



# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing Colony "Amangani" on land measuring 15.265 acres in Sector-25, Garhi Bolni road, Rewari vide

**Registration No. HRERA-PKL-RWR-73-2018**

**Dated: 28.02.2019**

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

**1. Particulars of the promoter:**

The promoter of the project is Urban Land Management Pvt. Ltd., having its registered office at 22, DDA Flats, Panchsheel Park, Shivalik Road, Malviya Nagar, New Delhi, 110017. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70200DL2012PTC242347, having PAN No. AABCU4986D.

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2. The Directors of the company are:

a) Trilok Sharma

H.No. 942, Sector-14, Gurugram

Phone No. : 9810031156

b) Dinesh Nagpal

H.No. 103, Greenwood City, Sector-46, Gurugram

Phone No. : 9811333921

c) Mukesh Yadav

MD 28, Eldeco Mansion, Sohna Road, Opp. Omaxe Mall,  
Gurugram

Phone No.: 9811103871

3. The contact details of the promoter are:

Phone No. 9810031156

Email id. trilok@ulmgroup.in

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

5. Particulars of the project:

The project will be set up on 15.265 acres land. The land is owned by Jai Buildwell Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 116 of 2008 on 31.05.2008 measuring 12.94 acres in favour of Bhakti Buildwell Pvt Ltd. which has been transferred in favour of Jai Buildwell on 15.04.2013 and license No. 22 of 2014 dated 11.06.2014 measuring 2.325 acres in favour of Jai Buildwell Pvt. Ltd. The licences are valid till 30.05.2020 and 10.06.2019, respectively. M/s Jai Buildwell Pvt Ltd. have entered into a Joint Development Agreement with M/s Urban Land Management Company Pvt. Ltd. for development of the said Group Housing Colony dated 12<sup>th</sup> March 2013 and supplementary agreement dated 26<sup>th</sup> April

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2013 alongwith an Addendum dated 05.12.2018 which are registered with the sub-registrar, Rewari.

7. The building plans of this Group Housing Project were approved on 10.06.2015. These plans are valid for a period of 2 years for buildings less than 15 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction subject to validity of licenses granted for this scheme.
8. Detail of the apartments in the project are as under:

Type of Apartments	Carpet area (in sq. mts.)	Total No. Of Apartments in the project	Apartments Booked/Sold upto the date of Application	Yet to be Sold/Booked
1	89.89	212	101	111
2	106.41	244	122	122
3	127.15	124	58	66
4	172.11	68	12	56
5	327.55	20	1	19
6	446.97	4	1	3

- In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

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9. The Service Plan Estimates are yet to be approved by the Department of Town and Country Planning. However, services and facilities which will be provided inside the project shall be as per the details given below:

Sr. No.	Name of Facility	Estimated cost (in crores)
1	Internal roads and pavements	1.08
2	Water supply system	9.5
3	Storm water drainage	1.64
4	Electricity supply system	20.28
5	Sewage treatment & Garbage disposal	2.419
6	Street lighting	0.538
7	Security and fire fighting	4.752
8	Club house/Community Centre	7.33
9	Renewable energy system	1.3778
10	Playground and Parks	5.38
11	Shopping area	1.084
12	Any other	14.06

10. 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/ State Govt.	Yet to apply
Water supply	HUDA	Yet to apply
Electricity	DHBVN	Temporary Connection Work
Sewage disposal	HUDA	Yet to apply
Storm water drainage	HUDA	Yet to apply

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11. The total land of the project measuring 15.265 acres (61777 sq. mtrs.) will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (sq. mtrs.)
1	Construction of apartments	8757.564
2	Community Building and Temple	948.393
3	Convenient Shopping	304.094
4	Land left for Nursey Schools	1618.872
5	Roads	11536.720
6	Pipe Line	3437.000
7	Pavement Area	17823.974
8	Vehicle Parking on Surface	3590.545
9	Green Area Park and Play Ground	12737.003
10	Green Belt Area under Road Widening	870.000
11	Sub-station area	151.000
12	Sewerage and Solid Waste Management	0
	<b>Total</b>	<b>61775.165</b>

12. Estimated cost of the project is 244.67 crores (including the land cost)

- Cost of land: 13.45 crore
- Estimated cost of construction of apartments: 180.67 crores
- Cost of Infrastructure and other structures: 25.58 crores
- Other costs including EDC, Taxes, Levies etc: 22.58 crores

13. Current stage of development of the project:

This is an ongoing project. Its development was started in March 2013

Scheduled date of completion is December 2019.

14. Quarterly schedule of the development of remaining part of the project:

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter							
		Apr- June 2018	July- Sep 2018	Oct- De 2018	Jan- Mar 2 019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2 020
Apartments		3.61	14.83	14.83	7.28	3.71	3.75	3.71	-
Shops									

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### (b) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lac)						
		Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Oct-Dec
Roads	0.7815	0.05	0.22	0.22	0.11	0.06	0.06	0.06
Water supply	2.0	0.14	0.57	0.57	0.28	0.14	0.15	0.14
Sewerage	0.18	0.01	0.05	0.05	0.03	0.01	0.01	0.01
Electricity supply system	6.1	0.43	1.75	1.75	0.86	0.44	0.44	0.44
Storm water	0.27	0.02	0.08	0.08	0.04	0.02	0.02	0.02

15. The following statutory approvals have already been obtained.

- i. License renewed till 18.03.2020.
- ii. EC & service plan estimate.

16. Contact person at the site office:

### Financial details:

Particulars	Crores
i. Total sale value of booked apartments, on the date of application/end of last quarter	155.67
ii. Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	110.45
iii. Balance amount to be received from the allottees (booked Plots, after completion) on the date of application/end of last Quarter	45.22
iv. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	11.65
v. Amount invested in the project upto the date of application	225.90
vi. Balance cost to be incurred for completion of the project and delivery of Possession	18.80

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- 17.** The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 4243020000039 of Bank of India, IFSC Code BARB0GURGAO; MICR code 110012064, Branch Code: 020107. 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.
- 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 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.

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- 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.
- vii) the applicant shall submit 'Service Plan Estimates' duly approved by the DTCP Haryana within a period of 30 days.

  
**Dilbag Singh Sihag**  
**Member**

  
**Anil Kumar Panwar**  
**Member**