

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "HARMONY HOMES", Sector-40, Village- Shimla Maulana, Panipat.

Registration Number: HRERA-PKL-PNP-4-2018 Dated:13.04.2018

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

Particulars of the promoter

The promoter of the project is Real Height Developers Pvt. Ltd., SCO No. 06, Ground Floor, Eldeco "Hi-Street", Sector-40, Panipat – 132103 The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45400DL2013PTC257371, having PAN No. AAGCR5941J.

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- 2. The Directors of the Company are:
  - a) Mr. Sanjay Gupta Villa No. F-1/06, Sector-3, Eldeco Estate One, Panipat-132103 Mobile: 98965-52991
  - b) Mr. Rajesh Gupta Villa No. F-1/06, Sector-3, Eldeco Estate One, Panipat-132103 Mobile: 98963-52991
  - c) Mr. Manish Mittal 159-A, Babarpur Mandi, Panipat-132103 Mobile: 98965-00033
  - d) Mr. Attar Chand Gupta 159-A, Babarpur Mandi, Panipat-132103 Mobile: 98120-00846
- The contact details of the promoter are:

Phone No.

+91-98963-52991

Email

info@realheights.co.in,

rajeshgupta@realheights.co.in

Website

www.harmonyhomespanipat.com

4. The promoter has not undertaken any Project during the last five years.

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- 5. Particulars of the project:
  The project will be set up on 7.73437 acres land. The land is owned by Real Height Developers Pvt. Ltd., D-II/2, Sector-IV, Eldeco Estate One, Sector-40, Panipat 132103, (CIN No. U45400DL2013PTC257371).
- The Town & Country Planning Department, Government of Haryana have issued License No. 34 of 2017 dated 16/06/2017 which is valid till 15/06/2022.
- 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Memo No. ZP-1171/AD (RA)/2017/28280 dated 09/11/2017. The layout plan shall be displayed by the promoter at the site all the time.
- 8. The services to be provided in the colony shall cost as given below:

LHORI	Electrification Plan	Rs. 4,00,00,000
ii. THO	Roads	Rs. 2,45,74,000
iii.	Water Supply System	Rs. 2,79,61,000
iv.	Sewerage	Rs. 1,90,28,000
V. ALOS	Horticulture Horticulture	Rs. 4,65,000
vi.	Street Lights etc.	Rs. 29,67,000
vii.	Storm Water Drainage	Rs. 89,70,000

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



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- The following Plans/Clearances have to be got approved from the competent Authority:
  - i) Environment Clearance
  - ii) Fire Services
  - iii) Aviation NOC
- 10. Ground coverage of the project shall be as follows:

a) Along	Apartments HARVANAREAL ESTATE REGULATION OF THE PROPERTY OF TH	Ground Coverage - 6160.8 sq m
b)	Roads and Green Belt	
c)		8936.884 sq m
	Playground Parks	5201.84 sq m
d)	Community Centres	186.320 sq m
e)	Anganwadi	100.320 SQ III
CHESTA	F A THE STATE OF T	186.320 sq m

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

a)	Water Supply System, Underground Tanks	
b)	Over Head Tanks	350 KL
c)	Fire Tank	350 KL
d)	The state of the s	100 KL
e)	Sewerage Treatment Plant	810 KLD
c)	Electricity Sub-Station	2500 KVA x 2
Ð	TALLE	Transformers
1)	Total Demand Load of Electricity	4974 KW
g)	Still Parking	1170 Two Wheeler

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

1BHK, Type 1 = 380.18 sq.ft carpet area x 112 1BHK, Type 2 = 372.97 sq.ft carpet area x 112 2BHK, Type 1 = 551 sq.ft carpet area x 448 2BHK, Type 2 = 550.68 sq.ft carpet area x 224 2BHK+STUDY= 644.65 sq.ft carpet area x 224

The project will be comprised of 10 towers. Estimated cost of the project is Rs. 21557.36 Lacs.

