



# HARYANA REAL ESTATE REGULATORY AUTHORITY 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.

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

a) Vaibhav Lodha

89- D, Bhagat Ki Kothi, Ext. Scheme,

Pali Road, Jodhpur 342005

Rajasthan

9599994444

0124-4655400

b) Bharat Das Vaishnav

Sadar Bazar, Sirohi,

Rajasthan- 307001

0124-4655400

## 3. Contact Person at the site Office:

Kuldeep Dangi

8800491950

## 4. The contact details of the promoter are:

Phone No.

8800491950

Email

[kuldeep.dangi@abl.in](mailto: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 Buildstates 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.	Apartment Type	Carpet Area of Apartments	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 apartments
1	Apartment Type (2 BHK) Tower A,B,C,D & D	Type -A 48.44 Sq. Mtr.	220	91	129	5
		Type -B 47.26 Sq. Mtr.	220	82	138	
2	Apartment Type (2 BHK) Tower-F	Type -A 48.81 Sq. Mtr.	22	16	6	1
		Type -B 48.81 Sq. Mtr.	22	10	12	
		Type -C 46.24 Sq. Mtr.	44	0	44	
3	Apartment Type (2 BHK) Tower-G,H & I	Type -A 29.87 Sq. Mtr.	132	61	71	3
		Type -B 29.6 Sq. Mtr.	132	18	114	

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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)
1	Internal roads and pavements	108.47
2	Water supply system	171.10
3	Storm Water Drainage	75.20
4	Electricity Supply System	375.00
5	Sewage treatment & Garbage disposal	160.93
6	Street lighting	19.30
7	Security and fire fighting	100.00
8	Club house/Community Centre	70.00
9	Renewable energy system	50.00
10	Play Grounds and Parks	3.90
11	Hospital/ Dispensary Boundary Wall and Main Gate	20.00
12	Any Other/Lifts	340.00

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

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	HUDA	Yes
Water supply	HUDA	Yes
Electricity	DHBVN	Yes
Sewage disposal	HUDA	Yes
Storm water drainage	HUDA	Yes

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- 12.** 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.)
1	Construction of apartments + Total Commercial (Ground Coverage)	6475.72 (G.H.) +675.85 (commercial)=7151.57
3	Roads and Roadside Parking	7387.43
5	Parks and playgrounds/landscape	3134.716
6	Green belts (leftover pocket)	1636.00
8	Vehicle Parking	Counted in road stilt area ground coverage
9	Club house/ community center	Counted in stilt area ground coverage
10	Any other (Boundary Wall Area)	130.46
	<b>Total</b>	<b>19440.176</b>

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

1.	Cost of land	470
2.	Estimated cost of construction of Apartments	4581
2.	Cost of infrastructure and other structures	1493
3.	Other cost including Taxes, EDC and levies etc.	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	Expenditure incurred till the date of application	Expenditure (in lacs)							Grand Total
		July-Sep 2018	Oct- Dec 2018	Jan- Mar 2 01 9	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020	
Apartments	<b>1374.36</b>	<b>83.24</b>	<b>374.87</b>	<b>458.12</b>	<b>549.74</b>	<b>549.74</b>	<b>549.74</b>	<b>641.36</b>	<b>4581.20</b>

**(b) Infrastructure**

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter(in lacs)			
		Sep-Nov 2019	Dec-Feb 2019	March 2020	Grand Total
Internal Roads, pavements			32	75	108.47
Water Supply System		68	102		171.10
Sewerage Treatment & Garbage Disposal		64	96		160.93
Electricity Supply System			150	225	375.00
Storm Water Drainage		25	37		75.20
Park Plantation & Road Side Trees			2	1	3.90
Club house/Community Centre			38	31	70.00
Street lighting				19	19.30
Boundary Wall & Main Gate	8			12	20.00
Security, fire fighting and Any Others			40	60	100.00
Renewable Energy System & any Others					50.00

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**16.** The following statutory approvals have already been obtained.

- i. License valid till 24.08.2019
- ii. Service Plan Estimate
- iii. Layout plan
- iv. Zoning plan
- v. Building plan

**17. Financial details:**

Particulars	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	1461
iii. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last Quarter	2448
iv. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	882
v. Amount invested in the project upto the date of application (in lacs)	2900
a. Land Cost      470	
b. Apartments   2219	
c. EDC/Taxes Etc. 211	
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.

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19. 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) 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.
- 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.






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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