



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered Tower No.11 situated in Vipul Gardens, Group Housing colony located in Sector – 01, Dharuhera, Distt. Rewari , Haryana.

Registration Number: HRERA-PKL-RWR-3-2018 Dated: 11.04.2018

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

1. The promoter of the project is Mudra Finance Limited, office at G-12/A, First Floor, Hauz Khas, New Delhi-110016. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U7001DL1997PLC085456, having PAN No. AAACM8304J.

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2. The Directors of the company are:

a. Mr. Punit Beriwal-

15/10 Sarva Priya Vihar, New Delhi-110017,
0124-4108051, 0124-4065500

b. Mr. Suresh Chand Jain-

L-1/12, Hauz Khas, New Delhi, 110016,
0124-4108051, 0124-4065500

c. Mr. Ranjan Gupta

W-40, First Floor, Greater Kailash - II,
New Delhi, 110048,
0124-4108051, 0124-4065500

3. The contact details of the promoter (Mudra Finance Ltd.) are:

Phone No. 0124-4065500

Fax No. 0124-4061000

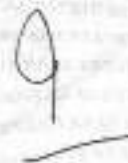
Email secretarial@vipulgroup.in

Website <http://www.vipulgroup.in/project/vipul-gardens>

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4. The promoter has not launched any Project during the last five years.
5. The project will be set up on 896.583 Sq.Mtrs. out of total site area of 13.394 acres with an FAR of 7369.401 sq.mtrs.. The land is owned by the Promoter.
6. The Town & Country Planning Department, Government of Haryana has issued license No. 40 of 2007 dated 25.01.2007 in favour of the land owner Mudra Finance Limited. The licence is valid till 22.01.2019.
7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide No. ZP-233/JD(BS)/2013/32038 dated 01.03.2013. 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 the service plan/Estimates of the project (including the Tower mentioned above) involving costs as given below:

i. Roads	Rs.330.90 Lacs
ii. Water supply system	Rs.268.88 Lacs
iii. Sewerage treatment and garbage Disposal plans	Rs.186.13 Lacs
iv. Landscaping parks, playgrounds etc	Rs. 25.00 Lacs
v. Street lights etc	Rs. 5.00 Lacs

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

9. The promoter has been granted environment clearance vide Memo No. 21-1021/2007-1A.III dated 22.05.2008 by MOEF, Government of India. The promoter has applied for amended Environment Clearance vide application dated 11th September, 2017 to the MOEF, New Delhi. According to the promoter the clearance is likely to be received by May, 2019.





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

- | | |
|--|--|
| a) Apartments (Tower No.11) | 896.583 sq.mtrs |
| b) Roads and green belt(whole project) | 3178.00 sq.mtrs |
| c) Playground /parks((whole project) | 8281.00 sq.mtrs |
| d) Community Centre | 567.976 sq. mtrs |
| e) Other community building | -2 Nos.Nursary
schools (1623.323
Sq.Mtrs.) |
| f) EWS towers | 505.056 Sq.Mtrs. |

11. The following facilities have already been provided in the project:

a) Water supply system, underground tanks

Raw Water -1X150 CUM

Domestic - 2X150 CUM

Fire – 2x104 CUM

b) Over head tanks (Tower No.11) Domestic - 20 CUM

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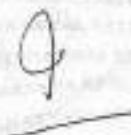
b) Fire tank (Tower No.-11)	10 CUM
c) Sewerage treatment plant	700 KLD
d) Electric sub-station	2000 KVA x 2 transformers
e) Total demand load of electricity	1995 KVA
f) Basement parking (I & II)	420 ECS
g) Stilt parking	27 ECS
h) Surface parking	399 ECS
i) Convenient shopping	258.107.sqm

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

TYPE	CARPET AREA	SITOUT AREA	TOWER	UNIT NOS.	NO. OF UNITS
	(SQ.FT.)	(SQ.FT.)			
Two BED ROOM (TYPE-I)	746	82	11	101-901 108-908	18
Two BED ROOM (TYPE-II)	824	56	11	102-902 107-907	18
TWO BED ROOM (TYPE-III)	785	76	11	104-904 105-905	18
THREE BED ROOM	1018	75	11	103-903 106-906	18

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Estimated cost of the project (tower No. 11) is Rs.23.90 Cr. Rupees Twenty Three Crores Ninety Lakhs Only)

13. Current stage of development of the Tower:

The construction of the Tower is ongoing. The estimated cost of constructing the Tower is 23.90 crores. An amount of Rs. 22.65 crores has already been spent and the status of construction of Tower 11 is as under:

