



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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:

1. 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

3. 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).

6. 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:

i.	Electrification Plan	Rs. 4,00,00,000
ii.	Roads	Rs. 2,45,74,000
iii.	Water Supply System	Rs. 2,79,61,000
iv.	Sewerage	Rs. 1,90,28,000
v.	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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9. 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)	Apartments	Ground Coverage - 6160.8 sq m
b)	Roads and Green Belt	8936.884 sq m
c)	Playground Parks	5201.84 sq m
d)	Community Centres	186.320 sq m
e)	Anganwadi	186.320 sq m

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

a)	Water Supply System, Underground Tanks	350 KL
b)	Over Head Tanks	350 KL
c)	Fire Tank	100 KL
d)	Sewerage Treatment Plant	810 KLD
e)	Electricity Sub-Station	2500 KVA x 2 Transformers
f)	Total Demand Load of Electricity	4974 KW
g)	Stilt 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.

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	2,45,74,000		Yet to be started
ii. Water supply system (Pump house, lines of different sizes, tube wells)	(as per approved Services Plan & Estimates)	2,79,61,000		
iii. Sewerage system (Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)	(as per approved Services Plan & Estimates)	1,90,28,000		
iv. Electricity (Sub-station, transformers, 11KV lines, distribution lines)		4,00,00,000		
Street lights		29,67,000		
v. Clubhouse				
vi. Schools and other community buildings.				
vii. Neighbourhood shopping				
viii. Green areas		4,65,000		
<input type="checkbox"/> Parks				
<input type="checkbox"/> Playground				
<input type="checkbox"/> Green belt				
ix. Storm drainage.		89,70,000		
x. Solid waste collection and management				
xi. Parking				
(a) Covered parking				
(b) Open parking				
xii. Garages				
xiii. Security system				
xiv. Any other facilities/ infrastructure as per approved service plan estimates including STP				

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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) Apartments:

Quarterly projections of Construction Spend in "Harmony Homes" Affordable Group Housing Project, Sector 40, Village Shimla Maulana, being developed by M/s Real Height Developers Pvt. Ltd.

S no.	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 20	Sept 20- Nov 20	Dec 20- feb 21	Mar 21- May 21	June 21- Aug 21	Sept 21- Nov 21	Dec 21- Feb 22	Mar 22- May 22
1	Construction Marketing, Salaries, Consultant, fees, Misc Exp.	14260	2315	958	958	958	1353	1368	1300	513	445	464	515	883	888	783	551

(in lakhs)

(b) Infrastructure:

Quarterly projections of Construction Spend in "Harmony Homes" Affordable Group Housing Project, Sector 40, Village Shimla Maulana, being developed by M/s Real Height Developers Pvt. Ltd.

S. N o	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 20	Mar 20- May 20	June 20- Aug 20	Sept 20- Nov 20	Dec 20- feb 21	Mar 21- May 21	June 21- Aug 21	Sept 21- Nov 21	Dec21- Feb 22	Mar22- May22
1	Water Supply	279.61					30	15	30	45	50	40	30	20	19.61		
2	Sewerage	190.28					15	15	33	33	48	28	18.28				
3	Electricity	400.00	10	10	10	10	35	35	35	35	35	35	30	30			
4	Storm Water Drainage	89.70							25	20	20	10	10	4.70	30	30	30
5	Roads and Footpath	245.74							10		60	70	50	30	25.74		
6	Street Lighting	29.67								10		10	5		4.67		
7	Horticulture	4.65															
	Total:	1239.65	10	10	10	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

(Handwritten signatures and initials)

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Structural Consultant :

M/s Maqsood 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

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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.

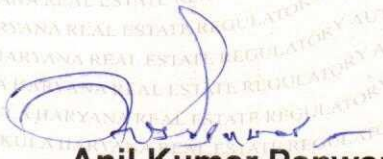
- ii) strictly abide by the declaration made in form REP-II.
- iii) apart from the unit price of the flat, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common 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.
- 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.
- vii) that the Promoter shall invite applications for allotment of flats through advertisement in the

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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

