

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

Sr. no.	Project Name	Remarks			
Total	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			
<b>3</b> <sup>1</sup> , 1	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)			
GIVE STATE OF THE	Sector-30, Pinjore Kalka Urban Complex	Development works have been executed, Area under Litigation -441 acres(Sector-28 to 30)			
The second of th	Sector-56, 56 A, Faridabad	Development works have been executed in clear area, Area under Litigation-0.90 acres			
8. EAT ROAD A CAN TO	Sector-12, Palwal Tare Sector 12 Comments of the Comment of the Co	Development works will be completed after clearance of area from litigation within 6 months, Area under Litigation - 18.73 acres			
9 Control State Real S	Sector-11, Fatehabad  ELLO CALOR ALL PROPERTY OF THE PROPERTY AND ALL PROPERTY OF THE PROPERTY	Development works have been executed, Area under Litigation -4K-			
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Sector-27, U/E, Ambala City	Development works will be completed by June'2018, No litigation			





1 87% - Brat	Sector-16(Part), Urban Estate Kranal	Area under Litigation -0.97 acres
FA TO TERESON	Sector-9A, 10 & 11P, Mahendergarh	Development works have beer executed, Area under Litigation -9.475 acres
9 FROM FROM PROPERTY OF THE STATE OF THE STA	Sector-21, Rohtak (Residential)	Development works will be completed by March'2019, Area under Litigation - 15.05 acres
.8 Prijastick stor film Oroganisastick stor	Sector-MTS Hathin	N.A, No litigation
17 - Para Para Nasa Nasa Nasa Nasa Nasa Nasa Nasa N	Sector-1, Part Pehowa	Development works will be completed by June'2018, Area under Litigation -2.0 acres
16	Sector-10, Bahadurgarh	Development works have been executed possession offered on Oct'2017
15	Sector-77 & 78, Faridabad Residential	Development works will be completed by 31.12.2018, Area under Litigation - 3.16 acres
14	Sector-7, Safidon District Jind	Development works have been executed, No litigation
13	Sector-9, Dadri District Bhiwani	Development works have been executed, No litigation
		Development works will be completed after clearance of area from litigation within 6 months, Area under Litigation - 1K-11M-200 sq. yard-85K-4M
12	Sector-1, Taraori  Sector-8, Dadri Distrit Bhiwani	Development works have been executed, Area under Litigation -48.57 acres





#### Particulars of the project:

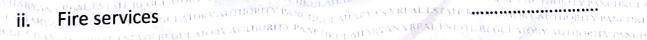
The project will be set up on 144.894 acre land. The land is owned by Haryana Urban Development Authority.

The Revised layout cum demarcation plan has been approved by Chief 4. 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	Sector-10	Sector-11	No's
RESERVED IN	REQUESTORS TO THE SECTION OF THE SEC	(Part)	TELEPTERICHENIC	(Part) IN PA	STEEL THE STATE OF
RY VA 128 AT 1	1- Kanal	TY PANCHICL A HARV	ARE STE <b>12</b> II, REST	TEADS VELLED	12 HKU
AHTER 2 COARD	14-Marla	HORTY AS HELLS	AMAZKI <b>3</b> ESIZIM AMAZKAN ALASIZ	30	HORTERANCE
100 1 10 10 10 10 10 10 10 10 10 10 10 1	10-Marla	AL FHORITY PARTIES THE	1. A.M.A. 33	HATE RECEDE ATOR	* *n. <b>33</b> su z
4	8-Marla	STORY AND HORITY IS	1161 1 - <b>22</b> VANCER SCHOOL 1 A DESCRIPTION	THAT ESTAL RECELLA	25
BORI S PANS	6-Marla	PROTECTION AUTHOR	PANCHE LANGE	NATULYLESI VII BLO YUNARI ALFATATE	47
6	4-Marla	CATERIOS LAKORYA	ORINI 23 HELL	THE SECTION OF THE SE	28
OE 7 CHOZ	3-Marla	M CSIALL REGULAR	7 12 HE STEPAS	KI SHARKANATEA TOUT SHARKANATEA	LATOTAL
TO PAIGHAY TO ATOM MAIL	ETHORITY Total	53	t stores 147 regre	PACHEL CAHARYA	230

