



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project 'THE GRAND RETREAT' a plotted colony on land measuring 49.643 Acres, situated in the revenue estate of village Badshahpur, kheri kalan, Tikkwali and Riwajpur, sector-88-89, Tehsil & District Faridabad, Haryana, vide

Registration No.: HRERA-PKL-FBD-19-2018 Dated: 2-6-2018

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

1. Particulars of the promoter:

The promoter of the project is TDI Infracorp (India) Limited, UGF, Vandana Building, 11 Tolstoy Marg, Connaught Place, New Delhi-110001. The promoter is a privatelimited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2006PLCL46436, having PAN No. AACCT4122B.

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2. The Directors of the company are:

a) KAMAL TANEJA

7, SOUTH PATEL NAGAR, NEW DELHI-110008

01143111111

b) DEVKI NANDAN TANEJA

7, SOUTH PATEL NAGAR, NEW DELHI-110008

01143111111

c) OM PRAKASH DHINGRA

C-116 GHANTA GHAR, HARI NAGAR

NEW DELHI-110064

01143111139

d) YASHPAL KUSHAL CHAND

RZ-F/29 ASHOK PARK

SAGAR PUR WEST, NEW DELHI-110018

01143111122

e) SUNITA

B-23, BLOCK-B, HARI NAGAR, NEW DELHI-110064

01143111139

3. The contact details of the promoter are:

Phone No. : 011-4311111

Fax No. : 011-43111199

Email : op.dhingra@tdiinfracorp.com





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

Project 1 Name - The Retreat - Faridabad

Location - Sector-88-89 Faridabad

Date of starting the construction- October-2016

Likely/ Actual date of completion August'19

Stage of development. 80%

No. of pending litigation – NIL

Project 2 Name – TDI CITY PANIPAT (70 ACRE)

Location- TDI City - Panipat.

Date of starting the construction–August-2012

Likely/ Actual date of completion - August'2020

Stage of development more than 85%

No. of pending litigation– 01

Project 3 Name – Panipat Town Centre

Location- TDI City - Panipat.

Date of starting the construction – August-2013

Likely/ Actual date of completion - August'2020

Stage of development more than 70%

No. of pending litigation– NIL



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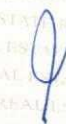
Project 4 Name – TDI Lake Grov City
Location- Sector-64, Vill.Patla, Tehsil &Distt.Sonepat
Date of starting the construction – August-2013
Likely/ Actual date of completion - August'2021
Stage of development more than 65%
No. of pending litigation– 04

5. Particulars of the project:

The project will be set up on 49.64375 acre land. The land is owned by:-

- 1) THE FARIDABAD EX-SANIK & KARAMCHARI CO-OP HOUSE BUILDING SOCIETY LIMITED (Registration Number 254 dated 22.02.1973) measuring 45.3475 acres
- 2) FANTABULOUS TOWN PLANNERS PVT. LTD. Land measuring 2.26857 acres (18K- 3M) CIN NO. U7010DL2011PTC304976.
- 3) VEDIC SHIKSHAN SOCIETY land measuring 1.89375 acres (15K-2M) UNIQUE IDENTIFICATION NO. 2000103560.
- 4) MEENU D/O VASUDEV AND SIDHARTH S/O SUNIL land measuring 0.14375 acre (1K-3M).

Who have entered into a collaboration agreement with the promoter M/S TDI INFRACORP (INDIA) LIMITED.



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In Principle approval relating to change in beneficial interest for the area measuring 49.643 acres has been granted by DTCP vide memo no. LC-2934 (C+D)-PA (SS)-2018/3080, dated 23.01.2018.

- 6. The Town & Country Planning Department, Government of Haryana has issued license No. 97 of 2017 dated 15-11-2017 in-contiguous with License no. 01 of 2015 in favour of the land owner. The licence is valid till 14-11-2022.
- 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-5699 dated 11.01.2017. The layout plan shall be displayed by the promoter at the site and in its office all the time.
- 8. The service plans/ estimates of the project are yet to be got approved from the DTCP.

The estimates of internal development works (in lacs) are as under:-

i.	Electrification plan-	Rs. 530
ii.	Roads	Rs. 619
iii.	Water supply system	Rs. 84
iv.	Sewerage treatment and garbage Disposal plans	Rs. 290
v.	Landscaping parks, playgrounds etc	Door to Door
vi.	Street lights etc	Rs. 79
vii.	Club house	Rs. 20
		Rs. 1400

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

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9. The promoter has applied for the environment clearance. The meeting was held on 5th- 7th June, 2018 under the chairmanship of Sh. G.R. Goyat, SEAC Panchkula and the project was rated as "Gold Rating" and was recommended to SEIAA for grant of Environment Clearance.

10. **Ground coverage of the project shall be as follows:**

a) Apartments	43,235.78sqm
b) Roads and green belt	48,661.01sqm
c) Playground parks	9,570.83sqm
d) Community centres	8,174.94sqm
e) Other community building (Religious Building, High School, Crech, Nursery School)	22,802.00sqm
f) EWS towers	5,550sqm

11. **The following facilities will be provided in the project:**

a) Water supply system, underground tanks	600cu.m
b) Sewerage treatment plant	1.25 MLD
c) Electricity sub-station	33KVA
d) Total demand load of electricity	6000 KW.
e) Surface parks	8096 sqm.
f) Convenient shopping	4048 sqm

12. **Current stage of development of the project:**

It is a new Project. Its development will start in July' 2018 and the Projected date of completion is December'2021.