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13. Current stage of development of the project: This is the fresh project. Its development work will start in September, 2018 Scheduled date of completion is June, 2022

Current stage of development of internal infrastructure

1000	cular A HERELLY PASSIBLE	Planned	Actual			
Lain	AND ACT IN SHIP PANCHED X PROPERNABLE	Physical	Financial[Rs.]	Physical	Financial[Rs.]	
Α.	Infrastructure HAVIA HAVIA HARYANA R	AL PSTATE REGULATION	AUTHORITA	100	Van I Al 18131	
LVEL	Internal roads hierarchy (Different sizes)	6m wide internal roads	2,45,74,000	PANCHKUI PANCHKU	Yet to be starte	
H. 15	Water supply system	ANA REAL ESTATE REGULATION OF THE REGULARISM TO	2,79,61,000	OBSTATISME	CONTRACTOR	
	(Pump house, lines of different sizes, tube wells)	(as per approved Services Plan & Estimates)	REGULATOR ALL	DIOMETY ES	SCHOOL TERS	
III.	Sewerage system	NULA BERVANA BEAL EST. CHRELA HARYANA REST EN NORRELL AUGUS	1,90,28,000	AUTHOR:	ELTY PANCHEUL CHUTY PANCHEUL	
	(Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)	(as per approved Services Plan & Estimates)	ESTATE RECORDS LESTATE RECORDS ASTATE RECORDS NAME AND SEATE	EXPORT AFOR	THORITY PANCE AUTHORITY PAN AUTHORITY PA AUTHORITY PANCES	
iv.	Electricity	AUTHORITY PANCTICULA III	4,00,00,000	AT F. RECREE	SLORA VELLURO	
	(Sub-station, transformers, 11KV lines, distribution lines) Street lights	ALORE AL DRIVE DEPARENT	29,67,000	STATE REC		
v.	Clubhouse Charles and All Control of the Control of	CLI ATOMIC TOPIN ARE	MELLA HADALAR	SYLES BATE		
vi.	Schools and other community buildings.	CEGLE NOW A STRUCTURE	MEULA HARSA	KHALLESLA KANEALES		
vii.	Neighbourhood shopping	ERECT A CRY AL PROPER	ANCHKIILA HAR	ANARPAL	STATE RELADING	
viii.	Green areas	STATE OF	4.65.000	FEANABRA		
	Parks Parks	SESTATE RECOURSES	TRITY BANCING	AHARAS		
	D Playground	ALESSAGE REGULATORY	HORITY PANCING	LABORYA		
	Green belt array	A KENTER THE ATOR	AUTHORES NA	KULAHAR		
Χ.	Storm drainage.	ANARGAE ES CALPOTATA	89,70,000	NUMBER		
No.	Solid waste collection and management	KYANA REAUTS LATE REGI	ATOMY ANTHORITY	PARCHIAG		
ci.	Parking TATORY AUSTREAM VE	ANYANAKEAL PARALLEN	ILLABORY ALTER	YPANGER		
a)	Covered parking	SEARCH AND A STATE OF	EGULATORY ALER	BORIT SOL		
b)	Open parking The American Authority Parking	Kin SHAREAN ARE WILL	BO REGISTATORY A	THOUTY		
ii. Area	Garages VIL MUDICATORY ALL HORITY 2	CHANGARIAN SAGAR ACT	TATE RECIDENCE	AO PHOLEIT		
iii.	Security system	NEUKLI AHARSA SARIA	ESTATE REGION	ORY AFTER		
iv. Ha	Any other facilities/ infrastructure as per approved service plan estimates including STP	TY FANCTIKES ABARYANAR	AL ESTATE RECT SERVICE REAL ENTAILED	MONY AF		





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) Apartments:

	terly projection /s Real Height		0.00	70.0											18430	9	o.opo
10.	Particulars	Cost (Rs. in Lacs)	Sept 18- Nov 18	Dec 18- feb 19	Mar 19- May 19	June 19- Aug 19	Sept 19- Nov 19	Dec 19- feb 20	Mar 20- May 20	June 20- Aug	Sept 20- Nov	Dec 20- feb	Mar 21- May	June 21- Aug	Sept 21- Nov	Dec 21- Feb	Mar 22- May
	Constructio	14260	2315	958	958	958	1353	1368	-	20	20	21	21	21	21	22	22
33	n	I REGIO	ATTION	THE USE OF	1000	TR. U.L.	1000	1300	1300	513	445	464	515	883	888	783	55
XB.	Marketing, Salaries,	STERRE	L-VIOLE	MALTIN	TTY PAY	CHEDL	Allexitya	NARLA	ESTATI	REGULA	1014 h	AUTH	RETY E	INCHES.	Allaks	AREA	S J S
114	Consultant.	PHANER!	GULAR	DV ALL	CASHET I		LAHAR	YANA DE	NO BERNEA	EL PEGI	LATO	JAMES T	HORNIN	PANCIL	LULA MA		
3	fees. Misc	ESTATE	REGION	CHAR	MURIT	PANCE	KI II was		100.1		N10		13083		LISSELLA		
75	Exp.	TO THE REAL PROPERTY.	KHGULA	TORY !	CTEDOR	PER CONTRACTOR	KULAH	RYANA		TATE RE	SUL XIE	MES A	11/13/12/85	into receive	THE WOLLA	LARLA	

