



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project Parsvnath Royale "Pocket B", on land measuring 7.182 acres in Sector-20, Village Kundi, District Panchkula, Haryana, vide

Registration No.: HRERA-PKL-(PKL-16-2018) Dated: 19-6-2018

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

1. Particulars of the promoter:

The promoter of the project is Parsvnath Developers Ltd., Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032. The promoter is a Public Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) L45201DL1990PLC040945, having PAN No. AAACP0743J.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****2. The Directors of the company are:**

Sl. No.	Name	Address	Contact Nos.
1	Mr. Pradeep Kumar Jain	7, Central Lane Bengali Market, New Delhi-110 001	011-43050100 011-43686600
2	Mr. Sanjeev Kumar Jain	J-12/2, DLF City, Phase-II, Gurgaon 122002	011-43050100 011-43686600
3	Dr. Rajeev Jain	D-129, First Floor, PreetVihar Delhi - 110 092	011-43050100 011-43686600
4	Mr. Ashok Kumar	DISCO Compound, G.T. Road Ghaziabad (U.P.)	011-43050100 011-43686600
5	Dr. Pritam Singh	A-14, PWO Complex, Opp. Park Plaza Sector 43Gurgaon - 122 001	011-43050100 011-43686600
6	Ms. Deepa Gupta	Urban Central, 334, City Road, South Bank 3006, Australia	011-43050100 011-43686600
7	Mr. MahendraNath Verma	C-2/102 Exotica, Next to Hotel IBIS, Golf Course Road Sector 53, Gurgaon-122 002.Haryana.	011-43050100 011-43686600

3. The contact details of the promoter are:

Phone No.


+91-9205809569

Fax No.

+91-11-43050473

Email

rera@parsvnath.com

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4. The promoter has launched following projects in last five years:

Project 1

Name : Parsvnath Akanksha Floor Jodhpur

Location: Pal Sangaria ByePass, 200 feet wide road, Near SangariaFatak, Sangaria, Jodhpur, State Rajasthan

Date of starting the construction: 15.03.2016

Likely/ Actual date of completion: 30.11.2018

Stage of Development : 60%

No. of pending litigation : 5

Other details: 1 Case has been withdrawn by the Complainant

Project 2

Name : Parsvnath Planet Plaza cum Office, Lucknow

Location: Plot No. TC/G-8/8 & 9/9 VibhutiKhand, Gomti Nagar, Lucknow- 226010, State Uttar Pradesh

Date of starting the construction: 24.07.2012

Likely/ Actual date of completion: 30.04.2019

Stage of Development: 85%

No. of pending litigation: NIL

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5. Particulars of the project:

The project will be set up on land measuring 7.182 acres land. The land is owned by M/s Samar Estates Pvt. Ltd., 87, Sector-7, Panchkula, Haryana(CIN No.U70101HR2003PTC055332) who have entered into a collaboration agreement with the promoter M/S Parsvnath Developers Ltd.

The said collaboration agreement was executed at New Delhi on 17th February 2006 by and between M/s Samar Estates Pvt. Ltd. and M/s Parsvnath Developers Ltd. conveying and assigning all the development and construction rights of FSI area of 5,57,927 sq. ft. including proportionate permissible commercial area together with proportionate area under facility sites like community centers, schools, etc.

The Town & Country Planning Department, Government of Haryana have issued license nos. 609-612 of 2006 dated 27.03.2006 in favour of the land owner M/S Samar Estates Pvt. Ltd. The licence is valid till 26.03.2019.

The said collaboration agreement entered between the two parties is unregistered and the licensee has approached the Town & Country Planning Department for change of developer / transfer of beneficiary rights for the area ad-measuring 7.182 acres being developed on Pocket 'B' under the Policy dated 18.2.2015 of the Government of Haryana which has been in principally accorded vide memo no. LC-506-PA(B)/2018/17084 dated 08.06.2018.



