

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Ansal Town Karnal DDJAY (SCH-3)"an affordable Residential plotted colony under DDJAY on land measuring 12.208 acres in Sector-36 Karnal, vide

Registration No.: HRERA-PKL-KNL-43-2018

Dated: 10.9.2018

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

Particulars of the promoter:

The promoter of the project is Ansal Housing and Construction Limited, 606, 6th Floor, Indra Prakash, 21 Barakhamba Road New Delhi-110001. The promoter is a Private limited company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number (CIN): L45201DL1983PLC016821, having PAN No. AAACA0377R.



- The Directors of the company are
 - a) Divya Ansal

Villa B, 6 APJ Abdul Kalam Road, New Delhi-110011

Phone No: 9810016003.

b) Surrinder Lal Kapur

161 A/1, Westerm Avenue Sainik Farms, New

Phone No: 9810099434

c) Maharaj Kishen Trisal

V-9/3 DLF City Phase-3, Gurugram-122001, Haryana

Phone No: 9873015550

d) Ashok Khanna

H.no. 765, Sector-8B, Chandigarh-160019

Phone No: 9814089930.

The contact details of the promoter are:

Phone No.

0120-3854111

Email

ahcl@ansals.com



4. The promoter has launched following projects in last five years:

PROJECT: 1

	11110	ne and location of the project Gur								
2 P	articulars of the pro		WE SELLIE THE STATE OF THESE	C 1 SCHOOL	THE PERSON OF TH					
	i. Total area of the		"Latt kitting", AMERICA	332	2552 sq. ft.					
vici e ii		of BORDIES	487							
iii		V-14840DI	NA TELLA							
3 Th	ne number of plots/	apartments	booked/sold to the	ne allotte	es: exaction and					
a)										
b)		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
Court of	Details of t	he expendit	ure incurred up	to date	NIL CHORITY PA					
TEXTS OF THE STATE	ALLS AN AREAL INTO ERECT	Initially estimated cost	Revised Cost	Expen	diture ed up to the f application					
Other	cost of the project than cost of land)	125.54 Cr.	125.54 Cr.	69.65 Cr.						
	f the apartments	64.02 Cr	64.02 Cr	2:	3.84 Cr.					
	f the infrastructure	0.83 Cr.	0.83 Cr.		0.31 Cr.					
Others	costs	60.69 Cr	60.69 Cr	45.50 Cr						
5	Total amount of allottees of the a filling this applica	partments/p	ected from currer plots up to the da	nt ate of	85.66 Cr.					
6	Remaining amou collected from th apartments	unt of sale p e current all	ottees of the	All thought	53.94 Cr.					
7	Loan sanctioned institutions again	st the project	t was a second of the company	MAN A M	77.00 Cr.					
8	Amount drawn from institutions till the	60.33 Cr.								
9	institutions till the date of filing this application Whether any litigation is pending against the Project									
10	Initial date of com	pletion of th	ne project		21/12/2020					
11	Likely date of con	npletion of the	ne project	SEAT FOR	31/12/2022					
	and the state of t		- project.		31/12/2022					



PROJECT: 2

1	Nam	ne and loca	ation of the proj	ect and early 225ch	Ansal Highland Park Gurugram		
2	Part	culars of t	he project in br	ief:	executed a resident of the first of the firs		
2	i	Total are	ea of the project	The state of the s	1157084 sq. ft.		
	ii.		mber of apartm		629		
STATE	iii.		mber of plots	TALL REAL PROPERTY AND A SECOND STATE OF THE PERSON AND A SECOND S	County Section - NA Carrella		
3	The	number of	plots/ apartme	nts booked/sold	to the allottees		
101.51 (=)	a)	Apartme		and experienced Record	497		
ALARTA	b)	Plots	orda esceptivitations	Contractor areas Assessed	NA NA		
NASAR	4	Land LATOLY	Details of the	expenditure incu	irred up to date:		
ALARAMA ALAMA TOTALAMA FIRST NO	A DA A A A A A A A A A A A A A A A A A	STATEMENT OF A STATEM	Initially estimated cost	Revised cost	Expenditure incurred up to the date of application		
proje		t of the her than land)	240.61 Cr.	240.61 Cr.	152.29 Cr.		
OF THE REAL PROPERTY.	Cost o		174.29 Cr.	174.29 Cr.	109.91 Cr.		
	cost o	f the icture	2.34 Cr.	2.34 Cr.	1.94 Cr.		
O	thers	costs	63.98 Cr.	63.98 Cr.	40.44 Cr.		
5	curr	ent allotte	of money collect es of the apartn filling this applic	nents/plots up	341.53 Cr.		
6	Ren be d	naining an	nount of sale pri com the current	ce money to	88.49 Cr.		
7		n sanction ncial institu		90.00 Cr.			
8	fina		from the banks utions till the dat	70.51 Cr.			
9	the	Project	itigation is pend	THE STATE OF THE STATE OF	Charles and proceedings at the market		
10	Initia	al date of c	completion of the	e project	30/11/2021		
					30/11/2021		





