



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project LOTUS ENCLAVE, an Affordable Residential Plotted Colony on land measuring 6.88 Acres in the revenue Estate of Village Bohar, Sector 35, ROHTAK being developed by Kadian Agro.

Registration Number:HRERA-PKL-RTK-5-2018

Dated:19.04.2018

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

1. Particulars of the promoter: The promoter of the project is Kadian Agro, a Partnership firm., 8A, Inderprasth Colony, Sonapat Road, Rohtak-124001. Its PAN No. is **AASFK1805B**.

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The Partners of the company are:

Mr. Ashok Kadian

N-1104, SispalVihar, Sector-49, Gurgaon

Mobile:9650269301

Mr. SatishKadian

N-1104, SispalVihar, Sector-49, Gurgaon

Mobile: 8717999999

2. The contact details of the promoter are:

Phone No. : +919650269301

Email : kadianashok148@yahoo.co.in

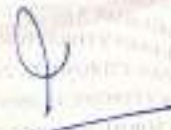
3. No Project has been launched by the Promoter in the last Five years.

4. Particulars of the project:

The project will be set up on 6.88 acres. The land is owned by KadianAgro, 8A, Inderprasth Colony, Sonapat Road,Rohtak-124001.

5. The Town & Country Planning Department, Government of Haryana has issued License No. 78 of 2017 dated 29/09/2017 which is valid upto 28.09.2022.

6. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana on 29.09.2017. The layout plan shall be displayed by the promoter at the site all the time.



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7. The Town and Country Planning Department, Government of Haryana has approved the zoning plan of the project vide letter dated 13.03.2018.
8. The services to be provided in the colony shall be as per the cost given below:

| | | |
|-------|---|--------------|
| i. | Internal Roads | Rs.80,000,00 |
| ii. | Electricity including Street Light | Rs.60,000,00 |
| iii. | Water Supply System | Rs.20,000,00 |
| iv. | Sewerage Treatment & Garbage Disposal Plans | Rs.44,000,00 |
| v. | Landscaping Parks, Playgrounds etc. | Rs.75,00,000 |
| vi. | Security | Rs.15,000,00 |
| vii. | Storm Water | Rs.21,000,00 |
| viii. | Solid waste collection and management | Rs. 5,000,00 |

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

9. The following plans/clearances have yet to be got approved from the competent Authority:
- i) Service Plan/Estimates
 - ii) Environmental Clearance
 - iii) Fire Service

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

| | | |
|----|----------------------|---------------------------------------|
| a) | Plots | 3.740 acres/ 15136.82 sq. meter |
| b) | Roads and Green Belt | 1.6212 acres/6560.22 sq. meter |
| c) | Playground Parks | 0.52 acres |

11. Following facilities will be provided in the project:

- i. Roads 9 Mtr. R.O.W. Total Length = 817.00 Mtrs
- ii. Water supply system: Main line from UGT 250mm dia. Connected to distribution network of 100mm to 63mm dia., House connection of 25mm dia. UGT capacity 90 Cum & pumps with 25 Mtrs head. one pump.
- iii. Sewerage system: Sewer line starting with min. dia. of 200mm NP2 pipes and maximum size of 350mm dia., Manholes of required depths as per junction requirement's and Gully chambers one per two plots will be provided.

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- iv. *Storm water drainage: 400 dia. NP2 pipes with RWH pits & over flow connected to HUDA Trunk Main*
- v. *Shopping area: 0.24965 Acres*
- vi. *10% Area handed over to the Government for the provision of community facilities.*
- vii. *Electricity supply system: Underground XLPE cables Tropodour sheathed, termite proof Aluminium conductor cable network with Feeder Pillars at regular intervals.*
- viii. *Internal solid waste collection system:Door to door collection in two colour bags and handed over to Municipal Corporation.*
- ix. *Rain water harvest: To be laid down as per Huda Specification*
- x. *Street lights: Street light on swedged poles with L.E.D. fixtures & Luminors.*

