



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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 13.60 acres in Sector- 42, Ambala Cantt., vide

**Registration No. : HRERA-PKL-AMB-37-2018**

**Dated: 8.8.2018**

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

## 1. 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.



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### 2. The Directors of the company are:

a) Kulvinder Pal Singh Kukreja

24/75, 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.

011-25703273, 9999034111

Email

hermanproperties@gmail.com

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

1.	Name and location of the project	Ansal Herman City, Sector- 31/32 GT Road Kurukshetra	
2.	Particulars of the project in brief:		
	i. Total area of the project	51.082 acres	
	ii. Total number of plots	452	
3.	The number of plots/ sold to the allottees:	392	
4.	Details of the expenditure incurred upto date		
	Initially estimated cost (In Cr.)	Revised cost (In Cr.)	Expenditure incurred upto the date of application
	Total cost of the project (Other than cost of land)	42.00 Cr.	45.00 Cr.
	Cost of the infrastructure	10.00 Cr.	11.67 Cr.
	Others costs	32.00 Cr.	34.90 Cr.
5.	Total amount of money collected from current allottees of the 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 .	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.	NIL	
9.	Whether any litigation is pending against the Project:	NO	
10.	Date of completion of the project.	31/12/2016	



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### 5. Particulars of the project:

The project will be set up on 13.60 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.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 29 of 2018 dated 4-5-2018 in favour of Herman Properties Pvt. Ltd , Asian Townsville Farms Ltd. in collaboration with Herman Properties (P) Ltd. The said licence is valid till 3-5-23.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DGTCP-6437 dated 3-5-18. The plots approved in the layout plan are as under:

Sr.No.	Area of the Plot (in sqmts)	Number of plots
A	116.64	71
B	110.16	60
B1	101.52	1
C	78.73	20
D	87.45	18
E	140.35	23
F	125.385	37
G	114.86	11
G1	109.81	1
H	137.52	14
<b>Total</b>		<b>256</b>

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

The promoter has already sold 85 plots.

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 pavements	73.33	Yet to be prepared
2	Water supply system	38.82	Yet to be prepared
3	Storm water drainage	33.65	Yet to be prepared
4	Sewage treatment & Garbage disposal	57.52	Yet to be prepared
5	Electricity Supply System	58.96	Yet to be prepared

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 to EDC
Water supply	HUDA	Part to EDC
Sewage disposal	HUDA	Part to EDC
Electricity	HVPN	NO
Storm water drainage	HUDA	Part to EDC

10. The total land of the project measuring 13.60 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	7.24
2	Commercial Area	0.28
3	Area under parks/ open space	1.03
4	Area under Community Facility	1.36
5	Area under roads and others	3.68



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### 11. Estimated cost of the project is as under :

i	Cost of land	224.29 lacs
ii	Cost of Infrastructure and other structures	205.01 lacs
iii	Estimated cost of Construction of apartments/ plots.	132.00 lacs
iv	Other costs including EDC, Taxes, and Levies etc	316.92 lacs
	<b>Total Estimated Cost</b>	<b>878.22 lacs</b>

### 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. 29 of 2018 is one of those subdivided licence which has been granted licence under DDJAY 2016 for an area measuring 13.60 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:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter ( in lacs)										
		Apr-Jun 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	Grand Total
Roads & Pavements	42.56	1.07	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	73.33
Water supply system	17.54	0.58	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	38.82
Sewerage treatment & garbage Disposal	33.07	0.60	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	57.52
Electricity Supply System	10.07				7.00	7.00	7.00	7.00	7.00	7.00	6.89	58.96
Storm water drainage	19.55	0.6	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	33.65

### 14. 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 Estimates

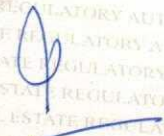
16. Contact person at the site office:

Name : Himanshu Chouhan  
Phone No. : 8168034366  
Email Id : [hermanproperties@gmail.com](mailto: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.

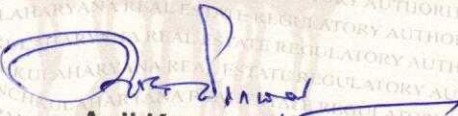




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- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for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

  
**Rajan Gupta**  
Chairman