



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "INR Royal City" an affordable Residential plotted colony under DDJAY on land measuring 9.268 acres in Village Baldi, Sector- 29, Karnal, vide

Registration No. : HRERA-PKL-KNL-33-2018

Dated: 7.8.2018

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

1. Particulars of the promoter:

The promoter of the project is INR Constructions, H.No. 17, Sector-28, Alpha International City Karnal, Haryana-132001. The promoter is a Partnership Firm registered with District Registrar of Firms Karnal, Haryana with registration no. 06006201800052, having PAN No. AAGF17196B.

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2. The Partners of the company are:

a) Indivar Bhardwaj

H.No. 317, Sector-7, Urban Estate, Karnal, Haryana.

Phone No. : 9896940707 .

b) Naveen Gupta

H.No. 833, Sector-7, Urban Estate, Karnal, Haryana.

Phone No. : 9034010456.

c) Sarvjeet Singh

H.No. 217, Alpha International City, Sector-29, Karnal, Haryana.

Phone No. : 9416111003.

d) Udayvir Mann

H.no. 303, Village- Narsi, Sector- 32, Karnal, Haryana

Phone No. : 9050459694.

e) Rohit Dahiya

H.no. 1732, Sector-9, Urban Estate, Karnal, Haryana

Phone No. : 9215307777.

f) INR Infrastructures Private Limited (through Director Indivar Bhardwaj)

H.No. 317, Sector-7, Urban Estate, Karnal, Haryana

Phone No. : 9896940707.

3. The contact details of the promoter are:

Phone No.

9215307777

Email

rohit@inrinfra.com

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

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5. Particulars of the project:

The project will be set up on 9.268 acre land. The land is owned by Alpha Corp Development Pvt. Ltd. The developer company INR Constructions has been granted in-principle approval for change in beneficiary interest qua transfer of development & marketing rights for the said land measuring 9.268 acres.

6. The Town & Country Planning Department, Government of Haryana has issued license No.08 of 2018 dated 29-1-2018 in favour of Alpha Corp Development Pvt. Ltd. The said licence is valid till 28-1-2023.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DGTCP-6353 dated 6-3-2018. The plots approved in the layout plan are as under:

Type	Area of Plot (in sqmts)	Number of plots
A	149.94	16
A1	149.94	9
B	98.10	24
B1	105.62	5
B2	105.29	60
B3	118.53	13
C	84.00	4
C1	87.64	5
C2	90.58	16
C3	81.34	5
C4	90.33	6
Total		163

*No Plots have been sold as on date.

50% residential saleable area has been freed in the layout Plan.

The layout plan shall be displayed by the promoter at the site and at its office all the time.

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8. Details of services and facilities which will be provided inside the project area:

Sr. No.	Name of the facility	Estimated cost (in lacs) within the Project area only	Remarks Yet to be prepared /Submitted to HUDA, Town & Country Planning Department/ as per project report etc
1	Internal roads and Footpaths	105.50	Submitted to Town and Country planning Department.
2	Water supply system	129.30	
3	Storm water drainage	64.00	
4	Sewage treatment & Garbage disposal	150.20	
5	Street lighting	34.88	
6	Horticulture	24.45	
7	Maintenance	133.20	

9. 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 (Annex details in folder C)
Roads	HUDA	Part of EDC
Water supply	HUDA	Part of EDC
Sewage disposal	HUDA	Part of EDC
Electricity	UHBVN	No
Storm water drainage	HUDA	Part of EDC

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10. The Net Planned area measuring 9.09 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	5.55
2	Commercial Area	0.36
3	Area under parks	0.68
4	Area under Community Facility	0.91
5	Area under roads and others	1.59

11. Estimated cost of the project is Rs 4799.42 lacs (including land cost)

i	Cost of land	1529.34
ii	Cost of Infrastructure and other structures	3270.08

12. Status of colony

It is a new Project. Its development will start in August' 2018 and the projected date of completion is 30-6-2020.

13. Quarterly schedule of the development of the project:

(b) Infrastructure

Particulars	Expenditure to be made in each quarter (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
Roads & Pavements	11.29	13.17	12.38	11.85	15.24	15.24	13.79	12.54
Water supply system	13.88	19.48	15.18	14.52	18.38	17.56	15.93	14.37
Sewerage treatment & garbage Disposal	16.06	18.76	17.73	16.87	21.62	21.63	19.68	17.85
Storm water drainage	7.04	8.20	7.52	7.20	8.24	9.21	8.37	8.22
Horticulture	2.60	3.05	2.87	2.75	3.51	3.50	3.27	2.90
Street Lighting	3.72	4.34	4.08	3.90	5.01	5.01	4.56	4.26
maintenance	14.24	16.64	15.65	14.97	19.18	19.16	17.44	15.92

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14. The following statutory approvals have already been obtained.

- (i) License
- (ii) Layout plan
- (iii) Forest NOC
- (iv) Power Line Shifting NOC
- (v) Demarcation Plan
- (vi) Zoning Plan

15. The following statutory approvals have been applied for but yet to be received:

- (i) Service Estimates

16. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- (i) Electricity Connection 4-11-2018

17. Contact person at the site office:

Name : Rohit Dahiya

Phone No. : 9215307777

Email Id : rohit@inrinfra.com

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Yes Bank Limited, SCO 25, HUDA Market, Sector-14, Gurugram-122001, Haryana account number 010566200000105; IFSC Code YESB0000105; MICR code 110532022. 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.



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

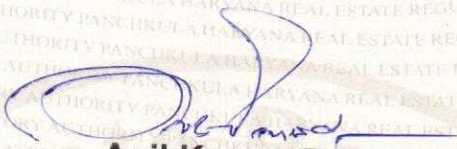
- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that 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.
- 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.

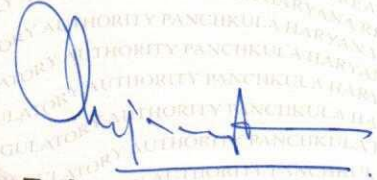


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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the approval relating to the transfer of beneficial interest and the incorporation of the license and the Joint Development Agreement dated 18.5.2018 in the Jamabandi and Roznamcha 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