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1		ne and locati	Ansal To Phase –	own Yamuna Nagar II					
2	Part	iculars of the	project in brief	167 11	10 (0.13) 1 (0.14) 1 (0.5) 1	Company Company Company			
	ii.	Total area	of the project	a state	Zi righter pare	21.43 Acre			
	iii.		er of apartments	S	91 HORSE	CAMOON NIL TAN AREA THE AREA			
411 PL	iv.	Total numb		RITER.	13.48	178			
3	The	number of p	lots/ apartments	book	ced/sold to	the allottees:			
SI INI	a)	Apartments	25 Ma. L. Language pra	EASTAGE	and and as at	HOME NA THE STATE OF THE STATE			
11 VI	b)	Plots	I KIND OF THE	91					
4	REAL PROPERTY.	Detai	Is of the expend	diture	incurred up	to date:			
APA TA HANAY GLAM	AND ALSO AND ALSO AND ALSO AND AND ALSO AND AND ALSO AND AND AND ALSO AND AND ALSO AND AND ALSO AND AND ALSO AND	STATE RECORD ACTION A TSTATE RECORD ACTION ACTION AND RECORD ACTION ACTION ACTIONS	Initially estimated cost	Rev	ised cost	Expenditure incurred up to the date of application			
Total cost of the project (Other than cost of land)			51.92 Cr.	51	.92 Cr.	20.54 Cr.			
Cost of the apartments			STATE FIRST NIL STATE OF	ELLA POSA NIL A HARVAN		SANTANESIAN STANIA			
	of the	The same of the sa	2.75 Cr. 2.75 Cr.		75 Cr.	1.14 Cr.			
Othe	rs co	sts	49.17 Cr.	49	.17 Cr.	19.39 Cr.			
5	Tota allott	amount of r	noney collected partments/plots cation		STORY OF THE STORY	36.88 Cr.			
6	Rem colle	aining amou cted from the tments	3.88 Cr.						
7			by the banks/ of st the project	ther fi	nancial	31.80 Cr.			
8	Amo	unt drawn fro	om the banks/ of date of filing thi		4. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	23.85 Cr.			
9		ther any litiga	ation is pending			NO MONTH OF THE PARTY OF THE PA			
10	Initia	I date of com	pletion of the pr	oject.	Ring of River 1	31/12/2021			
11			pletion of the p			31/12/2021			

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PROJECT: 4

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ATOR

1	Nan	ne and location	Ansal Bo Gurugram	oulevard	
-	Par	iculars of the	project in brief:	produce decided to	The state where
	i.		f the project	2.8	30 Acre
11 411	ii.	Total number	This of the Bill and the	637	
EII.	iii.	Total number	er of plots	Large Charles to	Nil
3	The	number of p	lots/ apartments book	ked/sold to the a	llottees:
	a)	Apartments	TO BY SHELL VHARYOUTEN	ALE MANY TONS THE STATE OF THE	374
	b)	Plots	NIL		
4	N = 101.3	Deta	ils of the expenditure	incurred up to o	late:
1 (1) 10 (1) 10 (1) 10 (1)	MILLAND A MILLAND A MILLAN	Control of the contro	Initially estimated cost	Revised cost	Expenditure incurred up to the date of application
proje		t of the Other than nd)	66.91 Cr.	66.91 Cr.	42.37 Cr.
	of th		43.37 Cr. 43.37 Cr.		22.29 Cr.
	of th		3.39 Cr.	3.39 Cr.	1.89 Cr.
Othe	ers co	sts	20.15 Cr.	20.15 Cr.	18.19 Cr.
5	allot fillin	tees of the a g this applica		the date of	96.12 Cr.
6	colle	naining amou ected from th	the apartments	62.45 Cr.	
7	inst	n sanctioned tutions again	inancial	Nil	
8	Amo	ount drawn fr itutions till the	om the banks/ other f	olication	Nil
9	VVN	etner any litig	ation is pending again	nst the Project	NO
11	HIII	al date of cor	npletion of the project	THE LAND WILLIAM	31/12/2020
-		adic of co	inpletion of the project	I.v	31/12/2020

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particulars of the project:

The project will be set up on 12.208 acres land. The land is owned by Ansal Housing & Construction Limited, Sampark Hotels Pvt. Ltd., Naurang Investment & Financial Services Pvt. Ltd., Wrangler Builder Pvt Ltd., and Geo Connect Pvt. Ltd. The Developer, Ansal Housing and Construction Pvt. Ltd. has done a joint venture agreement with the other licensees for the said land. The same is a registered agreement with irrevocable power of attorney to pass on title of land for the project.

