

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Shree Dham Nagar" on land measuring 14.92 acres for Affordable residential plotted colony in Village Habatpur, Sector- 7A, Jind. vide

Registration No.: HRERA-PKL- JIND-20-2018 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.

LAZOR,

Registration No.: HRERA-PKL- JIND-20-2018

### HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

#### 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 14.92 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.2 of 2018 dated 12-1-2018 in favour of Shree Dham Developers(P) Ltd. The licence is valid till 11-1-2023.
- 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide No.DTCP-6234 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.	Size of the plot	Total number of plots
HORET 1 PASSESSES	115.86	SAUTHORITY PANCH 13 A HARLANA AL USTATE
2	VIAHARYA 95.98 LISTATE REGULATION	OF AUTHORITY PA 15 HKULA HARVAREAL ESTA
PO AU SIORIEV A	75.13 TENTAL REPORTED TO THE RESERVE OF THE RESERVE	ATOR AUTHORITY 102 CHKULA HARVANALL
LATOR 4 AUTHORY	ANCHKULA 130.37 A REAL ESTATI REGI	COLLATOR NAUTHORSE PARCHEULA HARVANA
5	ORITY PARCIE 116.38 VANA HEAL E TATE	REGULATORS 26 ORTY PANCHKLI A RAM
VILLE 6 LATOR	AUTHORITY PANOLS HARVANA RELES	PATE REGULATORY 14
ESTAY 7 REGILEAT	ORY AUTHORITY PASSEURA HARVAN AREA	AL ESTATE REGULATE 8 VALUE OF ACTHORITY PANCHE
REAL LETATE REGI	84.35 NORKALA HARVAN	A REAL ESTATE REGUL 16
ANARIO LESTATE	REGULATOR 83.03 PANCHKUL HAR	TYANA REAL ESTATE RE 16 LATORA ALTHORIT
VANA REAL ESTA	79.08 79.08	HARA NA REAL ESTA 33 EQUILATOR SAUTHE
AMARYANA REAL	ESTATE REGISERY TOTAL	CITA HARVA 269 ALL STATE REGULATIONS AT

<sup>\*</sup>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 theProject 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 11 19 19	Internal roads and pavements	186	ATORY METHORITY PARCED A PRACE
2	Water supply system	99	PLATORY AUTHORITY PANCEKTICX HARRAN CORAL
3	Storm water drainage	52.5	REFAULT TO THORITY PANCHICIPLA HARVANA RE
4	Electricity supply system	75	REGET ATTURN OF
5	Sewage treatment & Garbage disposal	THE THE WAR AND REAL	ATEREGO LATORY ALTERORITY PANCHKINA HARL
6	Street lighting	22.50	LES FATE REGULATORY AUTHORITY PANCHEDIA DA
7. 18.50	Security and fire fighting	22.50	A REAL ESTATE REGULATORY ACTIONS
8	Play grounds and parks	22.50 LILAHARY	ANA REAL ESTATE REGULATORS ALTERORETY PANCE
9	Renewable energy system	CIRY AUTHORITATA	ARYANA BERL ESTATE REGULATORY ALCOHOLOGICA
10	Parking VIIAL ESTATE REGUL	37.50 APCHRUN	A LARSANA REALESTATE REGULATORY AUTHORITE
11 NC	Green belts and rain Water harvesting	OLLATORY ACTIONITY PANCI	LAFIARYANA REAL ESTATE REGULATORY AUTHOR



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Approvals/ NOCs from various agencies for connecting external services.

Facility IEULA HARYANA REAL ESTATE REGULATED BY THORITA PANCHRULA HARYANA REAL ESTATE REGULATURES OF THE REGULATER R	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads ITY PANCERPLANARYANA PENERSIANE	NOOR NAUTHORITY PANLINCULA HARVA REAL
Water supply	TE NO NO STORY ALTHORITY PANCHKULA III ANA WE
Sewage disposal	In Lieu of EDC sewage is supposed to be discharged in sewer line of HUDA

11. The total land of the project measuring 14.92 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
AN AREAL	Plots to be sold	6.06
2 A R.L.	Parks and playgrounds	NA SEAL EST 1.34
3	Commercial Area	.58
4	Nursing Home	TA HAYANARI .23 ALE REGULATOR
HELLAR	Area under Community Facility	KULA ILARYANA 1.69 TATE RECEINT
6	Area under Roads and others	PANCHEULA 5.01055

12. Estimated cost of the project is Rs 7.86 cr (excluding land cost)

MORY	Cost of Infrastructure and other structures	6.75 cr
ii.	Other costs including EDC, Taxes, Levies etc.	1.11 cr

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:

CORN AUTHORITA	Expenditure to be made in each quarter									
Particulars	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- June2020	Total 2020
Roads & Pavements	Niluor Walitik	7.5	15	30	30	67.5	30	30	7.5 CHRULAT	202.5
Water supply system	Nil A A	7.5	7.5	30	7.5	7.5 RI LYSTATE ALESTA REAL ES	7.5	7.5	15 TY PANCE OF THORITY PANCE AUTHORITY PANCE OF THORITY PANCE OF THORITO	NCHKUI PANCHK
Sewerage treatment & garbage Disposal	NII GU TATEREC ESTATUR LLESTAR LLAWBST	7.5	7.5	37.5	7.5	7.5 ANA RE RYANA I IARYAN AHIARA	7.5	15.0	15 ACTION	105 PRITY PAC PRICE IT PRICE IT PRICE IT
Electricity Supply System	Nil	7.5	7.5	4.5	7.5	7.5	7.5	7.5	15.0 ATT RECOURSE	64.5
Storm water drainage	Nil	7.5	7.5	7.5	7.5	15	I GLAHA SCHKILA ANCHRI	3.75	2.25 TERE	51
Parks and playgrounds	Nil	2	3	5	5	2	3	5 HAR KLEAR CHRELA	5 RECENT	30
Club house/ Community centres	Nil	3	4.5	7.5	7.5	3	4.5 AUTHOR EX MATE	7.5	7.5 ANARYANA	45
Shopping area	Nil pu	3	4.5	3	3.75	3.75	31.75	3.75	7.5	61
Security office	2	3	CHUY PANA	LAHAR LAGIOSTI LIBERT	4.5	4.5	4.5	7.5	REFET PANCIES THORETY PANCE ALLEGERY	26





- 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- sevice 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. 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.



- 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