



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Cititech Township" on land measuring 26.443 acres for plotted colony in sector- 11A, Assandh, Karnal. vide

Registration No. : HRERA-PKL-KNL-17-2018 Dated: 20-6-2018

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

1. Particulars of the promoter:

The promoter of the project is Cititech Townships (P) Ltd, Sector-33, Near Hanuman Mandir Karnal-132001. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70200DL2007PTC159123., having PAN No. AADCC4760H.

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2. The Directors of the company are:

a) Name : Mr. Sanjeev Khokher

Address: House No. 284, Dayanand Colony Near Mohan Gas Agency, Model Town Karnal-132001.

Phone No. : 09254132003 .

b) Name: Ramchander Khokher

Address: House No. 284, Dayanand Colony Near Mohan Gas Agency, Model Town Karnal-132001.

Phone No. : 09254132003.

3. The contact details of the promoter are:

Phone No. 09254132003, 09811040121

Fax No.

Email cititechtownships@gmail.com

Vikas_sanghi@rediffmail.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 26.443 acre land. The land is owned by Varinder Singh and others who have entered into a collaboration agreement with the promoter M/S Cititech Township (P) Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 77 of 2011 dated 10-9-2011 in

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favour of various owners in collaboration with M/S Cititech Township (P) Ltd. The licence is valid till 9-9-2019.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide No DG, TCP-2716 dated 30-8-11 The layout plan shall be displayed by the promoter at the site and at its office all the time.
8. Detail of the plots in the project are as under:

Sr. No.	Plot Type	Size of the plot/carpet	Total number of plots	Plots/sold upto the date of application	Yet to be sold
1	Plot Type 1	861.84	4	0	4
2	Plot Type 2	456.25 438.00 328.50 366.00 364.20 430.05	1 7 2 6 12 5 Total- 33 Plots	8	25
3	Plot Type 3	278.50 307.45 278.30 266.75 330.00 291.78 330.00 343.75 330.00 247.50	3 6 3 2 25 1 11 1 7 2 Total- 61 Plots	33	28
4	Plot Type 4	264.16 264.30 211.66 185 185.25 212.35 219.70	2 6 5 1 18 23 6 Total- 61 Plots	37	24
5	Plot Type 5	51.03 54	28 13 Total- 41 Plots For EWS	0	41

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9. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (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	12 Mtr 18 Mtr 24 Mtr	125 Lakhs 130 Lakhs 105 Lakhs	As per Approved Service Plan Estimates
2	Water supply system	Pumphouse & Machinery Underground Tank Pipe Lines	25 Lakhs 100 Lakhs 60 Lakhs	As per Approved Service Plan Estimates
3	Storm water drainage	Storm Drainage	98 Lakhs	As per Approved Service Plan Estimates
4	Electricity supply system	Electricity Sub-Station 11 KVA Lines	300 Lakhs 60 Lakhs	Yet To Be Prepared
5	Sewage treatment & Garbage disposal	Sewerage Line Sewage Treatment Plant	60 Lakhs 72 Lakhs	As per Approved Service Plan Estimates
6	Street lighting	Street Lights	50 Lakhs	As per Approved Service Plan Estimates
7	Security and fire fighting	Perimeter Enclosed With Boundary Wall	125 Lakhs	As Per Actuals
8	Play grounds and parks	Boundary Walls Horticulture & Landscaping	20 Lakhs 40 Lakhs	Yet To Be Prepared
9	School	School Building	100 Lakhs	Yet To Be Prepared

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

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	PWD Karnal	To Be Applied As Per Requirement
Water supply	HUDA Karnal	To Be Applied As Per Requirement
Electricity	UHBVN	To Be Applied As Per Requirement
Sewage disposal	HUDA Karnal	To Be Applied As Per Requirement
Storm water drainage	HUDA Karnal	To Be Applied As Per Requirement

