



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project named Ridhi Sidhi Avenue, an affordable 'Residential Plotted Colony' on land measuring 5.093 acres in Village Kailash, Sector 28 A, Karnal, Haryana, vide

Registration No.: HRERA-PKL-KNL-40-2018 Dated: 24.8.2018

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

1. Particulars of the promoter:

The promoter of the project is Ridhi Sidhi Empires PVT. LTD., having its registered office at SCO 258 Mugal Kanal, Karnal-132001. The promoter is a Private limited company registered with Registrar of Companies, Delhi, with Corporate Identity Number (CIN), U70200HR2018PTC073527 having PAN No. AAICR8864Q.

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2. The following are the Directors of the company:

1. Rinku Ghai

2005, Sector-13, Karnal-132001,

Phone No.: 9996675819

2. Sanjay Ghai

2005, Sector-13, Karnal-132001,

Phone No. 9896375819

3. The contact details of the promoter are:

Phone No. 9996675819

Email ridhisidhiempires@gmail.com

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

5. Particulars of the project:

The project will be set up on land measuring 5.093 Acres in Sector 28 A, Karnal. The land is owned by Alpha Corp Development Pvt. Ltd. who have entered into a joint development agreement with Ridhi Sidhi Empires (P) Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 24 of 2018 dated 18.04.2018 in favour of Alpha Corp Development Pvt. Ltd. The licence is valid till 17.04.2023.

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7. Layout Plan of the project has been provided approved by the Town and Country Planning Department, Government of Haryana vide Drawing No DGTCP – 6409 dated 05.04.2018. The Plots approved in the layout plan are as under:

Type of Plot	Area of Plot (in Sq. Mts.)	No. of Plots
A	99.97	36
A1	91.07	15
B	85.99	44
Total	-	95

50% residential plots have been frozen in the layout Plan.

*No Plots have been sold as on date.

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

8. The Service Plan/ Estimates have not yet been approved by the DTCP Haryana. However, the details of services and facilities which will be provided inside the colony shall be as under:

S. No.	Name of Facility	Estimated cost(in lacs)
1	Internal roads and pavements	40.45
2	Water supply system	121.67
3	Storm water drainage	56.85
4	Sewage treatment & Garbage disposal	141.90
5	Street lighting	18.60
6	Horticulture	12.50
7	Maintenance Charges	86.50
	Total	478.47

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9. Approvals/ NOCs from various agencies for connecting externalservices.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	Haryana Urban Development Authority	approved
Water supply	Haryana Urban Development Authority	approved
Electricity	Uttar Haryana Bijli Vitran Nigam	Under consideration of UHBVN
Sewage disposal	Haryana Urban Development Authority	approved
Storm water drainage	Haryana Urban Development Authority	approved

10. The total land of the project measuring 5.093 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1.	Area Under Plots	2.16
2.	Area Under Commercial	0.11
3.	Electricity sub-station (UGT/OHT/TW)	0.04
4.	Sewage and solid waste treatment facility	0.07
5.	Any Other (Community Sites)	0.48
6.	Roads Under Colony	1.34
7.	Area under Sector road	0.51
7.	Parks and Playground/ Greenbelt	0.37
	Total	5.09375

11. Estimated cost of the project is 2007.84 lacs. (including the land cost)

i	Cost of land	1529.34
ii	Cost of Infrastructure and other structures	478.50

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12. Current stage of development of the project:

This is a new project. Its development will start in August'2018.

Scheduled date of completion of the project is 17.04.2023.

13. Quarterly schedule of development of remaining part of the project:

Particulars	Expenditure incurred till date of application (In lacs)	Jul - Sep 18	Oct - Dec 18	Jan - Mar 19	Apr - Jun 19	Jul - Sep 19	Oct - Dec 19	Jan - Mar 20	Apr - Jun 20	Jul - Sep 20	Oct - Dec 20
Water Supply	-	4.87	5.11	6.08	6.69	5.48	6.08	5.48	5.48	5.48	5.48
Sewerage	-	5.68	5.96	7.10	7.81	6.39	7.10	6.39	6.39	6.39	6.39
Storm Water Drainage & Rain water harvesting	-	2.27	2.39	2.84	3.13	2.56	2.84	2.56	2.56	2.56	2.56
Roads & Footpaths	-	1.62	1.70	2.02	2.22	1.82	2.02	1.82	1.82	1.82	1.82
Street Lighting	-	0.74	0.78	0.93	1.02	0.84	0.93	0.84	0.84	0.84	0.84
Horticulture	-	0.50	0.53	0.63	0.69	0.56	0.63	0.56	0.56	0.56	0.56
Maintenance Charges	-	3.46	3.63	4.33	4.76	3.89	4.33	3.89	3.89	3.89	3.89
Total		19.14	20.10	23.93	26.32	21.53	23.93	21.53	21.53	21.53	21.53

Particulars	Jan-Mar 21	Apr-Jun 21	Jul-Sep 21	Oct-Dec 21	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr 2023	Grand Total
Water Supply	6.94	6.94	7.30	7.06	6.81	6.57	6.33	6.08	5.84	5.60	121.67
Sewerage	8.09	8.09	8.52	8.23	7.95	7.66	7.38	7.10	6.81	6.53	141.93
Storm Water Drainage & Rain water harvesting	3.24	3.24	3.41	3.30	3.18	3.07	2.96	2.84	2.73	2.62	56.85
Roads & Footpaths	2.31	2.31	2.43	2.35	2.27	2.18	2.10	2.02	1.94	1.86	40.45
Street Lighting	1.06	1.06	1.12	1.08	1.04	1.00	0.97	0.93	0.89	0.86	18.60
Horticulture	0.71	0.71	0.75	0.73	0.70	0.68	0.65	0.63	0.60	0.58	12.50
Maintenance Charges	4.93	4.93	5.19	5.02	4.84	4.67	4.50	4.33	4.15	3.98	86.50
Total	27.27	27.27	28.71	27.75	26.80	25.84	24.88	23.93	22.97	22.01	478.50

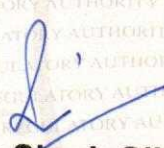
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14. The following statutory approvals have already been obtained.
 - i. License is valid till 17.04.2023.
 - ii. Demarcation plan
 - iii. Zoning Plan
 - iv. Service Plan Estimates
15. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 010566200000084 of YES BANK LTD., SCO 25. HUDA MARKET SECTOR 14 GURUGRAM, 122001; IFSC Code YESB0000105; MICR code 110532022. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). 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.
16. 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

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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.
- 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