The plans o	the following services are yet to be got approved from the
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CAHARLARA REALESTADER	ITHORITY: HERE INC. AHARS SARE I STATE REGET DERS ARTHUR IT PANCIERE AHARS SARE A PARTIE REGET AFORE AUTHORITY PANCIERE A HARS SARE A PARTIE REGET AFORE AUTHORITY PANCIERE A HAR SALESTON AND ARTHUR AND ARTHUR A HAR
TRUE AHARYA I. RE Zonin	plan of Sector 10 PANCIECT ATABLE AND REAL PROTECTION ACTION A CHORD AND INCIDENTAL PROPERTY FOR ACTION OF PANCIECTA
MULTIN NAMED IN	AUTHORITY PANCEL MARYANA DU AL ESTATE RECEI STORY

	704 T O 1 U/T 193	6.11 11	C		J. HK
ARE	Zoning	plan	01.50	ectorge	Y PANCE



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

- 1,50	the project shall be as	follows:
,	Plots	:15.56 acres
ii.	Apartments	:7.76 acres
iii.	Roads and green belts/Area under roa	
iv.	Play ground/parks open space	:23.63 acres
v.	Hospitals/Dispensaries N.H./Clinic/	:1.75 acres
	Dispensary Building Size & facilities	STOLESTON STREET TORRESS STREET IN
vi.	Schools and other community building	gs out :3.05 acres
	R.B. + Old age Building Size & facilities	Library of March 1985 and Control of the Control of
vii.	Water supply system	:1.25 acres (HSVP water
	A STANDARD OF THE STANDARD OF THORST PART THE LAND OF THE LAND OF THE STANDARD	RYNN OR ALL ON CO. COME CO.
∕iii.	Infrastructural sites like electricity	The second of th
	Sub-station/installations, sewage	A CARTITUDE SANDAL SERVICES OF SERVICES AND SERVICES OF SERVICES O
T THE	treatment plant, solid waste	PARCHELLA LIGHT AND REST PRINT SECTIONS OF
5 (18) 10 (4)	management plant etc.	THORITY OF THE STREET STREET OF THE STREET O

Any other use shopping centre + commercial + public & Semi Public, Police Post



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

(Amount in Lacs)

Description of the facility	Expenditure			
1 2 2 2				
	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			
The state of the s	130.13	DNIT under preparation		
5. Electricity	1.13 crores	0.95 crores		
(Sub Station, Transformers,		0.55 0 0 0 0		
11 KV lines, Distribution lines	Congress (	age to have		
and street lights)		The same		

#### Note:

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





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	Expenditure to be made in each quarter							
Para Kabu Mitoria kan Mitoria	incurred till the	Apr-June (2018)	July-Sep (2018)	Oct-Dec (2018)	Jan-Mar (2019)	Apr-June (2019)	July-Sept (2019)	Oct-Dec (2019)	Jan-Mar (2020)
INIATE OFF	application (in lacs)	PANCHE I	THART	EMESTALI BEALISIA NARI YUNG	REGAREST VI	MAN YOUR	RULY PASCID	TATA HARAMAN	Man 1 a
Roads	725.83	15 lacs	10 lacs	25 lacs	25 lacs	40 lacs	49 (1196) to	of MKIR An	XAN.
Water supply	95.7 CARAGE ARCHAR	ALTEGRACIO	20 lacs	20 lacs	10 lacs	15 lacs	F ALTHORIA	TEANCHROI	ATTARY
Sewerage	25.18 L to Col 1	5 lacs	10 lacs	10 lacs	10 lacs	15 lacs	The state	ORLEY PANC!	CHRUI
Electricity (Sub	0.95 crores Note:-The	WEAT STORY	HORATY PA	0.045 crores	0.045	STATE RIVER	0.045	**************************************	0.045 crores
Station, Transforme	balance work will be	REGINATO	AL THORD 27 AT THOR 10RY ALTH	LATER OF THE CONTRACTOR	ATTARY TO	E TISTAL	REGIONION RECEDENT	ary a most	TA EV SC
rs, 11 KV lines,	executed after possession and	ESTAIL REC	ATORY AL	TRORITY PA	SCHKULATE	NAVARLAS	Latal Real	LATORY AU	OTHOR I
Distribution	construction of	SMALESTALL ARLALIST	RUICUI THE	ACTHORIS RY APPRIOR	(PANCHO)	A HARVAS	REAL PST VE	COULTON	RY ALTH
street	plot of the sector likely	NARIALE ON VRIAL	FATE REGI	LATORY AL	HUNDELL BY	CARS C 2 11 7	WAR REPST	STATE REGI	VILLIE,
lights)	upto year 2019- 20	ALL ALL AND	ALFSTATE REALISTATE A REAL ERA	CHANGE OF	T. LOHOR T. LOHOR	PAN RECE	A HARYANA R	AL ESTATE	ECILLAD

#### 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





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