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HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project "La Regencia Phase II" on land measuring 4.36 Acres (forming part of a total licensed area of 10.0125 Acres) in Sector 19, Panipat, vide.

Registration No.: HRERA-PKL-PNP-46-2018 Dated: 17.9.2018

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

1. Particulars of the promoter:

The promoters of the Project:

- 1.1 Astrum Value Homes Pvt. Ltd. having its registered office at 10th Floor, C-Wing, JMD Megapolis, Sohna Road, Sector-48, Gurugram, Haryana-122002.

Corporate Identity Number (CIN)- U70200HR2009PTC039688

Pan No. - AAICA6223C

- 1.2 Stanza Developers & Infrastructure Pvt. Ltd, having its registered office at 189, Tarun Enclave, Pitampura, New Delhi, 110034.

Corporate Identity Number (CIN) - U45201DL2006PTC183946

Pan No. - AAJCS7294Q

are a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana.

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2.1 Following are the Directors of Astrum Value Homes Pvt. Ltd.

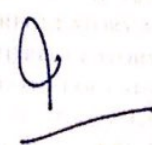
- a) Om Chaudhry
C-74, Sushant Lok, Phase -I,
Gurugram, Haryana-122002
0124-24659005
- b) Manoj Dassani
Flat No. 603, Building no. 18, Unitech, Heritage City, Gurugram,
Haryana 122002
Phone No.: 9650292440

2.2 Directors of Stanza Developers & Infrastructure Pvt. Ltd.

- a) Anil Kumar Sharma
H. No. D1, 5834, First Floor,
Ansal Sushant City, Panipat,
Haryana- 132103
9812100760
- b) Gulshan Kumar Bedi
H.No. 564/9, Near Shah Modern School,
Panipat, Haryana-132103
9812546387

3. Contact Person at the site Office:

Muktesh Chugh
8295900120

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4. The contact details of the promoter are:

Phone No.

9650292440

Email

Manoj.dassani@astrumhomes.com

5. The promoter has launched the following project in last five years:

Project Name: Astrum Grandview Mysore Phase – I

Location: Mysore, Bandipalya (Oppo. APMC Yard), Nanjangud Road (NH-212), Mysuru, Karnataka 570025.

Date of starting construction: September, 2017.

Likely date of completion: December, 2019.

6. Particulars of the project:

The project will be set up over land measuring 4.36 acres (forming a part of a total licensed area of 10.0125 Acres) in Sector-19, Panipat. The land is owned by Stanza Developers and Infrastructure Pvt. Ltd., who have entered into a development agreement with Astrum Value Homes Private Limited.

The Town & Country Planning Department, Government of Haryana has issued license No. 997 of 2006 dated 16-06-2006 in favour of Stanza Developers and Infrastructure Pvt. Ltd. This license is valid upto 15.06.2019.

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7. The building plans of this Group Housing Project were approved on 13.12.2012. The promoter has applied for revalidation of building plans to the Town and Country Planning Department, Haryana on 11.12.2017, which as per Clause 4.4 of the Haryana Building Code 2017 are automatically considered to be approved from the date of submission of revalidation fee.

8. Detail of the apartments in the project are as under:

S. No.	Tower Name	No. Of Blocks	Height	Type of DU's	Carpet Area of DU's (in Sq. ft.)	No. Of Units	No. of Apartments Sold / Booked upto the Date of Application
A	Phase-2 Residential						
1	Tower-A1 (Hamilton)	1	S+9	Type-1	1129.14	18	15
				Type-2	1103.96	18	12
2	Tower-D1 (Galleon)	1	S+9	Type-3	1144.21	18	15
				Type-4	1118.27	18	13
3	Tower-D2 (Emerald)	1	S+9	Type-3	1144.21	18	15
				Type-4	1118.27	18	14
4	Tower-E (Florence)	1	S+9	Type-5	1269.83	18	16
				Type-6	1294.59	18	14
5	Tower-F1 (Irvine)	1	S+10	Type-7	1586.18	32	30
				Type-8	2686.37	4	0
	Total					180	144

* Out of a total of 180 apartments, 144 have already been sold.

