



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project namely "Ansal Crown Heights " on land measuring 18.05 acres in Sector-80, Faridabad vide

Registration No. :HRERA-PKL-FBD-28-2018

Dated: 24.8.2018

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

1. Particular of the promoter :

The promoter of the project is Ansal Crown Infrabuild Pvt. Ltd., having its registered office at 118 UFF, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110001. The promoter is a Private Limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2006PTC147058, having PAN No. AACCC8058M.

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

2. The Directors of the company are :

a) Mr. Gopal Ansal

6, Abdul Kalam Road, New Delhi - 110011

b) Mr. R.S Gandhi

H. No. 32, Sector – 14,

Faridabad, Haryana – 121001

c) Mr. Sanjeev Guleria

503, Type – IVA

Lok Sabha Residential Complex

Sector -2, R.K.Puram - 110022

3. The contact details of the promoter are :

Phone No. 011-23353051/52, 098731-96324

Email: [ansalcrownheight@gmail.com](mailto:ansalcrownheight@gmail.com), [s.guleria@ansalabl.com](mailto:s.guleria@ansalabl.com)

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

5. Particulars of the project:

The project will be set up on 18.05 acre land. The land is owned by Crown Infra Build Pvt. Ltd. (Presently known as Ansal Crown Infra Build Pvt. Ltd.) and Crown Developers (taken over by Ansal Crown Infra Build Pvt. Ltd.)



## HARYANA REAL ESTATE REGULATORY AUTHORITY

### PANCHKULA

6. The Town & Country planning Department, Government of Haryana has issued license No.226 of 2007 dated 18.09.2007 in favour of M/s Crown Infra Build Pvt. Ltd. and M/s Crown Developers. The license is valid till 17.09.2019.
7. The building plans of this Group Housing Project were approved on 7.12.2009. These plans are now valid upto 6.12.2019
8. Detail of the apartments in the project are as under-

Type Of Apartments	Carpet area (in sq ft)	No. Of Apartments
Type A (4BHK+Servant)	1779.343	114
Type B (3BHK+Servant)	1404.066	76
Type B1 (3BHK)	1191.736	76
Type C (3BHK)	1244.458	68
Type D (4BHK DUPLEX)	2060.100	4
Type E (3BHK)	992.462	136
Type F (4BHK DUPLEX)	1685.394	8
Type G (2BHK)	753.728	152
Type H (3BHK)	1374.455	106

- The project comprises of 10 towers out of which 8 towers have been constructed and 37 flats/apartments are lying unsold. Tower 5 & 6 has not yet been constructed/booked.






# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 11 The total land of the project measuring 18.05 acres will be utilised in the following manner:

S.No.	Land area under usage	Area of land (acres)
1	Construction of apartments (Achieved Ground Coverage)	2.06
2	Roads & Parking	3.421
3	Parks and playgrounds	2.83
4	Electricity sub-station	0.188
5	Sewage and solid waste treatment facility	0.053
6	Club house	0.613
7	Convenient Shopping	0.424
8	Primary School	1.02
9	Nursery School(1)	0.22
10	Nursery School(2)	0.24
11	Other Open Areas	6.981

- 12 Estimated cost of the project is Rs. 443 Cr. (including the land cost)

I	Cost of land	22 Cr.
II	Estimated cost of construction of apartments	325.63 Cr.
III	Cost of infrastructure and other structures	21.19 Cr.
IV	Other costs including EDC etc.	74.48 Cr.

- 13 Current stage of development of the project:

This is an ongoing project. Its development was started in March 2010, scheduled date of completion of the project is December 2019 (Phase-I & II).




**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA**

14 Quarterly schedule of the development of remaining part of the project:

(a) Apartments:

Particulars	Expenditure incurred till the date of application (Rev.)	Expenditure to be made in each quarter (in lakhs)							Grand Total
		Apr-June 2018	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	
<b>PHASE-I</b>									
TOWER-7	2075.00	100.2	100.2	100.2	--	--	--	--	300.60
TOWER-8	2075.00	139.2	139.2	139.2	--	--	--	--	417.50
TOWER-9	2075.00	139.2	139.2	139.2	--	--	--	--	417.50
TOWER-10	2375.00	178.1	178.1	178.1	--	--	--	--	534.40
<b>PHASE-II</b>									
TOWER-1	15.55	180.2	180.2	180.2	180.2	180.2	180.2	180.2	1261.50
TOWER-2	15.55	180.2	180.2	180.2	180.2	180.2	180.2	180.2	1261.50
TOWER-3	15.55	180.2	180.2	180.2	180.2	180.2	180.2	180.2	1261.50
TOWER-4	15.55	180.2	180.2	180.2	180.2	180.2	180.2	180.2	1261.50

(b) Infrastructure:-

Particulars	Expenditure incurred till the date of application (Rev.)	Expenditure to be made in each quarter (in lakhs)							Grand Total
		Apr-Jun-18	Jul-Sep-18	Oct-Dec-18	Jan-Mar-19	Apr-Jun-19	Jul-Sep-19	Oct-Dec-19	
Roads & Payments	165.60	30.0	30.0	30.0	30.0	30.0	30.0	30.0	210.00
Water Supply System	173.88	30.9	30.9	30.9	30.9	30.9	30.9	30.9	216.16
Sewerage treatment & Garbage disposal	99.36	12.6	12.6	12.6	12.6	12.6	12.6	12.6	88.32
Electricity supply system	204.24	204.7	204.7	204.7	204.7	204.7	204.7	204.7	1432.68
Storm water drainage	80.04	7.1	7.1	7.1	7.1	7.1	7.1	7.1	49.68
Parks & Playgrounds	6.35	0.5	0.5	0.5	0.5	0.5	0.5	0.5	3.31
Club house/community centres	229.08	58.9	58.9	58.9	--	--	--	--	176.64
Shopping Area	55.00	1.7	1.7	1.7	--	--	--	--	5.00



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 15 The following statutory approvals have already been obtained:
- i) License renewed till 17.09.2019
  - ii) Buildings Plans
  - iii) NOC of EIA
  - iv) NOC from AAI
  - v) Electric Load and Scheme
- 16 The following statutory approvals have been applied but yet to be received:
- i) Service plans and estimates
  - ii) NOC from Fire Deptt.
- 17 Contact person at the site office:
- Name : Mr. Ajay Narula
- Phone : +91 9958459249
- 18 Financial Details:-

S.no.	Particulars	Crores
i	Total sale value of booked Flats & Apartments on the date of application/end of last quarter	313.22
ii	Total amount received from the allottees (Flats & Apartments), on the date of application / end of last quarter	262.05
iii	Balance amount to be received from the allottees (booked flats & apartments, after completion) on the date of application /end of last quarter.	51.17
iv	Balance amount due and recoverable from the allottees (booked flats/apartments) as on the date of application/end of last quarter	51.17
v	Amount invested in the project upto the date of application	223.91
vi	Balance cost to be incurred for completion of the project (Phase-I & II) and delivery of possession.	84.90




**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

19 The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 4196002100008571 of Punjab National Bank, Address A-9, Connaught Place, New-Delhi-110001 IFSC Code PUNB0419600 MICR Code 110024225. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (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 certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

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
- ii) strictly abide by the declaration made in form REP-II.

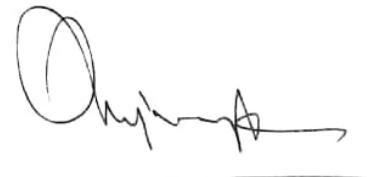


**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

- 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 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**