(in lakhs)

(b) Infrastructure:

5.	arterly projection M/s Real Height Particulars	Cost (Rs. in Lacs)	Sept 18- Nov 18	Dec 18- feb 19	Mar19 -May 19	June 19- Aug 19	Sept 19- Nov 19	Dec 19- feb	Mar 20- May	June 20- Aug	Sept 20- Nov	Dec 20- feb	Mar 21- May	June 21- Aug	Sept 21- Nov 21	Dec21- Feb 22	Mar22 May22
Par	Water	279.61	STIAR	CANAL	GALEST	10.11	30	15	30	45	50	40	21	21 1 10	OLLA"	A WALL	ENABETE.
2	Supply Sewerage	100.00		-val	REAL	STATE	NOT IN	DRY Sal-	HURT	Y PANE	30	40	30	20	19.61	COE ALL	FERER
	Sewerage	190.28		La Street	NAREAL	FSTAT	15	15	33	33	48	28	18.2	VIDES I A	T DI GLI A	- 12 A	
0.4	Electricity	400.00	10	10	10	10	05	LATOR	Calari	303.0	7.06	LAHA	8	EALES"	ATE REGU		ALTIP
12	Storm	89.70		10	10	10	35	35	35	35	35	35	30	30	30	30	-30
jug	Water Drainage	AUTOHORY	YPAR	CHARLE PIKTALE	HARYAG	A REAL	PRIME	E P BL T	25	20	20	10 L	10	4.70	EESTATL S	GULARS	URY A
	Roads and	245.74		NCHLEH	STEARS	Ayaron at I	E Property	EU E	The state of the s	CAUR	CRITY	DATE OF	Note the second	THENAR	TAL ESTATI	REGUE	
	Footpath	ORYALII	DRUTY	Assess	-	VANA	RUAL		10	RALA	60	70	50	30	25.74	Elli ICE COL	20,75
L	Street Lighting	29.67	BURIT	V. PANE	Pictur All	ARVA	AREA	118 114		10	of Septem	10	5	HARLA	ARICLES	TATURE	max.
1	Horticulture	4.65	WILLIAM	LINE	171-1	A I I SALE	CSPA 183	11 15		LAVIDA	Win.	ORITY	1	HAR	4.67	FELATEL	
	Total:	1239.65	10	10	10	40	00			2	RYAU	1 DRI	N PARA	1	0.65	the second	Allert .
	REAL ESTAUR	REQUEATE	RYAL	HORE	YEARC	10	80	65	133	145	213	194	143. 28	85.70	80.67	30	30

16. The Architect of the project is:

M/s Design Forum International

K-47, Kailash Colony, New Delhi-110048

Phone: +91-98102-65561 Email: anoj@dfiarch.com

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Structural Consultant:

M/s Madsud E Nazar

G-70, 2nd Floor, Jaswant Plaza, New Delhi-110025

Phone: +91-99901-53598 Email: nnc.mail7@gmail.com

The Contractors of the project are: Yet to be engaged

17. Financial details:

Estimated cost of the project is Rs. 21557.36 Lacs which comprises the cost of infrastructure amounting to Rs. 1239.65 Lacs and cost of construction of apartments amounting to Rs. 14260.35 Lacs.

- 18. No apartments have been sold/ booked till date.
- 19. The promoter will deposit 70% of the money collected from the buyers in account number 36782941327 of State Bank of India, Industrial Area, Panipat; IFSC Code SBIN0000694; MICR code 132002002. 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.
- 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 REGULATORY AUTHORITY

#### **PANCHKULA**

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 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.
- 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.
- vii) that the Promoter shall invite applications for allotment of flats through advertisement in the

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#### HARYANA REAL ESTATE REGULATORY AUTHORITY

#### **PANCHKULA**

newspaper from the general public. The number of flats booked should be intimated to the Authority within a period of one week so that the Authority could decide on its phasing. No development works should be executed before such phasing is approved by the Authority.

Dilbag Singh Sihag Member Anil Kumar Panwar Member

Rajan Gupta Chairman

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