



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Shree Dham Nagar" on land measuring 10.00 acres for Affordable residential plotted colony in Village Habatpur, Sector- 7A, Jind. vide

**Registration No. : HRERA-PKL- JIND-21-2018**

**Dated: 9-7-2018**

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

**1. Particulars of the promoter:**

The promoter of the project is Shree Dham Developers, A-12, Upper Marble, Arch, Manimajra, Chandigarh . The promoter is a Private limited company registered with Registrar of Companies, Punjab , Himachal Pradesh and Chandigarh with corporate Identity Number (CIN) U70109CH2011PTC032836., having PAN No. AAPCS9395E.

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## 2. The Directors of the company are:

a) Name : Seema Gill

Address: B-901, AWHO, Sector-27, Panchkula.

Phone No. : 9041061232.

b) Name: Ram Kumar Sheokand

Address: 1197, UE, Jind.

Phone No. : 9899933995.

c) Name: Mahesh Kumar

Address : D-5/1104, Aloha , Sector-57, Gurugram.

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

Phone No.

9041032323

Email

shreedhamjind@gmail.com

4. The promoter has not launched any project during the last five years.

## 5. Particulars of the project:

The project will be set up on 10 acre land. The land is owned by Shree Dham Developers(P) Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No.3 of 2018 dated 10-1-2018 in favour of Shree Dham Developers(P) Ltd. The licence is valid till 9-1-2023.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DTCP-6233 dated 2-1-18 The layout plan shall be displayed by the promoter at the site and at its office all the time.



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### 8. Detail of the plots in the project are as under:

Sr.No.	Area of the Plot (in sqmts)	Total number of plots
1	82.50	57
2	118.125	40
3	57.00	16
4	87.90	46
5	61.67	21
Total		180

\*No Plots have been sold as on date.

### 9. Details of services and facilities which will be provided inside the project area:

Sr. No.	Name of the facility	Estimated cost (in lacs) within the Project area only	Remarks Yet to be prepared /Submitted to HUDA, Town & Country Planning Department/ as per project report etc.(Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and pavements	125	
2	Water supply system	65	
3	Storm water drainage	35	
4	Electricity supply system	50	
5	Sewage treatment & Garbage disposal	75	
6	Street lighting	15	
7	Security and fire fighting	15	
8	Play grounds and parks	15	
9	Renewable energy system	10	
10	Parking	25	
11	Green belts and rain Water harvesting	20	

### 10. Approvals/ NOCs from various agencies for connecting external services.

Facility	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	No
Water supply	No
Sewage disposal	In Lieu of EDC sewage is supposed to be discharged in sewer line of HUDA

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- 11.** The total land of the project measuring 10 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	3.87
2	Commercial Area	0.29
3	Area under parks	0.80
4	Area under Community Facility	1.00
5	Area under roads and others	4.0319

- 12.** Estimated cost of the project is Rs 5.25 cr ( excluding land cost)

i	Cost of Infrastructure and other structures	4.50 cr
ii	Other costs including EDC, Taxes, Levies etc.	.75cr

- 13.** Status of colony

It is a new Project. Its development will start in July' 2018 and the Projected date of completion is 30.6.2020.

- 14.** Quarterly schedule of the development of Infrastructure of the project:

Particulars	Expenditure to be made in each quarter ( in lacs)									
	Apr-jun 2018	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	Total
Roads & Pavements	5.0	5.0	15.0	20.00	20.0	20.0	10.0	10.0	20.0	125.00
Water supply system	5.0	5.0	20.0	5.0	5.0	5.0	5.0	5.0	10.00	65.00
Sewerage treatment & garbage Disposal	5.0	5.0	5.0	5.00	15.0	5.0	5.0	10.0	10.0	65.00
Electricity Supply System	5.0	5.0	5.0	5.0	30.0	5.0	5.0	5.0	10.0	75.00
Storm water drainage	5.0	5.0	5.0	5.0	10.00	5.00	5.0	2.50	2.50	45.00
Parks and playgrounds	2.0	3.00	5.00	5.00	2.00	3.00	5.00	5.00	5.00	35.00
Shopping area	2.0	3.00	3.00	2.00	2.50	2.50	2.50	2.50	5.00	25.0
Security office	2.00				3.00	3.00	2.00	5.00		15.00

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15. The following statutory approvals have already been obtained.

(i) Layout plan.

16. The following statutory approvals have been applied for but yet to be received:

(i) Demarcation Plan

17. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

(i) Engineering Details- service plans / Estimates by 30-7-2018

(ii) Zoning Plan 30-7-2018

18. Contact person at the site office:

Name : Mr. Surender Singh

Phone No. : 08199999117

Email Id : casurender1002@gmail.co

19. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Karnataka Bank Panipat account number 6112000100031201; IFSC Code KARB0000611; MICR code 132052002, Branch 0611 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.

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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 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 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.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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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