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6. Site plan/Building plans of the project have been approved by the Town and Country Planning Department, Government of Haryana vide Memo No 9095 dated 30.03.2007 in the name of Samar Estates Pvt. Ltd. (the original Licensee). The site plan shall be displayed by the promoter at the site all the time and in its office.
7. The project comprises of 9 towers. The details of Apartments in each tower are as under:

TOWER TYPE	FLOORS	UNIT NO. TYPE	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	TOTAL UNITS
T1,T2	GR. TO 9 TH FLOOR	3 BED ROOM	1211	125	80
T3, T4, T5	GR. TO 10TH FLOOR	3 BED ROOM	1211	125	132
T6, T7, T8, T9	GR. TO 10 TH FLOOR UNIT-1	3 BED ROOM	1204	143	44
	GR. TO 10 TH FLOOR UNIT-2 & 3	3 BED ROOM	1220	140	88

253 apartments have already been sold and 91 number remain to be sold.

Estimated cost of the project is Rs. 208.21 crores.

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8. The service Plans/Estimates submitted on 24.01.2018 are under consideration of Director, Town and Country Planning Haryana. However the estimates of internal development works are as under:-

i. Electrification plan-	Rs. 224Lacs
ii. Roads	Rs. 166Lacs
iii. Water supply system	Rs. 188 Lacs
iv. Sewerage treatment and garbage Disposal plans	Rs. 75 Lacs
v. Landscaping parks, playgrounds etc.	Rs. 12 Lacs
vi. Street lights etc.	Rs.13 Lacs
vii. Club house	Rs.197Lac
viii. Shopping area	Rs. 27 Lacs

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

9. The plans of the following services have been approved by Department of Urban Local Bodies, Haryana:

i. Emergency services	} Vide Memo No. FA-2007/43228 Dated 18.01.2007
ii. Fire exit services	
iii. Fire services	

10. The promoter has received the environment clearance vide Memo No. 21-195/2007-IA.III dated 4.10.2007 from the Ministry of Environment and Forests, (I. A. Division), Government of India.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****11. Ground coverage of the project shall be as follows:**

a) Apartments	5,317.266 Sq.Mtr.
b) Roads and green belt	11,082.367 Sq.Mtr.
c) Playground parks	2,018.370 Sq. Mtr.
d) Community Centers	545.900 Sq.Mtr.
e) Other community building (Nursery School)	809.360 Sq. Mtr.
f) EWS tower	1,232.680 Sq. Mtr.

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

a) Water supply system, underground tanks	320 cu.m
b) Other head tanks	22 cu.m
c) Fire tank	540 cu.m
d) Sewerage treatment plant	2 X 150 = 300 KL
e) Electricity sub-station	1,250 X 2 = 2500 KVA x Transformers
f) Total demand load of electricity	1,918 KVA
g) Basement parking	360
h) Surface parking	158
i) Convenient shopping	130.85 sq. m

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****13. Current stage of development of the project:**

This is an ongoing project. Its development was started in February-2008. Scheduled date of completion of various towers has been revised as shown in Sub-Para IX of Para 21 in this certificate.

Structural work has been completed in respect of all towers. The Completion and finishing work of the different towers is at different stages as given below:

Tower T-1 (Block 'A' as per Sanctioned Building Plan)

1. RCC Structure	= 100 %
2. Brick Work	= 100 %
3. Electrical Wall Conduiting	= 100 %
4. Internal Plumbing Work	= 100 %
5. Internal Plastering Work	= 100 %
6. Door & Window Frame	= 100 %
7. Outer Doors	= 100 %
8. Internal Doors	= Doors ready & shall be installed at the time of Hand over of Flat.
9. Aluminium Glazing Work	= 100 %
10. Flooring Work	= 100 % excluding Wooden Flooring
11. Common Area / Lift Lobby	= 100 %
12. Lift Elevator	= 100 %
13. Internal Painting Work	= 100 %
14. External Painting Work	= Final coat Balance

Tower T-2 (Block 'A' as per Sanctioned Building Plan)

1. RCC Structure	= 100 %
2. Brick Work	= 100 %
3. Electrical Wall Conduiting	= 100 %
4. Internal Plumbing Work	= 100 %
5. Internal Plastering Work	= 100 %
6. Door & Window Frame	= 100 %

