

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Herman City Ambala" an affordable Residential plotted colony under DDJAY on land measuring 13.91 acres in Sector- 42, Ambala Cantt., vide

Registration No.: HRERA-PKL-AMB-35-2018 Dated: 8.8.2018

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

Particulars of the promoter:

The promoter of the project is Herman Properties Pvt. Ltd, WZ-48, Khampur West Patel Nager, New Delhi-110008. The promoter is a Private limited company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number- CIN: U74899DL1986PTC026244, having PAN No. AAACH2542M.



The Directors of the company are:

a) Kulvinder Pal Singh Kukreja24/75, West Punjabi Bagh, New Delhi.

Phone No.: 8448708187.

b) Jasvinder Pal Singh Kukreja

24/75, West Punjabi Bagh, New Delhi.

Phone No.: 9312837225.

3. The contact details of the promoter are

Phone No. Email 011-25703273, 9999034111 hermanproperties@gmail.com

4. The promoter has launched the following project in the last five years:

1.	Name ar	nd location of the project	Ansal Herman City, Sector- 31/32 GT Road Kurukshetra							
2.	Particula	rs of the project in brief:	OR TY PANCHKITI AND	RLADESTATE REST	MATER	ADMINOR				
1250	TAICXA .	Total area of the project	PIORITY PANCEIRIN A DAD	51.082 acres	THE ARCH	CACTIC				
K,t	II.	Total number of plots	MUTHORITA PANCHKULA HA	452	RECEING	A VALUE				
3	Particular appropriate the second	number of plots sold / booke	d to the allottees:	1ARY A 392	MEREO	The state of the s				

Details of the expenditure in	xpenditure incurred upto date						
Initially estimated cost (In Cr.)	Revised cost (In Cr.)	Expenditure incurred upto the date of application					
42.00 Cr.	45.00 Cr.	46.57 Cr.					
NA NA	THORIT NA NCHRI	NA NA					
10.00 Cr.	10.00 Cr.	11.67 Cr.					
	Initially estimated cost (In Cr.) 42.00 Cr. NA	(In Cr.) (In Cr.) 42.00 Cr. 45.00 Cr. NA NA 10.00 Cr. 10.00 Cr.					

5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.	60.86 Cr.
6.	Remaining amount of sale price money to be collected from the current allottees of the apartments.	12.93 Cr.
7	Loan sanctioned by the banks/ other financial institutions against the project.	3.70 Cr.
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.	PANCHE.
9.	Whether any litigation is pending against the Project:	III MO
10	ANA READ ESTATE REGULATORY AUTHORITY PANCHKULAHARYANA REAL ESTATE REGULAPORY AL	31/12/2016

Particulars of the project:

The project will be set up on 13.91 acre land. The land is owned by Herman Properties Pvt. Ltd and Asian Townsville Farms Ltd. Asian Townsville Farms Ltd. and Herman Properties Pvt. Ltd have entered into a collaboration for the development of the said colony.

- The Town & Country Planning Department, Government of Haryana has issued license No. 39 of 2018 dated 8-6-2018 in favour of Herman Properties Pvt. Ltd, Asian Townsville Farms Ltd. in collaboration with Herman Properties (P) Ltd. The said licence is valid till 7-6-23.
- Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DGTCP-6462 dated 10-05-18. The plots approved in the layout plan are as under:

Sr.No.	Area of the Plot (in sqmts)	Number of plots
A CEA	85.26	TANCHEULA HARVAN 8 HALLENGERBORD
A B	76.997	TORREST PANCEIKULA HAVE 14
C	67.435	THURITY PANCHKULA II. 5 YANA REAL ESTALE
DIRITY	134.10	R SUTTIGHTS
Eman	134.46	OPRY AUTHORITY PANCING A HARVANA REAL
EXITE	115.20	LATORY AUTHORITY PANCHER LA BARYAS AND
LA GRY AUT	IORLIY PANCTINE 121.44 A REAL ENTATE	THE ATTER AND THE STATE OF THE
BGUI H TORY A	THORUY PANCHE 92.64 NA REAL STAL	REGULATORY AUTHORIST 48 TIMESTATION
RESCRIPTION OF	125.84	EREGULATORY ALTEROIGE PUNCTION
Janua	TRY AUTHORITY 120.60	ELECTRICATION AUTO 1 TE PANCHET ALL
K Regu	ANDRY ALTERORITY 89.12 DE AHARYANAR	EA ESECTE REGULATORY A STORY PANCHELLA
AT PSTATE RE	SULATORY SULTERING BEAUTIFUL AHARVAN	Total 272

50% residential saleable area has been freezed in the layout plan.

The promoter has already sold 100 plots.

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



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

Sr. No.	Name of the facility REAL ESTATE RESERVED FOR THE RESTATE RESERVED FOR THE RESTATE REAL ESTATE RESTATE REAL ESTATE RESTATE REAL ESTATE REAL ESTATE RESTATE REAL ESTATE REAL ES	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
COL SE	ALTERORITE PANCHE USANA RUAL	75.01	Submitted to HUDA
1 COLL	Internal roads and pavements	39.71	Submitted to HUDA
2	Water supply system	SERBAL CATALL RECES	Submitted to HUDA
2	Storm water drainage	34.42	THE RESERVE OF THE PARTY OF THE
3	ALIA DE LA CONCERNIA DE LA LIA	58.84	Submitted to HUDA
4	Sewage treatment &	HARYANA REALESTATI	REGULES ALCHORITY PANCHRULA HAT
	Garbage disposal	A HARYANA BEAL PSTS	Submitted to HUDA
5 AREA	Electricity Supply System	LAHAR 60.31 EALES	ATE RECO Subtritted to TIOP ANCHER

 Approvals/ NOCs from various agencies for connecting externa services.

PART THE ATTACK TO AN AREAL ESTATES	External/connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No (Annotetails in folder C)		
ORTHY PANY IN ANA REAL EST	HUDA Y PANCHKULA HA	Part of EDC		
Roads May Make REALE	HUDA	Part of EDC		
Water supply	HUDA	Part of EDC		
Sewage disposal	AND THE PROPERTY OF THE PARTY O	AUTA HARYANAR NO STATE BEGULA		
Electricity	A PSTATERED HVPN			
Storm water drainage	HUDA AUJEMORIAND	Part of EDC		

10. The total land of the project measuring 13.91 acres will be utilised in the following manner:

C- No	Land area under usage	Area of land (acres)			
Sr. No.	AND REAL PROPERTY AND ADDRESS OF THE PARTY O	COULDON'S AUTHORIT 7.60 CHIEF TO A TO			
1	Plots to be sold V PANAL AND	0.28 DELIKULA HARY			
1 2 TATE	Commercial Area	TEREGELATORY ALTHURS IT COMMERKS COME			
3	Area under parks/ open space	TATE RECEILATORY AT 1.04 RITY PANCHEULA			
1	Area under Community Facility	1.39 ORITY PANCHEUL			
5 AREAL	Area under roads and others	LANCHER REGULA 3.60			



11. Estimated cost of the project is as under:

111111	Cost of land Real Estate REGILES COST OF THORITY PANCHEULA	229.45
RITY	Cost of Infrastructure and other structures	209.72
ii ort	Estimated cost of Construction of apartments/ plots.	135.03
iii Ho	Other costs including EDC, Taxes, and Levies etc	324.20
iv	Other costs including EDO, Taxes, and Lovice Sta	DANCH KULATA A SA

12. Status of colony

This colony was a part of the earlier licence no. 105 of 2012 dated 6-10-2012 which was granted for an area measuring 53.356 acres. The said licence was subdivided into 4 parts under the migration policy dated 18-2-2016 and this licence no. 39 of 2018 is one of those subdivided licence which has been granted licence under DDJAY 2016 for an area measuring 13.91 acres. Its development will start in August' 2018 and the projected date of completion is June 2020.

13. Quarterly schedule of the development of the infrastructure in the project:

and the state of t	Expenditure	75 VEA 18	Expenditure to be made in each quarter (in lacs)													
articulars	incurring till the date of	incurring till the date of	incurring till the date of	incurring till the date of	incurring till the date of	Apr- Jun 2018	July- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020	June 2020	July- Sept 2020	Total
SELI INVITATION OF THE PERSON	application			3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	75.01				
Roads & Pavements	43.54	.87	3.40	A CONTRACTOR OF THE PARTY OF TH	77.5	100000000000000000000000000000000000000	2.40	2.40	2.40	2.40	2.40	39.71				
Water supply system	17.95	0.16	2.40	2.40	2.40	2.40	2.40	2.40	2.40	A STATE	ENTRACKE	La Rock				
Water supply system	- 1 TO 1 T	COLEMB			2.75	2.75	2.75	2.75	2.75	2.75	2.75	58.84				
Sewerage treatment &	33.83	0.34	2.75	2.75	2.75	2.75	2.13	THOR	TY PANC	FRUEN	LABYAN	A REAL				
garbage Disposal	The second second	PIKE	WATAN	2123			LATOR	7.45	7.15	7.15	7.11	60.31				
Electricity Supply	10.30	PANCH	SÜLAH.	R-ANA	7.15	7.15	7.15	7.15	TORITY	ANGHE	LAHA	YANA				
System	BRYALITHAN	F Bland	HALL STATE	HARRYA	35.4 34	ALEXAND.	SHGEL 2	CRYA	1 22	1.55	1.55	34.42				
A STATE OF THE PARTY OF THE PAR	20.00	0.47	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	34.42				
Storm water drainage	20.00	0.41					W STREET	The state of	Dens	H LIMBA	CHIEF L	STI ARY				

- The following statutory approvals have already been obtained.
 - (i) License
 - (ii) Layout plan

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- 15. The following statutory approvals have been applied for but yet to be received:
 - (i) Zoning Plan
 - (ii) Service Estimate

16. Contact person at the site office:

Name:

Himanshu Chouhan

Phone No.

8168034366

Email Id:

hermanproperties@gmail.com

- 17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Kotak Mahindra Bank Ltd, East Patel Nagar New Delhi 110008 account number 0111196357; IFSC Code KKBK0000220; MICR code 110485050. 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.
- 18. 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.
- 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.
- vii) get the license and the Collaboration Agreement dated 1.6.2017 entered in the Jamabandi and Roznamcha within a period of 30 days from the date of issuance of this registration failing which the registration certificate shall be deemed to have been withdrawn.

Dilbag Singh Sihag Member Anil Kumar Panwar Member

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Rajan Gupta Chairman