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9. The Service Plan/ Estimates have been approved by the DTCP Haryana vide letter dated 27.03.2015. The details of services and facilities which will be provided inside the colony shall be as under:

Sr. No.	Name of Facility	Estimated cost (in lacs)
1	Internal roads and pavements	170
2	Water supply system + storm water + drainage + rain water harvesting	149
3	Electricity Supply System	135
4	Sewage treatment & Garbage disposal	89
5	Street lighting	9
6	Security, boom barrier, boundary wall and fire fighting	108
7	Club house/Community Centre	210
8	Renewable energy system	30
9	Play Grounds and Parks	26
10	DG Backup, Dual metersm signages & other misc etc	75
	Total	1001

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	DTCP, Haryana	Yes
Water supply	DTCP, Haryana	Yes
Electricity	Uttar Haryana Bijli Vitran Nigam	Yes
Sewage disposal	DTCP, Haryana	Yes
Storm water drainage	DTCP, Haryana	Yes

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11. The total land of the project measuring 4.36 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (sq.mtrs.)
1	Construction of apartments	4079.64
3	Roads	4085.7
4	Pavements	3675.1
5	Parks and playgrounds	2222.609
6	Green belts	653.052
7	Sewage and solid waste treatment facility	345.42
8	Vehicle Parking	1512.5
9	Club house	453.331
10	EWS and Shops	648.648
	Total	17676

12. Estimated cost of the project is Rs. 8017 lacs (including the land cost)

1.	Cost of land	525
2.	Estimated cost of construction of Apartments	6005
2.	Cost of infrastructure and other structures	1001
3.	Other cost including Taxes, projects overheads.	486

Current stage of development of the project:

This is an ongoing project. Its development was started in February 2014. Scheduled date of completion of the project is December, 2019. In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

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

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure (in lacs)						
		July- Sep 2018	Oct- De 2018	Jan- Mar 2 01 9	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020
		3338	500	500	600	500	300	267
Apartments								

(b) Infrastructure

Particulars	Expenditure incurred till the date of application	Expenditure (in lacs)								
		Apr- June 2018	July- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020	Grand Total
Roads, pavements, hardscape & landscape					30	50	50	40		170
Water + storm water drainage supply + rain water harvesting				20	30	30	30	39		149
Sewerage Treatment & Garbage Disposal	36					15	15	23		53
Electricity Supply System							60	75		135
Security, boom barrier, boundary wall and fire fighting	13					30	30	30		35
DG Backup, Dual metersm signages & other misc etc							20	55		75
Street lighting								9		9
Play Grounds and Parks							10	16		26
Club house/Community Centre	61			10	30	30	40	39		149
Renewable energy system						10	10	10		30
Total	110						20	55		75

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14. The following statutory approvals have already been obtained.
- License renewed till 15.06.2019
 - EC & Service Plan Estimate
 - Layout plan
 - Demarcation plan
 - Zoning plan
 - Building plan

15. Financial details:

	Particulars	Amount (In Lacs.)
i.	Total sale value of booked Plots, on the date of application/end of last quarter	7919
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	3785
iii.	Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	3461
iv.	Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	673
v.	Amount invested in the project upto the date of application	3916
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	4101

16. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 661405600771 of ICICI Bank, Kachnar Marg; IFSC Code ICIC0006614; MICR code 110229182. 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.

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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.

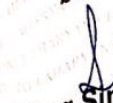
ii) Strictly abide by the declaration made in form REP-II.

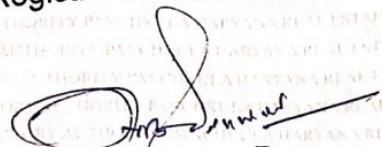
ii) In case of unsold apartments the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the flat under any name or definition except reasonable charges for maintenance of essential services and common facilities.

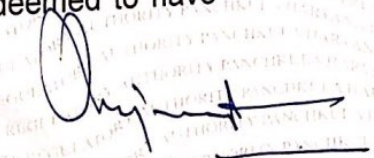
iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.

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- 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 approvals relating to the transfer of beneficial interest and revalidation of building plans within a period of 60 days, failing which the Registration Certificate shall be deemed to have been withdrawn.


Dilbag Singh Sihag
 Member


Anil Kumar Panwar
 Member


Rajan Gupta
 Chairman