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- 11.** The total land of the project measuring 26.443 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres/ sq. mtrs.)
1	Plots to be sold	12.54 Acres.
3	Roads	6.46 Acres.
4	Pavements	As per Approved Drawing.
5	Parks and playgrounds	2.05 Acres.
6	Green belts	.306 Acres.
8	Electricity sub-station	As per Approved Drawing.
10	Sewage and solid waste treatment facility	As per Approved Layout.
11	Water Supply System	Underground Water tank with Pumping Station. As per Approved Drawing.
12	Commercial Area	1.05772 Acres.
13	Nursery School	.302 Acres
14	Nursing Home	.226 Acres
15	Taxi Stand	.33 Acres

- 12.** Estimated cost of the project is Rs 59 cr (included the land cost)

i	Cost of land	17 cr
ii	Cost of Infrastructure and other structures	22 cr
iii	Other costs including EDC, Taxes, Levies etc.	20 cr

- 13.** Status of colony

Schedule for development of Infrastructure:

Start date	November 2011.
Percentage completion	30 %
Projected date of completion	31.12.2019

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14. Quarterly schedule of the development of whole/remaining part of the project:

(a) Plots

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter										
		Apr-June 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	July-Sept 2020	Grand Total
Plots	28 Crores	1 Crore	1.5 Crores	2.5 Crores	3 Crores	3.1 Crores	2.60 Crores	1 Crore	65 Lakhs			

(b) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter										
		Apr-June 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	July-Sept 2020	Grand Total
Roads & Pavements	1.75 Crore			50 Lakhs	75 Lakhs	1 Crore	75 Lakhs	25 Lakhs				5 Crores
Water supply system	Nil		75 Lakhs	50 Lakhs	75 Lakhs							2 Crores
Sewerage treatment & garbage disposal	80 Lakhs	30 Lakhs	25 Lakhs									1.35 Crores
Electricity supply system & Street Lighting	Nil			1 Crore	1 Crore	1 Crore	1 Crore					4 Crores
Storm water drainage	80 Lakhs	20 Lakhs										1 Crore
Parks and play-grounds	10 Lakhs		15 Lakhs		10 Lakhs	10 Lakhs	10 Lakhs	25 Lakhs				75 Lakhs
Boundary Wall	1 Crore	25 Lakhs										1.25 Crores
School	Nil					50 Lakhs	25 Lakhs	25 Lakhs				1 Crore
Administrative & Office Exp's	1 Crore	15 Lakhs	25 Lakhs	25 Lakhs	20 Lakhs	25 Lakhs	25 Lakhs	25 Lakhs	40 Lakhs			3 Crores
Marketing & Publicity Exp's	50 lakhs	10 Lakhs	10 Lakhs	25 Lakhs	20 Lakhs	25 Lakhs	25 Lakhs	25 Lakhs	25 Lakhs			2 Crores

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15. The following statutory approvals have already been obtained.

- i. LICENSE RENEWED TILL 09.09.2019.
- ii. ZONING APPROVED
- iii. SERVICE PLAN ESTIMATE APPROVED
- iii. CONSENT TO ESTABLISH RECIEVED FROM HARYANA STATE POLLUTION CONTROL BOARD

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

- i. Application for use of treated water for development (29/11/2017)
- ii. Application for permission to extract underground water for infrastructure use (01.02.2018)
- iii. Application to DTP, karnal for transfer of sector roads to Government. (06.08.2017)
- iv. Application to DTP karnal for handing of EWS plots. (08.08.2017)

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

Application for approval of power load for the colony to UHVBN (31.08.2018)

18. Contact person at the site office:

Name : Mr. Sandeep Sharma
Phone No. : 09729312666
Email Id : sharma12666@gmail.com



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19. Financial details:

Particulars	Lakhs
i. Total sale value of booked Plots, on the date of application/end of last quarter	16.78 Crores
ii. Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	10.07 Crores
iii. Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	6.71 Crores
iv. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	6.71
v. Amount invested in the project upto the date of application	29 Crores
• Land cost (If any)	17 Crores.
• Infrastructure	6 Crores
• EDC/ Taxes Etc.	5 Crores.
vi. Balance cost to be incurred for completion of the project and delivery of Possession	
(a) In respect of existing allottees	31 Crores.
(b) In respect of rest of the project	31 Crores

20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 0650002100076412 of bank Punjab National Bank; IFSC Code PUNB0065000; MICR code 110024024. 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.

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21. 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.



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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