



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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.

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2. 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.

3. The contact details of the promoter are:

Phone No.:

01662250362, 9034000042

Email id.:

Hc.girdhar@gawar.in

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

5. Particulars of the project:

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

6. 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.

7. 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.

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| Sr.No. | Area of the Plot (in sqmts) | Number of plots | Plots sold upto the date of Application | Yet to be sold |
|--------|-----------------------------|-----------------|---|----------------|
| 1 | 423 | 28 | 01 | 27 |
| 2 | 438 | 02 | 01 | 01 |
| 3 | 509.65 | 01 | -- | 01 |
| 4 | 502.95 | 02 | -- | 02 |
| 5 | 507.97 | 01 | -- | 01 |
| 6 | 312.72 | 01 | -- | 01 |
| 7 | 288 | 16 | 11 | 05 |
| 8 | 232.18 | 02 | -- | 02 |
| 9 | 235 | 30 | 05 | 25 |
| 10 | 250.27 | 07 | -- | 07 |
| 11 | 299.39 | 01 | -- | 01 |
| 12 | 250.27 | 07 | 05 | 02 |
| 13 | 225 | 35 | 02 | 33 |
| 14 | 205.87 | 01 | -- | 01 |
| 15 | 209 | 28 | -- | 28 |
| 16 | 258.50 | 01 | -- | 01 |
| 17 | 162.20 | 01 | -- | 01 |
| 18 | 180 | 21 | -- | 21 |
| 19 | 235 | 01 | -- | 01 |
| 20 | 174 | 03 | -- | 03 |
| 21 | 180 | 10 | -- | 10 |
| 22 | 232 | 01 | -- | 01 |
| 23 | 50 | 50 | -- | - |
| | Total | 250 | 75 | 175 |

9. 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 | 582.71 | Approved & Work done |
| 2 | Water supply system | 215.65 | Approved & Work done |
| 3 | Storm water drainage | 97.02 | Approved & Work done |
| 4 | Sewage treatment & Garbage disposal | 219.63 | Approved & Work done |
| 5 | Street lighting | 60.95 | Approved & Work done |
| 6 | Horticulture | 23.20 | Approved & Work done |
| 7 | Maintenance charges and resurfacing of roads | 496.92 | Approved & Work done |

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10. 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 | NA | Self |
| Water supply | NA | Self |
| Sewage disposal | NA | Self |
| Electricity | DHBVN | yes |
| Storm water drainage | NA | Self |

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

| Sr. No. | Land area under usage | Area of land (acres) |
|---------|--------------------------------|----------------------|
| 1 | Plots to be sold | 13.44 |
| 2 | Commercial Area | 1.074 |
| 3 | Hospital | 0.24 |
| 4 | Roads and Parks | 11.703 |
| 5 | Taxi stand | 0.12 |
| 6 | Area under road and Green Belt | 0.02 |
| 7 | Nursery School | 0.25 |
| 8 | Area Under Undetermined use | 0.15 |

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

| | | |
|-----|--|---------|
| i | Cost of land | 1602.99 |
| ii | Cost of Infrastructure and other structures | 2749.41 |
| iii | Estimated cost of Construction of amenities. | 50.00 |

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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:

| | Particulars | Laacs |
|------|---|---------|
| i. | Total sale value of booked Plots, on the date of application/end of last quarter | 559.03 |
| ii. | Total amount received from the allottees (booked Plots), on the date of application/end of last quarter | 330.34 |
| iii. | Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter | 228.69 |
| iv. | Amount invested in the project upto the date of application | 4658.20 |
| v. | Total Liabilities against the project upto date | 255.8 |

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.

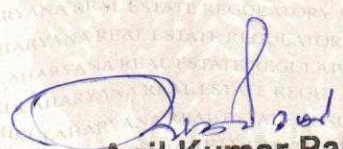
ii) strictly abide by the declaration made in form REP-II

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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


Anil Kumar Panwar
Member


Rajan Gupta
Chairman