



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of **Affordable Residential Plotted Colony under DDJAY** over land measuring 7.506 Acres in Sector 32, Kurukshetra, vide

Registration No.: HRERA-PKL-KUK-45-2018 Dated: 13.9.2018

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

1. Particulars of the promoter:

The promoter of the project is BRAHAM VATIKA REAL ESTATE PVT. LTD. having its registered office at Shop NO. 48, Opposite Peer, Bal Bhawan Road, Ambala City, 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) U70101HR2005PTC035611 and having PAN No. AACCB5665R.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****2. Following are the Directors of the company :**

1. Khushi Ram Garg (Chairman)
K.No. 1, Friends Colony Tohana,
9896123300

2. Deena Nath Gupta (MD)
H.NO.24, North Avenue , Patiala
01692-220390
8360406151

3. Contact Person at the site Office:

Vikram Garg
9812100099

4. The contact details of the promoter are:

Phone No.	0171-2557002
	9812100099
Email	vikramgargkmc@gmail.com

5. The promoter has not launched any project in the last five years:**6. Particulars of the project:**

The project will be set up over land measuring 7.506 acres in Sector-32, Kurukshetra. The land is owned by BRAHAM VATIKA REAL ESTATE (P) LTD.

7. The Town & Country Planning Department, Government of Haryana has issued license No. 35 of 2018 dated 15-06-2018 in favour of Braham Vatika Real Estate Pvt. Ltd. The licence is valid till 07-06-2023.

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8. Layout Plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No DGTCP – 6478 dated 22.05.2018. The Plots approved in the layout plan are as under:

Type of Plot	Area of Plot (in Sq. Mts.)	No. of Plots
A	149.97	27
B	90.00	66
C	86.70	38
D	149.81	10
E	144.30	14

50% residential plots have been frozen in the layout Plan.

*No Plots have been sold as on date.

The layout plan shall be displayed by the promoter at the site and in the office all the time.

9. The Service Plan/ Estimates have not yet been approved by the DTCP Haryana. However, the details of services and facilities which will be provided inside the colony shall be as under:

S. No.	Name of Facility	Estimated cost (in lacs)
1	Internal roads and pavements	70
2	Water supply system	26
3	Storm water drainage	28
4	Sewage treatment & Garbage disposal	20
5	Electricity supply system	20
6	Parks and playground	20
7	Club house/community centres	10
8	Shopping Area	20
	Total	214

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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	Haryana Urban Development Authority	Yes
Water supply	Haryana Urban Development Authority	Under consideration of DTCP, Haryana
Electricity	Uttar Haryana Bijli Vitran Nigam	Under consideration of UHBVN
Sewage disposal	Haryana Urban Development Authority	Under consideration of DTCP, Haryana
Storm water drainage	Haryana Urban Development Authority	Under consideration of DTCP, Haryana

11. The total land of the project measuring 7.506 acres will be utilised in the following manner:

Sr. no.	Land area usage	Area (in acres)
1.	Plots to be sold	4.15
2.	Roads	1.12
3.	Pavements	0.56
4.	Parks, Playground, Green belt, incidental green, open spaces	0.736
5.	Area to be left for transferring to govt. for community services.	0.74
6.	Any other/commercial	0.2

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12. Estimated cost of the project is 491.11 lacs. (including the land cost)

1.	Cost of land	191.39
2.	Cost of infrastructure and other structures	224.66
3.	Other cost including EDC, Taxes, Levies etc.	75.06

13. Current stage of development of the project:

This is a new project. Its development will start in October '2018.

Scheduled date of completion of the project is 30.09.2021.

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

a) Infrastructure

Particulars	Expenditure to be made in each quarter (in lacs)												Total	
	Oct-Dec 2018	Jan-Mar 2019	April-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	April-June 2020	July-Sept 2020	Oct-Dec 2020	Jan-Mar 2021	April-June 2021	July-Sept 2021		
Roads & Pavements	8	8	10	8	8	8	10	10						70
Water supply system					5	6	5	5	5					26
Sewerage treatment & garbage disposal								0	10	5	5			20
Electricity supply system										5	5	10		20
Storm water drainage			8	10	5	5								28
Parks and play-grounds							5	5	5	5				20
Club house/ community centres										0	5	5		10
Shopping area										5	10	5		20
Etc.	8	8	18	18	18	19	20	20	20	20	25	20		214

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15. The following statutory approvals have already been obtained.

- i. License is valid till 07.06.2023
- ii. Layout Plan

b) The following statutory approvals have been applied for but not yet received.

- i. Demarcation Plan
- ii. Zoning Plan (to be submitted in 3 months)

c) Service Plan/ Estimates – not yet prepared (to be submitted in 2 months)

16. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number BANK ACCOUNT No. 01030210002216 of UCO Bank, Patila, IFSC Code UCBA0000103; 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.

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

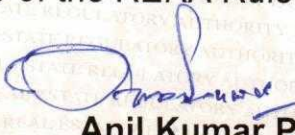
- i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that 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.

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- ii) Strictly abide by the declaration made in form REP-II
- iii) Apart from the price of the plots, 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.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman