



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project Santur Silver Springs being set up on land measuring 9.51 acres at Sector 35, District Karnal.

Registration Number: HRERA-PKL-KNL-7-2018      Dated: 14.05.2018

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

1. Particulars of the Promoter: The promoter of the project is Santur Spaces Pvt. Ltd. (Developer) in collaboration with Kind Building Solutions Private Limited (Owner). The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) **U45201DL2012PTC2372231**, having PAN No. **AARCS6255K**.



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### 2. The Directors of the company are:

S.No.	Name	Address	Phone Number
i.	Manish Jain	E-6, Ground Floor, Greater Kailash -1, New Delhi – 110048	011-4658102/03
ii.	Sharad Jain	E-6, Ground Floor, Greater Kailash -1, New Delhi – 110048	011-4658102/03
iii.	Prateek Jain	E-6, Ground Floor, Greater Kailash -1, New Delhi – 110048	011-4658102/03

### 3. The contact details of the Promoter are:

Name	Address	Phone Number
Santur Spaces Private Limited In collaboration with Kind Building Solutions Private Limited	E-6, Greater Kailash - 1, New Delhi – 110048	011-4658102-03

4. The Promoter has not launched any project in the last five years.

### 5. Particulars of the Project:

The project will be set up on 9.51 acres of land. The land is owned by Kind Building Solutions Private Limited, CIN U70109DL2013PTC257278 who has entered into a



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collaboration agreement with the promoters M/s. Santur Spaces Private Limited.

6. The Town and Country Planning Department, Government of Haryana has issued license No. 56 of 2017 dated 24-07-2017 in favour of the land owner M/s. Kind Building Solutions Private Limited. The Licence is valid till 23.07.2022
7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana on 17/10/2017. The layout plan shall be displayed by the promoter at the site all the time.
8. The Town and Country Planning Department, Government of Haryana has approved the service plans estimates of the project involving costs as given below:

i.	Electrification Plan	The UHBVN has sanctioned a load of 907KVA vide letter no. 3373 dated 11/04/2018.
ii.	Roads	Rs. 160.16 Lakhs
iii.	Water Supply System	Rs. 149.67 Lakhs
iv.	Sewerage Treatment and Garbage Disposal Plan	Rs. 111.25 Lakhs
v.	Landscaping parks, playgrounds etc.	Rs. 5.23 Lakhs
Vi	Street Lights etc.	Rs. 36.49 Lakhs
Vii	Storm Water	Rs. 62.16 Lakhs

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



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

a) Floors	8017.026 sqm
b) Roads and green belts	5827.473 sqm
c) Playground Parks	2887.638 sqm
d) Community Centres	3848.79 sqm

10. The following Facilities will be provided in the project:

a) Water supply system through underground tank	400 kl
b) Fire Fighting Tank (Included in the underground tank)	200 kl
c) Sewerage Treatment Plant	0.40 mld
d) Total demand load of electricity	907 kva
e) Convenient shopping	1498.10 Sq.m

11. Apartments/Floors as per details given below shall be constructed in the project:

### Type A -2 BHK

Floor	Carpet Area (sq. mtrs)
Ground	58.88
First	58.88
Second	58.88
Total	176.64
Grand Total for 17 Plots or 51 Flats	3002.88

### Type B- 3BHK

Floor	Carpet Area (sq. mtrs)
Ground	77.135
First	77.135
Second	77.135
Total	231.405
Grand Total for 30 Plots or 90 Flats	6942.15



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Estimated Cost of the project is Rs. 26.32 crores.

12. Current stage of development of the project: The Project shall start on 15/05/2018.

13. Current stage of development of internal infrastructure: The IDW shall start on 1<sup>st</sup> June, 2018

Description of the facility	Type or size	Expenditure		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	9 mtr wide	160.16 lakhs	-	5800 sq mtrs and 750 sq mtr in commercial	-
2. Water Supply	100 mm and 150 mm C.I Pipes	149.67 lakhs	-	100mm-760 mtrs and 150mm -400 mtr	-
3. Sewerage	200 mm i/d (stoneware pipe)	111.25 lakhs	-	1160 mts	-
4. Strom Water	RCC class NP3 pipes of 400 mm i/d	62.16 lakhs	-	1000 mtr	-

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:



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## (a) Apartments/Floors:

Particulars	Expenditure incurred till date of application	Expenditure to be made in each quarter (Rupees in Cr)						
		April,18 - June,18	July,18 - Sept,18	Oct,18 - Dec,18	Jan,19 - March,19	April,19 - June,19	July,19 - Sept,19	Grand Total
Nil	Nil	1.75	3.15	5.20	4.65	1.05	2.2	18

## (b) Infrastructure:

Particulars	Expenditure incurred till date of application	Expenditure to be made in each quarter (Rupees in Lakhs)					Grand Total
		April,18 - June,18	July,18 - Sept,18	Oct,18 - Dec,18	Jan,19 - March,19	Grand Total	
Roads	NIL	16.02	16.02	64.06	64.06	160.16	
Water Supply	NIL	29.93	44.90	59.87	14.97	149.67	
Sewerage	NIL	22.25	33.38	44.50	11.13	111.25	
Electricity/Street Lights	NIL	1.82	1.82	10.95	21.89	36.49	
Storm Water	NIL	12.43	18.65	24.86	6.22	62.16	

15. The Architect of the project is:

Manish Jain E-6, Ground Floor, Greater Kailash – 1, New Delhi - 110048

The Contractors of the Project are:

Not yet appointed.



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### 16. Financial Details:

- (i) The estimated cost of the project is Rs. 26.32 crores which is comprised of cost of infrastructure amounting to Rs. 5.25 crores and cost of construction of apartments amounting to Rs. 18 crores.
- (ii) The total number of plots as per approved lay out plan is 183 plots of varied sizes. In Phase I it is proposed to construct 51 floors (i.e. 17 plots) of 2 BHK, 90 floors of 3 BHK (i.e. 30 plots). The Building Plan of these 141 floors (i.e. 47 plots) have been approved by the competent authority. The construction of the floors/Villas on the remaining 26 plots will be taken in Phase II. Rest of the plots i.e.  $183 - 73 = 110$  plots shall be allotted to the buyers as plots only.
- (iii) The remaining expenditure of Rs. 21.07 cr to be incurred for completion of the project shall be met by way of sale of unsold stock of apartments and by way of promoter's contribution.

### 17. 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 details etc. Detailed specification shall also be made a part of the agreement with the buyer.



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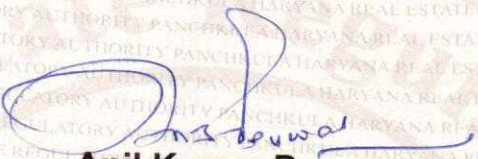
18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 5811447235 of Kotak Mahindra Bank-Pamposh Enclave, Greater Kailash - 1 New Delhi 110048; IFSC Code KKBK0000195; MICR code 110485025. The money from the aforesaid account shall be drawn only towards meeting the cost of construction 18.00 Cr. A statement of the amount drawn from the account alongwith 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:
- 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 agreement with the buyer in breach of the said provisions.
  - strictly abide by the declaration made in the form of REP-II.
  - apart from the price of the plot and the construction of floors, 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 related to the plots sold/booked and expenditure made in the project.
- v) a copy of 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 RERA rules dated 28.07.2017.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman