

PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project "ABL Harmony" on land measuring 5.03 Acres in Village Devlawas, Sector- 27, Rewari, vide.

# Registration No.:HRERA-PKL-RWR-58-2018

Dated: 26.10.2018 Following details of the project have been provided by the promoter:

1.

Particulars of the promoter:

The promoters of the project are Victory Buildestates Pvt. Ltd. having its registered office at G-116, GF, Sushant Shopping Arcade Building, Sushant Lok, Phase-I, Gurugram-122002. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, having Corporate Identity Number (CIN)- U45400HR2011PTC043634 and Pan No. AADCV7544C

Project Registration No. HRERA-PKL-RWR- 58-2018 HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA Following are the Directors of the company: a) Vaibhav Lodha 89- D, Bhagat Ki Kothi, Ext. Scheme, Pali Road, Jodhpur 342005

0124-4655400 b) Bharat Das Vaishnav Sadar Bazar, Sirohi, Rajasthan- 307001 0124-4655400

Rajasthan

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2.

3. Contact Person at the site Office: Kuldeep Dangi 8800491950 4. The contact details of the promoter are:

> Phone No. Email

8800491950 kuldeep.dangi@abl.in

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

6. Particulars of the project:

The project will be set up over land measuring 5.03 acres in Village Devlawas, Sector- 27, Rewari. The land is owned by Victory Buildestates Pvt. Ltd.

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7. The Town & Country Planning Department, Government of Haryana has issued license No. 133 of 2014 dated 25-08-2014 in favour of Victory Buildestates Pvt. Ltd. This license is valid upto 24.08.2019.

8. The building plans of this Group Housing Project were approved on 22.01.2015 by the Town and Country Planning Department, Government of Haryana.

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

S. No.	Apartments	f Total no. of Apartments in project	Apartment booked/sold upto the date of application	Yet to be sold and booked	No. of Towers being constructed for booked
Apartment (2 BHK	ARY NA REAL ESTATE	ADRY AUTHORY ADDRY AUTHOR ALAT 220 LOUI APORTALIA	PANCURULA HARY PANCURULA HARY TY PANCURULA HA 91 UKRY PANCURULA H UKRY PANCURU	NA REALESTATE RU ANA R 129 ESTATE VRYANA READ ESTATE	apartments of a critic action and a critic action and a critic action ac
Tower A,B,C,D &D	C,D Type -B 47.26 Sq. Mtr.	220	82	HARYANA KLAL	EATE REGULATOR STATE REGULATOR L PSTATE REGULATI AL ESTATE REGUL REAL ESTATE DEGI
ATORY AUTHORI ULATORY AUTHO GILATORY AUTH REGULAFORY AU	Type -A 48.81 Sq. Mtr.	22	16 AUTOR AUTOR	PANCHKULA HARY PANCHKULA HARY TY PANCHKULA HAR BRITY PANCHKULA H HORITY PANCHKULA H	AL FALAL ESTATE RE ANA REAL ESTATE R RYANA REAL ESTATE IARVANA REAL ESTATE
Apartment Type (2 BHK) Tower-F	A CONTRACTOR OF	22	LATE REGULATORY PETATE REGULATORY ALLES 10, REGULATORY REAL ESTATE REGULA A REAL ESTATE REGULA A REAL ESTATE REGULA	AUTHORITY PARE Y AUTHORITY PARE ORY ALTHORITY PARE ATORY AUTHORITY PARE	A FLARYANA REAL I LA HARYANA REAL KT LA HARYANA REAL KT LA HARYANA R NGBKULA HARYAK PANCHKULA HARYAK
READ ESTATE NA REAL ESTATE R'ANA-REAL EST	Type- C 46.24 Sq. Mtr.	RITY 144 CHKULAH RITY 144 CHKULAH IOREUV PANGHK	ANA PLAT ISLAT WANA BEAL ESTAT ARYA O REAL ESTAT HARYANA REAL EST	REGULATORY AUTOR ATE REGULATORY AUTOR	Y PANCHKULA H.R. RITY PANCHKULA U ORFTY PANCHKULA THORITY PANCHKULA
Apartment Ty (2 BHK)	A FLAD ESTATE REGIL	ACTHORITY PANCHI Y AUTHORITY PANCHI DRY AUTHORITY PA ATORY AUTHORITY	TRU 61 ARYANA REAL	STATE REGULAR DETATE REGULAR AL ESTATE REGULA REAL ISTATE REGU	AUTHORITY BANG IK AUTHORITY BANG DRYAUTHORITY IAN JORY AUTHORITY P. LATORY AUTHORITY
Tower-G,H &	Type -B 29.6 Sq. Mtr.	132		TANA REAL ESTATE	IULAI 3 RY AUTHOR LIGULATORY AUTHOR REGULATORY AUTHOR STEREGUS

