



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered "Vipul Pratham Apartments" on land measuring 6.369 acres forming part of the group housing colony measuring 9.60 acres being developed by M/S Choice Real Estate Developers (P) Ltd. in Sector-10A, Bawal, Rewari vide

**Registration No. : HRERA-PKL-RWR- 38-2018**

**Dated: 20.8.2018**

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

**1. Particulars of the promoter:**

The promoter of the project is Choice Real Estate Developers Pvt. Ltd, 14/185-14/186, Ground Floor, Malviya Nagar, Main Shivalik Road, New Delhi-110017. The promoter is a Private limited company registered with Registrar of Companies, Delhi with Corporate Identity Number- CIN: U70101DL2006PTC148471, having PAN No. AACCC8128N.

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

a) Punit Beriwala

15/10, Sarvapriya Vihar, New Delhi-110017.

Phone No. : 9811023364.

b) Mr.Apar Rishi

Flat No.C-1/503, Uniworld City,Gurugram – 122 001

Phone No. : 0124-4065500, 9810041726

**3. The contact details of the promoter are:**

Phone No.

0124 4065500

Email

[secretarial@vipulgroup.in](mailto:secretarial@vipulgroup.in)

Fax No.

0124 4061000

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

**5. Particulars of the project:**

**6. The project will be set up on 6.369 acres having an FAR of 26183.797 Sq.mts. The land is owned by Choice Real Estate Developers Pvt. Ltd.**

**7. The Town & Country Planning Department, Government of Haryana has issued license No. 54 of 2008 dated 14.03.2008 in favour of the land owner M/S. Choice Real Estate Developers Ltd. The licence is valid till 13.03.2020.**



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8. The Revised site plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide No.ZP-504/AD(RA)/2514/16500 dated 25.07.2014. The Site plan shall be displayed by the promoter at the site all the time.

9. Detail of the Apartments in the project are as under:

Sr. No	apartment type	Size of the carpet area of the apartments ( in Sq ft)	Sitout Area ( in sqft)	Total number of apartments in the project	apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers being constructed for booked apartments
1	Type 1* (One BR)	466 .00	36.00	66	63	3	All four towers
2	Type 2* (One BR)	466 .00	59.00	11	11	Nil	All four towers
3	Type 3* (Two BR)	693 .00	76.00	66	65	1	All four towers
4	Type 4* (Two BR)	763.00	59.00	22	20	2	All four towers
5	Type 5* (Two BR)	781	64.00	22	22	Nil	All four towers
6	Type 6* (Three BR)	1041.00	107.00	11	11	Nil	All four towers
7	Type 7* (Three BR)	985.00	107.00	33	32	1	All four towers
8	Type 8* (Three BR)	985.00	85.00	22	13	9	All four towers

The scheduled date of completion was June'2018. The revised date of completion is March'2020. In case of delay possession beyond the agreed terms and conditions delay penalty shall be applicable.

**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****10. 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	136.92	Submitted to HUDA
2	Water supply system	176.29	Submitted to HUDA
3	Storm water drainage	34.76	Submitted to HUDA
4	Sewage treatment & Garbage disposal	108.17	Submitted to HUDA
5	Street lighting	12.52	Submitted to HUDA
6	Security and Fire Fighting	36	
7	Play grounds and parks	51	Submitted to HUDA
8	Community Building	100.00	
9	Shopping area	35.00	
10	Electricity Supply system	198.00	Load Sanctioned by DHBVN

**11. 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/HSIDC	Part of EDC
Water supply	HUDA/HSIDC	Part of EDC
Sewage disposal	DHBVNL/HVPNL	Part of EDC
Electricity	HUDA/HSIDC	Yes
Storm water drainage	HUDA/HSIDC	Part of EDC

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12. The total land of the project measuring 6.369 acrs (25774.387 Sqmts) will be utilised in the following manner:

Apartments	2282.994 sqm
Roads and green belt	9820.00 sqm
Green Belts along NH-8	7599.269 sqm
Playground parks	2797.396 sqm
Community centres	365.549 sqm
EWS towers	429.438 sqm
Access & Future use	2173.187 sqm
Swimming Pool/ Shops/ Etc.	306.554 Sqm

13. Estimated cost of the project is Rs 76.07 cr ( including land cost)

i	Cost of land	.95 cr
ii	Cost of Infrastructure and other structures	12.16 cr
iii	Estimated cost of Construction of apartments	50.92 cr
iv	Other cost including EDC, Taxes, Levies etc	12.04 cr

14. Status of colony

It is an ongoing project. Its development started in June 2014. The schedule date of completion of the project was June'2018 and revised date of completion is March' 2020.



