



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project namely "Flats for Defence Personnel, GH-3" on land measuring 1.99 acres in Sector-31, Panchkula being developed by Housing Board Haryana. vide

Registration No. :HRERA-PKL-PKL-31-2018

Dated: 7.8.2018

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

1. Particular of the promoter :

The promoter of the project is Housing Board Haryana., having its office at C-15, Awas Bhawan, Sector-6, Panchkula and PAN No. AAALH0022P.

[Handwritten signature]

[Handwritten signature]

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. The contact details of the promoter are :

Phone No. 0172-2585852, 2567233

Email: cahbhpkl@gmail.com

3. The promoter has constructed over 23000 units in the last 5 years.

4. Particulars of the project:

The project will be set up on 1.99 acres land. The land is owned by Housing Board Haryana.

5. The Haryana Shehri Vikas Pradhikaran has allotted 5 acres land to Housing Board Haryana vide its memo no. 5605 dated 13-5-2014 in sector-31, Panchkula which includes the above Project. However, possession of 5.44 acres was taken over by the Housing Board Haryana.

6. The building plans of this Group Housing Project were approved on 11.05.2016. Which were valid for a period of five years.

7. Detail of the apartments in the project are as under-

Carpet area of each apartment (in sq mt)	No. Of Units
42.117	261

8. Estimated cost of the project is Rs.5247.00 lacs. The land Cost is Rs. 1227.00 lacs and the cost of construction of the Apartments will be Rs 3700.00 lacs for 234 Nos. units. The remaining cost of 320.00 lacs will be incurred on phase-II for construction of 27 Nos. units.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

9. Quarterly schedule of the development of remaining part of the project:

(a) Apartments:

Particulars	Expenditure incurred till the date of application (Rev.)	Expenditure to be made in each quarter (in lakhs)								
		Land cost	Const. cost	Jan-mar 2018	Apr-June 2018	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr - June 2019	July-Sept 2019
PHASE-I	568.00	1292.00	224.00	300.00	450.00	400.41	0.00	0.00	0.00	3234.41

(b) Infrastructure:-

Particulars	Expenditure incurred till the date of application (Rev.)	Expenditure to be made in each quarter (in lakhs)						Grand Total
		Apr-Jun-18	Jul-Sep-18	Oct-Dec-18	Jan-Mar-19	Apr-Jun-19		
Roads & Payments	0.00	5	20	24.34	0.00	0.00	49.34	
Water Supply System	0.00	0.00	10.00	11.96	0.00	0.00	21.96	
Sewerage treatment & Storm water drainage	00.00	6.00	3.81	0.00	0.00	0.00	9.81	
Electricity supply system	0.00	0.00	130.00	70.00	0.00	0.00	200.00	
Boundary Wall	0.00	0.00	0.00	200.00	80.00	36.31	316.3	
Landscaping	0.00	0.00	0.00	7.50	0.00	0.00	7.50	
Fire Fighting & Solar	0.00	0.00	40.00	33.55	0.00	0.00	73.55	
Lift	0.00	0.00	210.00	130.00	0.00	0.00	340.00	
Rain water harvesting	0.00	6.16	0.00	0.00	0.00	0.00	6.16	
Storm water	0.00	6.00	2.96	0.00	0.00	0.00	8.96	
Land cost	0.00	0.00	0.00	659.00	0.00	0.00	659.00	

10 The following statutory approvals have already been obtained:

- i) DPC certificate from HUDA
- ii) Building Plans

2

4

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****11 Financial Details:-**

S.no.	Particulars	Lacs
i	Total sale value of booked Flats & Apartments for 234 units (tentative)	4853.00
ii	Total amount received from the allottees (on the date of application)	1213.00
iii	Balance amount to be received from the allottees (booked flats & apartments, after completion) on the date of application / end of last quarter (to be finalised as per pricing policy of Housing Board Haryana).	-
iv	Amount invested in the project upto the date of application	1860.00
v	Balance cost to be incurred for completion of the project (Phase-I & II) and delivery of possession.	3067.00
vi	Cost of 27 Nos. balance Units yet to be taken for construction.	320.00

12 The promoter shall deposit 70% of the money collected from the flat buyers or raised by way of bank loan in the account number 0168104000025717 of IDBI Bank, Sec-5, SCO-10-11, Swastik Vihar, MDC, Panchkula, IFSC Code IBKL0000168 MICR Code 160259008. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (actual to be given in 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.

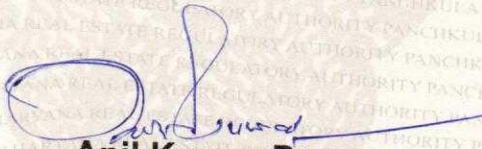
13 This certificate of Registration is issued subject to the following conditions that the Promoter shall:

- 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

- ii) strictly abide by the declaration made in form REP-II.
- iii) apart from the unit 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.
- 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 flats 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