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10. The Service Plan/ Estimates have not yet been approved by the Town and Country Planning Department. However, the details of services and facilities which will be provided inside the colony shall be as under:

Sr. No.	Name of Facility	Estimated cost (in lacs)
T RECICIL	Internal roads and pavements and pavements	108.47
2 REGIL	Water supply system	171.10
3USTATE	Storm Water Drainage	75.20 The family
4 KEAL EST	Electricity Supply System	375.00
5 REAL P	Sewage treatment & Garbage disposal	160.93
6 ANARI	Street lighting	19.30
7	Security and fire fighting	100.00
8 LATOARY	Club house/Community Centre	70.00
9	Renewable energy system	50.00
10	Play Grounds and Parks	3.90
11Y PANE IORITY JAAR	Hospital/ Dispensary Boundary Wall and Main Gate	20.00 ESTATE REG
12	Any Other/Lifts	340.00

### 11. Approvals/ NOCs from various agencies for connecting external

#### services.

Facility External/ connecting Whether Approval taken from the service to be provided by agency concerned. Yes/No (Name the agency) (Annex details in folder C) HUDA Roads Yes HUDA Water supply Yes DHBVN Electricity Yes HUDA Sewage disposal Yes HUDA Storm water drainage Yes

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The total land of the project will be utilised in the following manner. The remaining area of 0.23 acres will form part of road widening.

Sr. No.	Land area under usage	Area of land (sq.mtrs.)
L'HORITY PAN	Construction of apartments + Total	6475.72 (G.H.) +675.85
	Commercial (Ground Coverage)	(commercial)=7151.57
3TORY AUTHO	Roads and Roadside Parking	7387.43
5 ULATORY A	Parks and playgrounds/landscape	CULATOR AUTH 3134.716 CULA HARVAREA
6 REGULATO	Green belts (leftover pocket)	1636.00 ANCHICLEA HARVA
8	Vehicle Parking	Counted in road stilt area ground
	ULATORY AUTHORITY PANCHKULA HARYANA REALT	STATE REQUERE COVERAGE REPORTS PANCIFULA
9REAL ESTAT	Club house/ community center	Counted in stilt area ground coverage
10 NAREALE	Any other (Boundary Wall Area)	A REAL ESTATUSED 130.46
IARYANA KLA	LESTATE REGILATO TOTAL HORITY PANCHKULA HA	19440.176

13. Estimated cost of the project is Rs. 7779 lacs (including the land cost)

TORY A	Cost of land	YANA REAL <b>470</b> DEREGULA ARYANA REAL ES IATE REGUL D'HARYANA REAL ESTATE REG
2.	Estimated cost of construction of Apartments	4581
2.	Cost of infrastructure and other structures	HEULAHA1493 REALISTS
3.	Other cost including Taxes, EDC and levies etc.	PANCERET 1234

### 14. Current stage of development of the project:

This is an ongoing project. Its development was started in March 2016. Scheduled date of completion of the project is March, 2020.In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

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# **15.** Quarterly schedule of the development of remaining part of the project:

### (a)Apartments:

Particulars	AUTHORITY PANCHE	Expenditure (in lacs) ORITY PANCHKULA HAR							
N. ESTATE REGU FAL ESTATE REC NREAL ESTATE R	incurred till the date of application	Sep	Oct- De 2018	Jan- Mar 2 01 9	Apr- June	July- Sept	Oct- Dec 2019	Jan- Mar 2020	Grand Total
Apartments	1374.36	2018 83.24	374.87	458.12	2019 549.74	2019 549.74	VUTION	ITY PANCH	CULA HARY
ARYANA REAL ES JERRYANA REAL	TATE REGULATORY AUT ESTATE REGULATORY A	RELY PAN IORITY P. THORITY	CHKULA H NCLIKULA PANCHKU	ARYANA RÉA JIARVANA R	J4J./4 LESTATEL EALESTAT	049./4	549.74	641.36	4581.20