**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****15. Tower wise construction status is as under:**

Structure	Completed in all Towers
Brick work/Internal Plaster	Completed in All Towers
External Plaster	Completed in Tower 1 to 3 and 90% in T-4
Wooden Doors	Wooden Frame fixing in all towers completed
Aluminium Glazing	In Progress in Tower-1
Internal Plumbing Works	Piping Work in T-1,3 completed. T-2 in progress
Internal Electrical Works	Slab and wall conduiting completed in all Towers.
Tiling Work In Toilet	Tower-1- Completed, Tower-3-In Progress
Flooring Works	Tower -1- In Progress
External Painting	Primer in Tower1 to 3 done, T-4 in progress.

**16. Quarterly schedule of development of the project:****(a) Apartments/Shops:**

ACTIVITY DESCRIPTION	Amount spent upto Mar-18(In Lacs)	Apr- Jun 2018	Jul- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- Jun 2019	Jul- Sep 2019	Oct- Dec 2019
1 TOWER-1	752	30	50	82	75	50	45	14
2 TOWER-2	543	30	60	70	70	80	45	28
3 TOWER-3	685	20	64	71	83	75	68	27
4 TOWER-4	645	17	51	61	85	90	115	29
5 Covered Parking	572	5	10	36	40	40	32	10
6 EWS	59	10	12	12	15	16	10	9

**(b) Infrastructure**

Particulars	Amount spent upto Mar-18(In Lacs)	Apr-Jun 2018	Jul-Sep 2018	Oct- Dec 2018	Jan-Mar2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019
Internal Road	20	5	15	22	25	18	18	15
Water Supply System	30	9	18	20	20	20	20	12
Sewage System	-	8	15	16	16	16	16	21
Electrification System	36	15	20	30	30	30	24	13
Storm Drainage	10	2	4	4	4	5	3	3
Soft Landscape		0	0	0	2	5	5	2
Neighborhood Shopping		2	5	5	5	6	6	6
Solid Waste Management		0	0	0	0	0	0	5
Community Building			13	15	15	26	20	11
Landscape Hard				3	8	10	10	6
Boundary Wall/Gate House	27	4	8	10	11	10	-	-
Misc. Works-Temp. Elect. Power backup, Temp. water supply,	196	5	10	10	10	11	10	8
External Fire Fighting			10	10	10	5	-	-

A

B

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17. The following statutory approvals have already been obtained.

- (i) License
- (ii) Zoning Plan
- (iii) Building Plan
- (iv) Environment Clearance
- (v) NOC Forest
- (vi) Fire Fighting Scheme
- (vii) Electric Load Sanction

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

- (i) Service Estimates

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

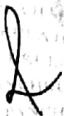
- (i) Fire NOC Jan,2020
- (ii) Lift NOC Jan,2020
- (iii) Labour Cess NOC Feb,2020
- (iv) Occupation Certificate Jan, 2020

20. **Contact person at the site office:**

Name : **Naveen Bansal**

Phone No. : **9899248794**

Email Id : **naveenbansal@vipulgroup.in**



**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****21. Financial Details:**

	<b>Particulars</b>	<b>Crores</b>
i	Total sale value of booked Plots, on the date of application/end of last quarter	<b>81.65</b>
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	<b>48.17</b>
iii.	Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	<b>33.48</b>
iv.	Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	<b>5.23</b>
v.	Amount invested in the project upto the date of application	<b>48.69</b>
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	<b>27.38</b>

22. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Axis Bank Sector-54, Gurugram account number 913020032875044; IFSC Code UTIB0000846; MICR code 110211070. 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.

23. 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



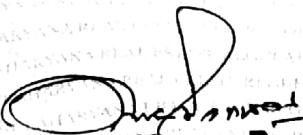
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from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the apartments, 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 apartments 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