

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Gawar City" a Residential plotted colony on land measuring 27 acres falling in Sector- 11, Ratia, Fatehabad road vide

Registration No.: HRERA-PKL-FTB-50-2018 Dated: 27-9-18

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

### 1. Particulars of the promoter:

The promoter of the project is Gawar Infra Pvt. Ltd, DSS 377, Sector-16& 17, Hisar-125005, Haryana. The promoter is a Private limited company registered with Registrar of Companies, National Capital territory of Delhi and Haryana with Corporate Identity Number- CIN: U45204HR2012PTC046732, having PAN No. AAECG8509K.



### The Directors of the company are:

a) Rakesh Kumar

Plot no. 1234, Sector- 16& 17, Hisar( Haryana) 125001.

Phone No.: 9711400009.

b) Ravinder Kumar

Flat no. 303, Tower no. C-1, Parsvanath Exotica, Golf Course

Road, Sector-53, Gurugram.

Phone No.: 9311751000.

The contact details of the promoter are:

Phone No.:

01662250362, 9034000042

Email id.:

Hc.girdhar@gawar.in

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

Particulars of the project:

The project will be set up on 27 acre land. The land is owned by Gawar Infra Pvt. Ltd.

- The Town & Country Planning Department, Government of Haryana has issued license No.101 of 2013 dated 2-12-2013 in favour of Gawar Infra Pvt. Ltd. The said licence was valid till 1-12-2017. The promoter has applied for renewal of license to the DTCP on 4.12.2017 and since no EDC is due it is likely to be renewed.
  - Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DG, TCP-4207 dated 27-11-13. The layout plan shall be displayed by the promoter at the site and at its office all the time.

### HARYANA REAL ESTATE REGULATORY AUTHORITY

### PANCHKULA Detail of the plots in the project are as under:

Sr.No.	Area of the Plot (in sqmts)	Number of plots	Plots sold upto the date of Application	Yet to be sold
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2	438	O2 AUTHO	01 - HARV	ALEXANT OI MANO
3	509.65	010 ALC	ORTY PANCEE VILLA HARPA	ERAL TESTAL OT
4	502.95	STATE REG 02 ATO	PHORITA BANGUROLATIVE	1 N 1 02
5	INCHKE 507.97	LESTATE R O1 LLATE	CHINORIA DANCINCIA	RYANA DIST
6	312.72	MALESTATI 01 GULAT	A AUTHORACIA PANCIIKU	01
7	288	REAL ESTA16 RECOU	DET THE THE PANCHE	05
8	232.18	NARLAL LO 02 L REVISION	COLOR TOWNS	02
9	Пьюкту 235	30	DE HORITY BAN	25
10	250.27	07	COLVE STREET	07
11	299.39	A HARVAN 01 PATE PRINTER	PRODUCTO TANDET	01
12	250,27	ULA HARYA <mark>07</mark> 4 REAL ESE	EREGULA 05 N AUTHOR	02
13	225	TRULA HAR35 NA REAL ES	ATERLEIE 02 NEVALUE	33 × 11 × 12
14	205.87	HERRITA H OHYANA ISLAL	ISTATE RECEDENCE OF A LONG PARTY OF THE PART	PRIORITY FOTCHKELLS
15	KEULIA 209 ALTHOR	28	LEST OF BUILDING	AUTHORIT 28 NUMBER
16	258.50	TES PANCIFION	AGE TATE STORY	WALIFROR 01 PARCELLS
17	162.20	DRITY PANC 01	VANCAL DE NIMERICAL	01
18	180 180 180	HORESTY PA 21 LIKE LATINA	STATE	21
19	235	01	CVANABLAR STATE REGU	01
20	174 REGISTATI	03	TAMPANA REAL ESTATE RE	03
21	180	EDRY ALTERIATO	THE PROPERTY OF STATE OF	10
22	232	LATORY AU 01 ORFTY PANE	TANKAN AND THE PROPERTY OF THE PARTY OF THE	01
23	50	50	CHKIII X II AN TO BE A STORY	Maria de Color
PANCIN	Total MALESTA	250	INCHRUIA 75	175