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12. Plots as per details given below shall be developed in the project:

| S.No. | Particulars | Plot No. | Plot Size | Total No. of Plots |
|-------|-------------|---------------------------|----------------------------|--------------------|
| 1 | Type A | 2 to 25 | 7.5M x 20M | 25 |
| 2 | Type A | 27 TO 31 | 7.5MX18M | 5 |
| 3 | Type A | 26 | 7.5MX18M (Irregular) | 1 |
| 4 | Type A | 32 | 7.5mx18.02m (Irregular) | 1 |
| 5 | Type B | 33 to 42 | 8.18M x 18.338M | 10 |
| 6 | Type C | 43 to 50 | 8.00M x 18.738M | 8 |
| 7 | Type D | 51 | 7.56M x 14.72M | 1 |
| 8 | Type D | 52 TO 62 | 6.50MX14.72M | 11 |
| 9 | Type E | 63 TO 68 | 8.56MX17.523M | 6 |
| 10 | Type H | 89 TO 94 | 8.56MX17.523M | 6 |
| 11 | Type F | 69 TO 74 & 83 TO 88 | 8.56MX15.81M | 12 |
| 13 | Type G | 75 TO 82 | 6.42MX14.70M | 8 |
| 15 | Type J | 95 TO 114 | 6.73MX12.00M | 20 |
| 16 | Type K | 115 TO 126 | 5.61MX10.34M | 12 |
| 17 | Type L | 127 TO 128 | 5.68MX12.49M | 2 |
| | | | Total No. of Plots | 128 |

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This is a new project. License was granted on 29.09.2017. Scheduled date of carrying out development and handing over of possession of plot is 2 years i.e 31st March 2020 and Scheduled date of completion of the project from DGTCP office is 31stMarch, 2021.

14. 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:

| | Cost (Lacs) | April- June 2018 | July- Sep 2018 | Oct- Dec 2018 | Jan - March 2019 | April- June 2019 | July- Sep 2019 | Oct- Dec 2019 | Jan- March 2020 |
|---|----------------|------------------------|----------------------|---------------------|------------------------|------------------------|----------------------|---------------------|-----------------------|
| ROADS | 80.00 | 10 | | | 10 | 30 | 30 | | |
| SEWER | 44.00 | | 10 | 24 | 6 | 4 | | | |
| STORM DRAIN | 21.00 | | | | 13 | 8 | | | |
| WATER SUPPLY | 20.00 | | | | 8 | 12 | | | |
| Electricity | 60.00 | | | | | 10 | 30 | 20 | |
| Parks & Greens | 75.00 | | | 10 | 15 | 15 | 15 | 15 | 5 |
| Security | 15.00 | | 5 | | | 5 | 5 | | |
| Solid waste collection | 5.00 | | | | | | | | 5 |
| Marketing, Sales, Salaries, consultant fees, Misc Expenses | 211.72 | | | | | | | | |
| | | 21.5 | 28 | 30 | 30 | 30 | 24.5 | 24 | 23.72 |
| Total amount | 531.72 | 31.5 | 43 | 64 | 82 | 114 | 99.5 | 64 | 33.72 |

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15. The Architect of the project is:

Sandeep Agrawa, Sandeep Agrawa & Associates, Cosmos Block,
Amrawati Enclave, Panchkula, Pinjore Highway, Panchkula.
Contact Number: 9711556563

The Contractors of the project are yet to be appointed.

16. Financial details:

- i. Estimated cost of the project is Rs. 531.72 lakhs which comprises of the cost of infrastructure and expenditure for other works.
- ii. No Plot has been sold/ booked till date.
- iii. Sources of funding the project(Details): Self, Bank loan, Customer Bookings

17. The promoter shall deposit 70% of the money to be collected from the buyers in account number 917020056750329, AXIS Bank Ltd., Ground & 1st Floor SCO No.120, Sector 46, Gurgaon; IFSC Code UTIB0001720; MICR code 110211120.The money from the aforesaid account shall be drawn only towards meeting the cost of construction/development. 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.

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18. 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 unit price of the Plot, 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.


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- 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