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13. 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) Infrastructure:

Particulars	Expenditure to be made in each quarter (Value in Lacs)														
	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	Oct-Dec, 2020	Jan-Mar, 2021	Apr-June, 2021	Jul-Sep, 2021	Oct-Dec, 2021	Grand Total
Earth Filling in Plots 49.64 acre	181	295	190	50	-	-	-	-	-	-	-	-	-	-	716/-
Earth Filling in Roads	90	75	-	-	-	-	-	-	-	-	-	-	-	-	165/-
Earth Filling in Service Road	25	15	5	-	-	-	-	-	-	-	-	-	-	-	45/-
Earth Filling in Park	40	60	-	-	-	-	-	-	-	-	-	-	-	-	100/-
Earth filling in 30 M Green belt	30	45	30	-	-	-	-	-	-	-	-	-	-	-	105/-
Sewerage & Drainage	20	30	30	30	30	50	20	-	45	45	60	90	90	30	570/-
Irrigation & Water Supply	-	-	40	60	40	-	-	-	-	-	-	-	-	-	140/-
Bores & Borewell	-	15	30	10	-	-	-	-	-	-	-	-	-	-	55/-
UG Tank with Pipe & Pump	-	50	105	35	-	-	-	-	-	-	-	-	-	-	190/-
STP with Civil Work	-	-	120	120	40	-	-	-	-	-	-	-	-	-	280/-
Internal Road Work with road pavers & kerbs	-	20	30	30	30	30	20	-	-	-	-	-	-	-	160/-
Electrical Poles, Street light, feeder pillars & cables	-	-	-	-	75	75	50	-	-	-	-	-	-	-	200/-
Park Civil Works	-	-	-	30	15	-	-	-	-	-	-	-	-	-	45/-
Plantation	-	-	-	-	10	5	-	-	-	-	-	-	-	-	15/-
Lighting & Others	-	-	-	-	5	5	-	-	-	-	-	-	-	-	10/-
Entry Gate	-	-	-	5	10	-	-	-	-	-	-	-	-	-	15/-
Consultants	5	5	10	5	10	-	-	-	-	-	-	-	-	-	35/-
Testing & Survey	0.36	0.24	0.48	0.24	0.48	-	-	-	-	-	-	-	-	-	1.8/-
Site Security	0.60	2.04	2.16	2.16	2.16	0.72	-	-	-	-	-	-	-	-	9.84/-
Storage Yard/Store	-	5	-	-	-	-	-	-	-	-	-	-	-	-	5/-
Office block	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12/-
Society Flats 702 nos	500	1,100	1,660	1,560	875	770	830	790	635	800	1,280	1,050	-	-	11850/-
Commercial (SCO)	150	230	120	120	120	120	120	120	120	140	150	150	-	-	1660/-
Club	-	-	-	-	150	150	150	150	150	150	150	150	150	50	1400/-

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14. The Architect of the project is:

Design Collaborative Consulting,

120, Aggarwal Prestige Mall , Near M2K, Plot no.-2

Road No. -44, Pitampura, Delhi-110034.

Contact No. 011-45579591

The Contractors of the project are:

Yet to be Appointed.

15. Financial details:

The estimated cost of the project is Rs. 269.43 Cr. which is comprised of the cost of infrastructure amounting to Rs. 28.75 Cr. and cost of construction of floors amounting to Rs. 118.50 Cr. Commercial (SCO) 16.60 Cr. Club 14 Cr., land cost (2.27 Acre) 8 Cr., EDC 53 Cr., (Admin.+marketing+interest) 30.58 Cr. The remaining expenditure of Rs 240 Cr. to be incurred for completion of the project shall be met by way of sale of unsold stock of plots, and/ or by raising a loan of Rs. 48 Cr Bank and/or by way of promoter's contribution amounting to Rs 192 Cr. Total expected receivable from the project is Rs. 338 Cr. Out of which Rs. 168 Cr. is to be utilised for construction and development and remaining Rs. 24 Crores to be bought by the promoter through internal accrual and Rs. 48 Cr to be raised through Bank.

16 The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 0511737600) of bank KOTAK MAHINDRA BANK, IFSC Code KKBK0000172 ; MICR code 110485002 . The money from the

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aforesaid account shall be drawn only towards meeting the cost of construction Rs 177.84 Cr (approx) (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.

- 17 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 will not enter into any agreement with the buyer in breach of the said provisions.
- 18 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

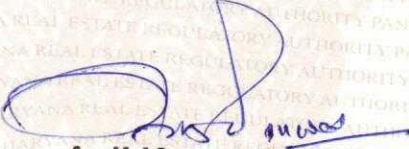


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- iii) Apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- 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.
- vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) This registration certificate is being issued to the promoter subject to the condition that he shall submit the approval relating to the transfer of beneficial interest and the incorporation of the license and the Collaboration Agreements in the Jamabandi and Roznamcha in favour of the applicant within a period of 30 days from the date of issuance of this registration certificate failing which the registration certificate shall be deemed to have been withdrawn.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman