Finishing, Flooring, Door-Window, Electrical Wiring etc.	72.00 Crore	4 Crore	5 Crore	9 Crore	18 Crore

b) Infrastructure

S. No.	Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter			
			Apr-June 2018	July-Sept 2018	Oct-Dec 2018	Total
1.	Roads	59 Lakh	4 Lakh	4 Lakh	3 Lakh	11 Lakh
2.	Water supply	202 Lakh	15 Lakh	20 Lakh	25 Lakh	60 Lakh
3.	Sewerage	40 Lakh	10 Lakh	15 Lakh	-	25 Lakh
4.	Electricity	50 Lakh	150 Lakh	200 Lakh	100 Lakh	450 Lakh
5.	Club House	30 Lakh	10 Lakh	5 Lakh	5 Lakh	20 Lakh
6.	School & Other Community Building	150 Lakh	10 Lakh	20 Lakh	20 Lakh	50 Lakh
7.	Green Areas, Park, Playground etc.	140 Lakh	10 Lakh	10 Lakh	10 Lakh	30 Lakh
B.	Covered	1560 Lakh	150	150	215	515

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	and Surface Parking		Lakh	Lakh	Lakh	Lakh
9.	Security System	125 Lakh	10 Lakh	10 Lakh	5 Lakh	25 Lakh
10.	Storm water	35 Lakh	7 Lakh	8 Lakh	-	15 Lakh
11.	Lifts	300 Lakh	75 Lakh	75 Lakh	50 Lakh	200 Lakh

19. The Architect of the project is:

- Ichinen Architects Private Limited
107, US Complex, Opposite Appollo Hospital, 120 Mathura Road, New Delhi-110076, Mr. Rajesh Jain 9811944909 (Director)
- The Contractors of the project are:
Mitsubishi Elevator India Private Limited (Lifts)
210, 2nd Floor, DLF Star Tower, Sector-30, Silokhera-II, Gurugram, Haryana-122003, Mr. Agam Saran - 9910900258
- Dream House Interiors (Painting Work)
Gali No. 6, Chintpurni Colony, Sonapat, Haryana, Mr. Jaswant - 9416670444
- Window Magic India Private Limited (Supplier of Doors & Window)
Plot No. 139, Sector-4, IMT Manesar, Gurugram, Haryana, -122050, Mr. Manish Bansal – 9871048080

20. Financial details

- (i) Estimated cost of the project is Rs. 237.61 Crore.
- (ii) Amount of money already spent on the Project as on quarter ending December 2017 is Rs. 148 Crores.





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- (iii) Balance money to be spent on the Project is Rs.89.61 Crores.
- (iv) Out of estimated cost of the project, the cost of infrastructure is Rs. 42 Crore.
- (v) Out of 578 Apartments, 294 have already been sold and 284 remain unsold. The EWS flats numbering 102 have not yet been allotted.
- (vi) The remaining expenditure to be incurred for completion of the project shall be met by way of sale of unsold stock, receivables from sold apartments and promoter's contribution.

21. The promoter shall deposit 70% of the money collected from the buyers in the account number 510101005726068 of Corporation Bank, CBB Branch, Jhandewalan, New Delhi-110005, IFSC Code CORP0000447, MICR Code 110017012. 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.

22. 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


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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 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.
- 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.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman