



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of Affordable residential plotted colony on land measuring 10.0375 acres being developed by JBG Buildcon Private Limited, Village Sarai Aurangabad, Sector 3A, Bahadurgarh, Jhajjar, Haryana, vide

Registration No.: HRERA-PKL-JJR-18-2018 Dated:2-7-2018

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

1. Particulars of the promoter:

The promoter of the project is JBG Buildcon Private Limited, Sarai Aurangabad, Sector-3A, Bahadurgarh, District Jhajjar, Haryana. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201DL2006PTC145966, having PAN No. AABCJ6720C.

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2. The Directors of the company are:

- a) Name : Mr. Bijender Singh Lather
Address: PDM-24, PDM Collage of Engineering, Sarai,
Aurangabad, Jhajjar, Haryana.
Phone No. : 09416054627 .
- b) Name : Deep Prabhu
Address: PDM-24, PDM Collage of Engineering, Sarai,
Aurangabad, Jhajjar, Haryana.
Phone No. : 09416054627, 01276221700

3. The contact details of the promoter are:

Phone No. 09416054627, 01276221700
Email lather_b@yahoo.co.in

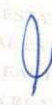
4. The promoter has not launched any project during the last five years.

5. Particulars of the project:

The project will be set up on 10.0375 acre land. The land is owned by Bijender Singh who has entered into a collaboration agreement with the promoter M/S JBG Buildcon Private Limited.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 68 of 2017 dated 22-8-2017 in favour of Bijender Singh in collaboration with JBG Buildcon Private Limited. The licence is valid till 21-8-2022.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No DTCP-6027 dated 16.8.17 The layout plan shall be displayed by the promoter at the site and at its office all the time.



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8. The Detail of plots approved in the layout Plan are as under:

Sr. No.	Plot Type	Size of the Plot (In m2)	Total number of plots
1	A		
2	B	92.12	168
3	C	117.04	44
		87.63	1

*No Plots have been sold as on date.

9. The Estimates of Internal Development works to be executed at site are as under:

Sr.No.	Name of the facility	Estimated cost in crores
1	Internal roads and pavements	
2	Water supply system	3
3	Storm water drainage	2
4	Electricity supply system	1
5	Sewage treatment & Garbage disposal	2
6	Street lighting	1.5
8	Play grounds and parks	.50
10	Shopping area	.60
		.39

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

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

Facility	External/ connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No
Roads	Haryana Urban Development Authority	Yes
Water supply	-	NO
Electricity	-	NO
Sewage disposal	-	NO
Storm water drainage	-	NO

(Signature)

(Signature)

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11. The total land of the project measuring 10.0375 acres will be utilised in the following manner:

Sr. No.	usage	Area of land (acres)
1	Plots	5.12
2	Roads	2.62
3	Parks and playgrounds	.87
4	Commercial Area	.40
5	Community Centres	1.02

12. Estimated cost of the project is Rs 35 cr (including the land cost)

- i Cost of land 24.01 cr
- ii Cost of Infrastructure and other structures 10.99 cr

13. Status of colony

It is a new Project. Its development will start in July' 2018 and the Projected date of completion is 30.6.2021.

14. Quarterly schedule of the development of Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (In crores)										Grand Total	
		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		
Roads	0.00	0.00	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.00	0.00	3
Water supply system	0.00	0.00	0.00	0.00	0.40	0.40	0.40	0.40	0.40	0.40	0.00	0.00	2
Sewerage treatment & garbage disposal	0.00	0.00	0.00	0.00	0.00	0.38	0.38	0.38	0.38	0.38	0.00	0.00	1.5
Electricity supply system & Street Lighting	0.00	0.00	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.00	0.00	2
Storm water drainage	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.50	0.00	0.00	0.00	1
Shopping Parks & Street Light	0.00	0.00	0.00	0.30	0.20	0.20	0.20	0.25	0.00	0.34	0.00	0.00	1.49

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15. The following statutory approvals have already been obtained.

- i. License Valid till 21.08.2022.
- ii. NOC from HUDA for road linkage

16. The following statutory approvals have yet to be applied:
Zoning Plan Will be Submitted in July'2018.

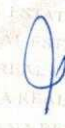
17. Contact person at the site office:

Name : Mr. Bijender Singh Lather
Phone No. : 01276221700
Email Id : Lather b@yahoo.co.in

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200003875512 of HDFC Bank; IFSC Code HDFC0000325; MICR code 110240048. 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.

19. 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.



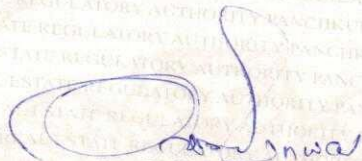
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- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for 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.
- 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