Structure work	Completed
Brick work/Internal Plaster	Completed
External Plaster:-	Completed
Door/Window:-	Completed.
Aluminium Facade:-	Completed
Internal Plumbing Works:-	All Piping work completed, Fixing of Sanitary/C.P. Fixture are in progress. Testing of Plumbing Works are in progress
Internal Electrical Works:-	Conduiting and wiring work completed, Fixing of Switch and testing works are in progress.
Lifts:-	Completed.
Internal Painting:-	In progress
External Painting:-	In progress

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Description of the facility	Type or size	Expenditure		Physical	
		Estimated	Actual	Planned	Actual
1.Roads	6 Mtrs. 24 Mtrs. & Curves	330.90 Lacs	112 Lacs	6 Mtrs. 24 Mtrs. & Curves	Operational 100% Complete
2.Water supply	UGT- 656 KLD & Pump rooms	268.88 Lacs	71 lacs	UGT- 656 KLD & Pump rooms	Operational 100% Complete
3. Sewerage	Sewerage lines and STP	186.13 Lacs	172 lacs	Sewerage lines and STP	Operational 100% Complete
4.Electricity	11/.433 kv power supply system 2 nos. Transforme rs – 2000 kvaX2 & DG Sets	620 Lacs	635 lacs	11/.433 kv power supply system 2 nos. Transforme rs – 2000 kvaX2 & DG Sets	Operational 100% Complete

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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:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter				
		Apr-June 2018	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019
Expenditure on Tower 11	Rs 125 Lacs (approx)	25 lacs	50 lacs	20 lacs	20 lacs	10 lacs
Work to be done		Internal & External Painting works Internal Electrical works	Internal & External Painting works Internal Electrical works	Internal & External Painting works Internal Plumbing Works-Sanitary Fixtures, Internal Electrical Works-Switch Socket Fixing Works	Internal Painting Works, Fixing of Sanitary/C.P. Fixtures and Testing, Fixing of Electrical switch/Socket and Testing	Final painting works. Final Testing of Internal Electrical and plumbing works.

(b) Infrastructure:

Infrastructure has been completed in all respects and is operational.





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16. The Architect of the project is:

Ms. Guninder Kalsi (Employee of Vipul Ltd.)

Registration no. CA/85/9528

Vipul Tech Square, Golf Course Road, Sector 43 ,

Gurugram – 122009

Mob. No. – 9811775644 , guninder@vipulgroup.in

The Contractors of the project are:

1. Seemanter Buildcon – J- 1043 Palam Vihar , Gurugram -
122017 , Seemaantar.buildcon@gmail.com

Mr. Sagar Ojha -Mob. : 9811029148

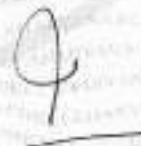
2. Apex Projects – C 138 First Floor South City II , Sohna
Road, Gurugram , apexprojects11@gmail.com

Mr. B. K. Saxena - Mob. : 9810077774

3. RG Icon – 207A Mukund House , Naniwala Bagh ,
Commercial complex , Azadpur , Delhi -110033

Rgicon1962@yahoo.com

Mr. Rajesh Gupta- Mob. : 9312361917



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4. Sharma Electricals – 489/5 Galli No. 3 Patel Nagar ,
Gurugram, sharma.electricals99@gmail.com
Mr. P. D. Sharma- Mob. : 9811617703

5. M/s. D.E.W.Electrical Services Pvt.Ltd.,
269 , 1st Floor, Rama House,
Masjid Moth, Behind South Ex. - II,
New Delhi - 110049.info@dewelectricals.com
Mr. N. K. Dass -Mob. : 9810143741

17. Financial details:

- I. Estimated Cost of Tower - 11 is Rs.23.90 Cr.
- II. Amount of money already spent on the Project as on quarter ending December, 2017 - Rs. 22.65 Crores
- III. Balance money to be spent on the Project -Rs. 1.25 Crores
- IV. Infrastructure is complete and operational.
- V. Out of 72 apartments , 5 have been sold and 67 remain unsold.

18. The promoter shall deposit 70% of the money collected from the buyers in the account number 912020023179204 of Axis bank; IFSC Code UTIB0000160; MICR code 110211020 .The money from the aforesaid

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account shall be drawn only towards meeting the cost of construction/development (Actual statement to be given to 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.

19. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

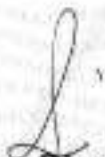
- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that 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.
- iii) apart from the 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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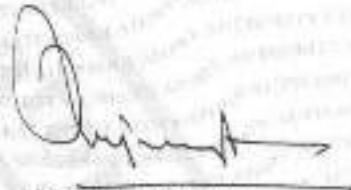
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the 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