### Details of services and facilities which will be provided inside

Marine Land	the project area.		PROPERTY PANCING A STREET OF THE STREET	
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	582.71	Approved & Work done	
2	Water supply system	215.65	Approved & Work done	
3	Storm water drainage	97.02	Approved & Work done	
4 NARI	Sewage treatment & LIFE RELIES Garbage disposal	219.63	Approved & Work done	
5	Street lighting	60.95	Approved & Work done	
6	Horticulture STATE STATE AT ATOMY AT	THORITY 23.20	Approved & Work done	
7 0807	Maintenance charges and resurfacing of roads	496.92 ALTHOR 496.92	Approved & Work done	



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

Facility  THE SECOND PARTY PARTY PARTY AND THE SECOND PARTY	External/connecting service to be provided by	Whether Approval taker from the agency concerned. Yes/No (Annex details in folder C)	
STATE REGULATORY ALTERORITY PASCERS	LEA HARYANA RE NATATE RECUES	Self Self	
Roads	THULA HARVANA REAT ESTATE RECOLL	Self Self Self Self Self Self Self Self	
Water supply	PANCHICU A HARY BAREAU PETATE REO	Self Self	
Sewage disposal	PER PARCHELA HAT NA REAL ESTATE R	yes yes	
Electricity	DHBVN	Self	
Storm water drainage	AUTHORITY PANCHINA PARAMAREA	ALFSTATE (REG)	

11. The total land of the project measuring 27 acres will be utilised in the following manner:

HARATE THE PARTY OF THE PARTY O	Land area under usage	Area of land (acres)
Sr. No.	Land area under usage	13.44
ornilari y	Plots to be sold	CARCHEULA HAR 1.074 LESTATION
2	Commercial Area	0.24
3	Hospital	11.703
4	Roads and Parks	AUTHORITY PAN. 0.12
5	Taxi stand	0.02
6	Area under road and Green Belt	MORY AUTHORIT 0.25
7 REGIL	Nursery School	ECULATORY ALTHOUGH 0.15
8	Area Under Undetermined use	THE GOLD ATTORY ALTERS FOR PARTY AND ADDRESS OF THE STATE

12. Estimated cost of the project is Rs 4658.20 lac (including land cost)

CO	REALESTATE WAS A CONTROL OF THE PROPERTY OF TH	1602.99
	Cost of land	2749.41
NOTA	Cost of Infrastructure and other structures	50.00
ii	Estimated cost of Construction of amenities.	MAPRIM ESPAIN REG



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### 13. Status of colony

It is a Project where infrastructure development works have been completed.

- 14. (a) The following statutory approvals have already been obtained.
  - (i) License
  - (ii) Layout plan
  - (iii) Demarcation
  - (iv) Zoning Plan
  - (v) Electrification Plan
  - (vi) Zoning Plan
  - (b) The following statutory approvals have been applied for but yet to be received:
  - (i) Renewal of licence
  - (c) Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
  - (i) Completion Certificate: after renewal of licence

### 15. Contact person at the site office:

Name:

Muniraj Jayant

Phone No.

8076950386

Email Id:

forteasiarealty2016@gmail.com



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### 16. Financial information:

AHARVAN	AREAL DSTATE REGULATION OF THE RESERVE AND REAL DSTATE REGULATION OF THE RESERVE RESER	Lacs
ITI A HARY	Particulars  Particulars  Only Visition/and of last quarter	559.03
Tota	al sale value of booked Plots, on the date of application/end of last quarter	330.34
i. Tota	al sale value of booked rives, al amount received from the allottees (booked Plots), on the date of al amount received from the allottees (booked Plots), on the date of	228.69
iii. Bal	ance amount due and recoverable from the allottees (booked Flats) as on the date application /end of last quarter	4658.20
iv. An	nount invested in the project upto the date of approximation	255.8
v. To	tal Liabilities against the project upto date	Harry Alex

- 17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the HDFC Bank, Hisar, account number 50200003644701; IFSC Code HDFC0000155; MICR code 125240102. 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.
    - ii) strictly abide by the declaration made in form REP-I



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- 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) submit a copy of the revalidated license within a period of one month failing which the said registration certificate shall be deemed to have been withdrawn.

Dilbag Singh Sihag

Member

Rajan Gupta