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7. Outer Doors	= 100 %
8. Internal Doors	= Doors ready & shall be installed at the time of hand over of flat.
9. Aluminium Glazing Work	= 100 %
10. Flooring Work	= 15 Flats completed excluding Wooden Flooring, 25 Flats are for Fit outs.
11. Common Area / Lift Lobby	= 100 %
12. Lift Elevator	= 100 %
13. Internal Painting Work	= Final coat balance
14. External Painting Work	= Final coat balance

Tower T-3 (Block 'A' as per Sanctioned Building Plan)

1. RCC Structure	= 100 %
2. Brick Work	= 90 %
3. Electrical Wall Conduiting	= 100 %
4. Internal Plumbing Work	= 100 %
5. Internal Plastering Work	= 90 %
6. Door & Window Frame	= 100 %
7. Lift Elevator	= 60 %
8. Internal Painting Work	= 20 %
9. External Painting Work	= 5 %

Tower T-4 (Block 'A' as per Sanctioned Building Plan)

1. RCC Structure	= 90 %
2. Brick Work	= 80 %
3. Electrical Wall Conduiting	= 100 %
4. Internal Plumbing Work	= 90 %
5. Internal Plastering Work	= 80 %
6. Door & Window Frame	= 100 %
7. External Plastering Work	= 20 %

Tower T-5 (Block 'A' as per Sanctioned Building Plan)

1. RCC Structure	= 80 %
2. Brick Work	= 70 %
3. Electrical Wall Conduiting	= 75 %
4. Internal Plastering Work	= 30 %
5. Door & Window Frame	= 40 %

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Tower T-6(Block 'C' as per Sanctioned Building Plan)

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|-------------------------------|--------|
| 1. RCC Structure | = 70 % |
| 2. Brick Work | = 70 % |
| 3. Electrical Wall Conduiting | = 20 % |
| 4. Internal Plumbing Work | = 45 % |

Tower T-7 (Block 'B' as per Sanctioned Building Plan)

- | | |
|-------------------------------|--------|
| 1. RCC Structure | = 80 % |
| 2. Brick Work | = 70 % |
| 3. Electrical Wall Conduiting | = 55 % |
| 4. Internal Plumbing Work | = 55 % |
| 5. Internal Plastering Work | = 40 % |
| 6. Door & Window Frame | = 40 % |

Tower T-8(Block 'B' as per Sanctioned Building Plan)

- | | |
|-------------------------------|--------|
| 1. RCC Structure | = 90 % |
| 2. Brick Work | = 70 % |
| 3. Electrical Wall Conduiting | = 70 % |
| 4. Internal Plumbing Work | = 55 % |
| 5. Internal Plastering Work | = 55 % |
| 6. Door & Window Frame | = 60 % |

Tower T-9(Block 'C' as per Sanctioned Building Plan)

- | | |
|-------------------------------|---------|
| 1. RCC Structure | = 100 % |
| 2. Brick Work | = 90 % |
| 3. Electrical Wall Conduiting | = 100 % |
| 4. Internal Plumbing Work | = 100 % |
| 5. Internal Plastering Work | = 90 % |
| 6. Door & Window Frame | = 100 % |
| 7. External Plastering Work | = 35 % |
| 8. External Painting Work | = 5 % |



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Description of the facility	Type or size	Expenditure (In Lacs)		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	Bitumen Road	1,66,01,541	23,62,913	6003 m ²	1200 m ²
2. Water supply	CPVC/CI	1,88,22,433	87,44,269	750 RM	170 RM
3. Sewerage	SW/NP2	75,20,030	2,26,600	800 RM	160RM
Total		4,29,44,004	1,13,33,782		

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

IN LAC

Particulars	Expenditure incurred till the date of application	ACTUAL INCURRED		QUARTERLY EXPENDITURE TO BE INCURRED												TOTAL
		2017		2018			2019				2020					
		July-Sept	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept	Oct-Dec	
Pre Handing Over Works	5870	69	65	30	68	213	408	477	393	398	197					2314
CLUB & COMMERCIAL										66	158					224
Handing Over Works		10	16	19	0	82	118	120	257	178	288	415	281	284	135	2202
TOTAL	5870	79	81	49	68	295	520	597	650	542	643	415	281	284	135	4739