### (b)Infrastructure

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Particulars	Expenditure incurred till the	Expenditure to be made in each quarter(in lacs)				
TY PANCHKULAHARYA RITY PANCHKULAHAR HORITY PANCH	date of application	Sep-Nov 2019	Dec-Feb 2019	March 2020	Grand Total	
Internal Roads, pavements	IARYANA REAL EST AHARYANA REAL E	ALE REGULATOR	32 ANCHKI	A HAR 75 A REALE	108.47	
Water Supply System	ULAHARAARAARA UKHLAHARYANA RI	68	102	CHRULA HARVANA AN CHRULA HARVANA IANCHRULA DANA	REAL PT1.10 REGILAT	
Sewerage Treatment & Garbage Disposal	V.PANCHKULAHARYN	64	96 June 96	R PANEHKULA HARY	160.93	
Electricity Supply System	DRITY PANCHKULAR DRITY PANCHKLIAR	IARNANA REAL IS	150	HORT 225 NCHKIT	A REAL FOR	
Storm Water OR Drainage	AUTHORITY PANCIK	25 KOLALARYANA P	37 EXTERNAL	Y AUTHORITY PANEL ORY AUTHORITY PANE TORY AUTHORITY PANE	75.20	
Park Plantation & Road Side Trees	TORY AUTHORITY P	ANCHKULAHARYA	NA REAL 2 STATE RE	BULATORY AUTHORITY	PANCE 3.90 HARYANA	
Club house/Community Centre	BULATORY AUTHORY REGULATORY AUTHOR E REGULATORY AUT	A GUIRELA P DRIEV PANCHKULA HORITY PONOLIKU	38 HARYANA REAL EST LAHARYANA REAL I	ATEREGULATORY AUT	RECY PRODUCTION OF THE RECT PRODUCT PANCHKUR	
Street lighting	ATE REGULATOR STATE REGULATORY ESTATE REGULATORY	AUTHORIUS PARC	ULAHARJANA REA UKULAHARIANA RI	ALEST 19 REGALATION	ORV 19.30	
Boundary Wall & Main Gate	REAL ESTATE REDU	ATORY AUTHORITY ATORY AUTHORIT	Y PANCHKULAHARY	ANA RE12 ESTATE RE	20.00 THORTY P	
Security, fire fighting and Any Others	ANA REAL ESTATE RA ANA REAL ESTATE R ANA REAL ESTATE	REGULATORY AU		60 60	100.00	
Renewable Energy ystem & any Others	LABY ANA REAL ESTA A HARYANA REAL ES LA HARY	TATE REGULATORY	AUTHORITY PANCIN AUTHORITY PANC	CLAHARYANA REM. I HKULAHARYANA REA	LEST 50.00 GULATOR	

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- The following statutory approvals have already been obtained.
   i. License valid till 24.08.2019
  - ii. Service Plan Estimate
  - iii. Layout plan
    - Zoning plan

iv.

- v. Building plan
- **17. Financial details:**

ALF REGULATORY AUTHORITY SAMANA REAL CADING AND AUTHORITY FRAMEWORK AND AUTHORITY FRAMEWORK AND AUTHORITY FRAMEWORK AND AND AUTHORITY FRAMEWORK AND A SAMANA AND A SAM	MARYANEALEST
ISTATE REGULATORY AUTHORITY PANCHKULA Particulars at ESTATE REGULATORY AUTHORITY PANCHKULA	Amount (in Lacs.
i Total sale value of booked Flats, on the date of application/end of last quarter	4792
ii. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	PANCH1461 HAR
iii. Balance amount to be received from the allottees (booked Flats, after completion),on the date of application/end of last Quarter	2448 ORIT PANCHK
iv. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	AUTHO 882 PANCI
<ul> <li>Amount invested in the project upto the date of application (in lacs)</li> <li>a. Land Cost 470</li> <li>b. Apartments 2219</li> <li>c. EDC/Taxes Etc. 211</li> </ul>	2900 (ORITS) ATON DATON REALATON RECELATON AUTON
vi. Balance cost to be incurred for completion of the project and delivery of Possession	4879

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 0038102000022826 of IDBI Bank , Sikanderpur Gurugram; IFSC Code IBL0000038; MICR code 110259004. 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.

### Project Registration No. HRERA-PKL-RWR- 58-207 HARYANA REAL ESTATE REGULATORY AUTHORITY

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

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.

iv)

In case of unsold apartments the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the flat 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 apartments sold/booked and expenditure made in the project.

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 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