- have issued license No. 49 of 2018 dated 12.07.2018 in favour of the land owner M/s Ansal Housing & Construction Limited, Sampark Hotels Pvt. Ltd., Naurang Investments & Financial Services Pvt. Ltd., Wrangler Builder Pvt. Ltd., Geo Connect Pvt. Ltd. The licence is valid till 11.07.2023.
- 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-6509 dated 15.06.2018. The plots approved in the layout plan are as under:

==OOPV	AREA (IN SQM.)	NO. OF PLOTS
CATEGORY	A DESIGNATION OF THE TAXABLE PROPERTY PASSE	B.C. 1111
TYPE-A	THANKS SEED 149.95 THE SECTION IN	THE SHAPPING TO PRIVATE BY MADE
TYPE-B	CIEUT A HARYANA MA SA 1133.6	PACKETTAL LAND STREET,
TYPE-C	120.6	15 PALLED 17 WALLES
TYPE-D	TY BY COKELANAS - 111.78 a great St. 180	ODEL - PASCHE 1 10 A TO A TO A
TYPE-E	112.16	The test Page 29 Allander at
TYPE-F	THE PARK HOLL A HAR 90 THE PARK HOLE A HAR 90	29
TYPE-G	85.56 NORTH PARTY 1885	S ANTHORET 31 CHE LANARY
TYPE-H	89.67 SARIAL ESTATE PRANT	12 CANCERCAN
TYPE-I	107.76	and the state of t
TYPE-J	MILLER THE STATE 149.4 MARYANA BEALTSTATE	11. I NORTH PART
TYPE-K	ALL RELEATING ALTER 148.86	Section 3 statements base
TYPE-L	140.00 A 140	5 THERET 5
TYPE-M		8 2 34 1111111
TYPE-N	125.76	marian and
TYPE-O	130.13	8 (1.46)
TYPE-P	100.31	TO ASA REAL EST 10 REALS
TYPE-Q	101.89 A REAL EST OF 101.89	NET CARL SERVICE
TYPE-R	123.15 STEPLER LAND AND A STEPLER LAND A STEPLER LAN	CHARLANA DE AL 4. PAIR RECRETATI
TYPE-S	141.28	TAHERANARI 3 ESTAT PEGL
TYPE-T	139.28	MKLLVIIAPYKA 4 SELSENIERO
TYPE-U	TENEDIKETARING ANAL 150 ERICE TORS ALTHOUGH	WHELLALLY 3 APPLIES AND R
TYPE-V	106.72	V TORREST VIG. CALLERY
TYPE-W	LIGHT PARCHELL STAFF 114.56 CALL MECHANIST I	IORPIA DOS ALL 6 SEVENCE AL PROPERTIES
Commercial	1024.93	THURST YEAR HE TO BARYS ARE
plot	AN ACTION OF A DESCRIPTION OF SARIAS IN TAILS OF THE AREA	YALTHORITS HARY SAT
and state to the	TOTAL	ONY AUTHORI 220 HAL VII VAN

^{*}No plots have been sold as on date

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



^{50%} residential saleable area has been freezed in the layout plan.

8. The service plan estimate is yet to be got approved from DTCP,
Haryana. The estimates of internal developments works are as under:

Sr. No	Name of the facility	Estimated cost (Within the project area only) (All Figure in Lacs)	Remarks Yet to be prepared/ Submitted to HUDA, Town & Country Planning Department/as per project report etc.
1	Internal roads and pavements	200.75 lacs	Estimate submitted
2	Water supply system	103.58 lacs	Estimate submitted
3	Storm water drainage	37.72 lacs	Estimate submitted
4	Electricity supply system	118.69 lacs	Yet to be submitted
5	Sewage treatment & Garbage disposal	38.17 lacs	Estimate submitted
6	Street lighting	18.74 lacs	Estimate submitted
7	Play grounds and parks	9.41 lacs	Estimate submitted

 Approvals/ NOCs from various agencies for connecting external services.