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Particulars	Expenditure incurred till the date of application	ACTUAL INCURRED		QUARTERLY EXPENDITURE TO BE INCURRED (in Lacs)												TOTAL		
		2017		2018	2018				2019				2020					
		July-Sept.	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept.	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept.	Oct-Dec	Jan-Mar	Apr-Jun	July-Sept.	Oct-Dec			
Roads, Water supply, Storm water, Sewerage and Landscaping	133.0	7	8	5	23	39	54	38	38	39	38							289
Electricity	4				7	13	30	38	80	51	20							221
TOTAL	137	7	8	5	31	52	84	77	98	90	58	0	0	0	0	0	0	510

TOTAL APARTMENT + INFRASTRUCTURE	6007	86	89	54	98	347	604	674	748	731	702	415	281	284	135	0	0	5249
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16. The Architect of the project is:

Rajinder Kumar & Associates
B-6/17, Shopping Center
Safdarjang Enclave New Delhi
Telephone No. 011-6186874.

The Contractors of the project are:

Sr. No.	Name of Contractor	Address	Phone No.	Email Id
1.	Mayank Interiors & Developers	SCF 62, Sector-8, Panchkula	9216335200	guptaluv@yahoo.in
2.	S.K.Electricals	House No.72, Krishna Enclave, Dhakul, Zirakpur	988600874	Skelectricals7269@gmail.com
3.	Expert Engineers & Communications	Shop No.2, Akal Market, Sector-125, Mohal	9988001747, 9888093871	xpertengineers@yahoo.com
4.	Jhonsons Lifts & Escalators	Essl Main Road, Anna Nagar Western Extn., Chennai-800 101.	044 26152200/ 01 to 05	sunikumar@johnsonslifts.com
5.	P.S.Constructions	H.No.177, Dashmesh Enclave, Dhakul, Zirakpur	9615206622	paramjessingh177@gmail.com

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17. Financial details:

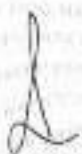
Estimated cost of the project is Rs 208.21 Crores which is comprised of land cost amounting to Rs.95.65 Crores, cost of construction of apartments amounting to Rs. 106.09 Crores and cost of infrastructure amounting to Rs. 6.47 Cores.

18. The remaining expenditure of Rs. 52.49 Cr to be incurred for completion of the project shall be met by way of (a) from sources for promoter's contributions amounting to Rs. 2.00 Cr, (b) receivables from sold inventory amounting to Rs. 40.95 Cr and (c) sale of unsold stock of apartments amounting to Rs. 68.46 Cr.

19. Specifications of the apartments:

The promoter shall mention detailed specifications of the apartments in his brochure including the type and quality of woodworks, joinery, flooring, bath fittings, tile work, wall finishing, electrical fittings, sanitary fittings, kitchen detail etc. Detailed specification shall also be made a part of the agreement with the buyer.

A copy of the brochure shall be submitted to the Authority along with a copy of the advertisement immediately after publication.



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20. The promoter shall deposit 100% of the money collected from now onwards to be received from the existing allottees as well as from the new allottees which shall be put into the escrow account number 90361010016402 of Syndicate Bank, IFSC Code SYNB0009036, MICR code 110025004. The money from the aforesaid account shall be drawn only towards incurring expenditure for completion of the towers and the infrastructure of the project. Actual 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.
21. This Certificate of Registration is issued subject to the following condition that the Promoter shall:
- I. The promoter shall 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



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Authority, Panchkula, (Registration of Projects) Regulations, 2018 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. In case of unsold apartments, the Promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the flat 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 the Apartments 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.

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VII. That the monthly progress of the work at the site shall be submitted to the Authority.

VIII. A committee of the allottees shall be constituted to whom progress as well as statement of receipt and expenditure shall be presented every month.

IX. The time line given below for completion of various towers shall be strictly adhered to:

Tower	Completion date
1 & 2	31 st July, 2018
3 & 4	31 st March, 2019
5, 8 & 9	31 st October, 2019
6 & 7	31 st December, 2019

X. That the EWS tower shall be completed by the promoter by 15th Dec. 2018;

XI. A separate individual letter to every existing allottee shall be issued in the format submitted before the Authority immediately.

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XII. The applicant shall submit approval of Town & Country Planning Department for transfer of beneficial rights in their favour within 30 days.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman