



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project measuring 144.894 acres forming part of Sector 9A (Part), 10 and 11(Part), Mahendergarh (Haryana) vide

Registration No.: **HRERA-PKL-M/GARH-22-2018** Dated: **12.07.2018**

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

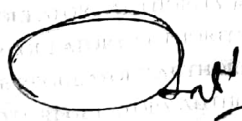
- 1. Particulars of the promoter:** The promoter of the project is Haryana Sehri Vikas Pradhikaran, through Estate Officer, HSVP Rewari.

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Sr. no.	Project Name	Remarks
1	Sector-14P-II, Hisar Residential	Development works have been executed, No litigation
2	Setor-33P-I, Hisar Residential	Development works have been executed, No litigation
3	Mandi Town-ship Kalanwali (Residential Plots)	Development works have been executed, No litigation
4	Sector-32 (Part-I), Urban Estate, Karnal	Development works have been executed, Area under Litigation -23.82 acres(Sector-32, 33 part)
5	Sector-33 (Part), Urban Estate, Karnal	Development works will be completed by August'2019, Area under Litigation - 23.82 acres(Sector-32, 33 part)
6	Sector-30, Pinjore Kalka Urban Complex	Development works have been executed, Area under Litigation -441 acres(Sector-28 to 30)
7	Sector-56, 56 A, Faridabad	Development works have been executed in clear area, Area under Litigation-0.90 acres
8	Sector-12, Palwal	Development works will be completed after clearance of area from litigation within 6 months, Area under Litigation - 18.73 acres
9	Sector-11, Fatehabad	Development works have been executed, Area under Litigation -4K-14M
10	Sector-27, U/E, Ambala City	Development works will be completed by June'2018, No litigation

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11	Sector-1, Taraori	Development works have been executed, Area under Litigation -48.57 acres
12	Sector-8, Dadri Distrit Bhiwani	Development works will be completed after clearance of area from litigation within 6 months, Area under Litigation - 1K-11M-200 sq. yard-85K-4M
13	Sector-9, Dadri District Bhiwani	Development works have been executed, No litigation
14	Sector-7, Safidon District Jind	Development works have been executed, No litigation
15	Sector-77 & 78, Faridabad Residential	Development works will be completed by 31.12.2018, Area under Litigation - 3.16 acres
16	Sector-10, Bahadurgarh	Development works have been executed possession offered on Oct'2017
17	Sector-1, Part Pehowa	Development works will be completed by June'2018, Area under Litigation -2.0 acres
18	Sector-MTS Hathin	N.A, No litigation
19	Sector-21, Rohtak (Residential)	Development works will be completed by March'2019, Area under Litigation - 15.05 acres
20	Sector-9A, 10 & 11P, Mahendergarh	Development works have been executed, Area under Litigation -9.475 acres
21	Sector-16(Part), Urban Estate Kranal	Area under Litigation -0.97 acres

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The project will be set up on 144.894 acre land. The land is owned by Haryana Urban Development Authority.

4. The Revised layout cum demarcation plan has been approved by Chief Administrator, HSVP, Panchkula vide memo No. 15315 dated 03.12.2012.

The total no. of plots approved in the layout plan are as under:

Sr. No.	Category	Sector-9A (Part)	Sector-10	Sector-11 (Part)	No's
1	1- Kanal	—	12	—	12
2	14-Marla	45	3	30	78
3	10-Marla	—	33	—	33
4	8-Marla	3	22	—	25
5	6-Marla	—	47	—	47
6	4-Marla	5	23	—	28
7	3-Marla	—	07	—	07
	Total	53	147	30	230

5. The plans of the following services are yet to be got approved from the competent Authority:

i. Zoning plan of Sector

ii. Fire services

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6. Ground coverage of the project shall be as follows:

- | | |
|--|--------------------------------|
| i. Plots | :15.56 acres |
| ii. Apartments | :7.76 acres |
| iii. Roads and green belts/Area under road | :78.98 acres |
| iv. Play ground/parks open space | :23.63 acres |
| v. Hospitals/Dispensaries N.H./Clinic/
Dispensary Building Size & facilities | :1.75 acres |
| vi. Schools and other community buildings
R.B. + Old age Building Size & facilities | :3.05 acres |
| vii. Water supply system | :1.25 acres (HSVP water works) |
| viii. Infrastructural sites like electricity
Sub-station/installations, sewage
treatment plant, solid waste
management plant etc. | :1.25 acres |
| ix. Any other use shopping centre +
commercial + public &
Semi Public, Police Post | : 10.75 acres |



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7. Current stage of development of internal infrastructure is as under:

(Amount in Lacs)

Description of the facility	Expenditure	
	Estimated	Actual
1. Roads	1756.61	725.83
2. Water supply	331.5	95.7
3. Sewerage	73.66	25.18
4. Storm Drainage	136.19	DNIT under preparation
5. Electricity (Sub Station, Transformers, 11 KV lines, Distribution lines and street lights)	1.13 crores	0.95 crores

Note:

- (i) The expenditure of EDC work (Master Roads) is to be accounted for in EDC expenditure i.e. Rs. 412.85 lacs
- (ii) Area under litigation 9.475 acres




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8. 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:**

(in Lacs)

Particulars	Expenditure incurred till the date of application (in lacs)	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)
Roads	725.83	15 lacs	10 lacs	25 lacs	25 lacs	40 lacs			
Water supply	95.7	18 lacs	20 lacs	20 lacs	10 lacs	15 lacs			
Sewerage	25.18	5 lacs	10 lacs	10 lacs	10 lacs	15 lacs			
Electricity (Sub Station, Transformers, 11 KV lines, Distribution lines and street lights)	0.95 crores Note:-The balance work will be executed after possession and construction of plot of the sector likely upto year 2019-20			0.045 crores	0.045 crores		0.045 crores		0.045 crores

9. **Financial details:**

Estimated cost of the project is Rs 101.92 crores. The amount of money invested in the project upto the date of application is Rs.84.6 crores.

11. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

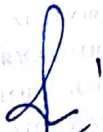
i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and

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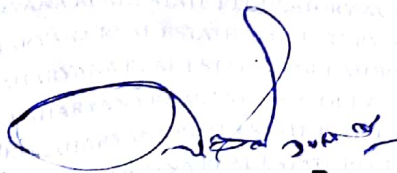
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Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

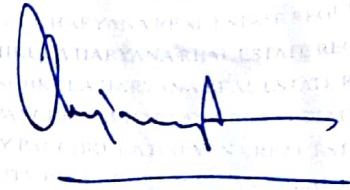
- ii) Strictly abide by the declaration made in form REP-II.
- iii) Apart from the price of the plot/Apartments, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common 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/Apartments 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