Facility TREATH STORY AUTHOR	External/connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No			
Roads	HUDA	NO REPORT AND NO RESTRICTION			
Water supply	HUDA ANARAS ANA	PARTE RECEIVE A NO THE PARTE ATTACK			
Electricity	UHBVN	NO NO			
Sewage disposal	HUDA	NO CONTRACTOR NO			
Storm water drainage	HUDA	MO TAREST NEITH BLUE STORY OF THORY			



10. The total land of the project measuring 12.208 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
51. 140.	Plots to be sold	5.938 Telephone
2 1 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area under commercial plot (to be sold)	
3	Roads Thomas Process	2.893
100 4 MIN	Parks and playgrounds	11 THE R. O. 938 THE R. P. LEWIS P. L.
5 ARIAN	Sewage and solid waste treatment facility	LATOR ALTO. 0.74 CHARLANAR
6	Area under Community Facility	1.230 PROCEED
TOTAL TOTAL	Any other COLENDER ST. THEREIN PLACE HELL AMARYAN SHEET	ATTENDED OF THE OSE OF THE PARTIES.

11. Estimated cost of the project is Rs 16.78 cr (including land cost)

1 30,000	Cost of land	6.87 Cr.
ii.	Cost of Infrastructure and other structure	When the state of the state received the state rece
iii.	Other Costs, Including EDC, Taxes, Levis	Depty parchety 4.64 Cr. Real estate god

12. Current stage of development of the project:

This is a new project. Its development shall be started by 01.10.2018. Scheduled date of completion of the project shall be 31.12.2021.

13. Quarterly schedule of the development of the project:

(a)Infrastructure

REAL ENT ME BLOOM	17 13X X	THE ST.	PASCIBLE A PASCI	LAHAR	Expen	diture to I	oe made	in each	quarter	(in Lacs)	KULAH	11111	1312	er vite
Particulars ALL R	Oct- Dec, 18	Jan- Mar, 19	Apr- Jun, 19	Jul- Sep, 19	Oct- Dec, 19	Jan- Mar, 20	Apr- Jun, 20	Jul- Sep ,20	Oct- Dec, 20	Jan- Mar, 21	Apr- Jun, 21	Jul- Sep ,21	Oct- Dec, 21	Grand Total
ads & Pavements	35	35	R 35	1. 35	35	25.75	S A REAL CASHA RE	I ALL ST	COLL A	Orange of the or	14033 1038113	y PANC	TIKU I V	200.75
ter Supply System	. 20 I	20	20	20	20	3.58	EAST AT	1 (F (S)	di Più	A STATE OF	A 10 11	art po	- 118.0 - 118.1 - PANCE	103.58
verage treatment & arbage disposal	25	5 15 X	MR 5 A A	5	15	1 P. 5 . IN	8.17	NAREA SANAR SRYOS	The Addition of the Addition o	REPORT OF	1 - 10 /6 /2 (10 /6 /2	en Energy	HTY PAN LORD V P	38.17
Electricity supply system	NILARY CHARLA	TAREA TAR	ALTA L	REAL TO SELECT	20	20	20	20	20	18.68	I CHELA	Cale V	CHOR:	118.68
orm water drainage	5	AM 5 STA	A 5 (A)	5	5	arcy 5 mg	5.	2.72	7 H.V.(2)	MAN PL	SLVII K	aut vi	JE - V	37.72
ks and playgrounds	2	R. 2 all	1.5.R.S. S.S.	2	1.41	Children	i i • igg Viorpo	PAN.	Ka Lan	RY NA R	AL EST	1 1885	1.1.4(6)	9.41
Street Light	111011.1	ANT IN	PENHA Alv	5	5	5	3.74	ORO VI	(S) 7003 12(N) (1)	VEZEVA	ARI XI	151511	R) OF STATE	18.74

14. The following statutory approval have already been obtained.

a. Layout Plan

15. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

a. Demarcation Plan: 01/10/2018
b. Zoning Plan: 01/10/2018
c. Electricity Plan: 24/02/2018

c. Electricity Plan: 31/03/2019



16. Contact person at the site office:

Name

Mr. Netrapal Sharma

0120-3854128,

Phone (Landline)

9650028884

netrapal.sharma@ansals.

Email Id

com

- The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the HDFC Bank Ltd VC-1, ADJ to Income Tax, Vaishali, Ghaziabad account number 57500000218343; IFSC Code HDFC0000422; MICR code 110240064. 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 Promotor shall:
- 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 plot, the Promotor shall not demand or receive from 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 Promotor shall create his own website within a period of one month containing information as mandate 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 sales as provided in Rule 8 of the RERA Rules dated 28.07.2017

Dilbag Singh Sihag Member Anil Kumar Panwar Member Rajan Gupta Chairman