



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered Phase-I of the project comprising of Plot Nos 1 to 54 of Ansal Town Karnal (DDJAY SCH-1), an Affordable Residential Plotted Colony being developed over land measuring 7.739 acres in Sector-36, Karnal vide

Registration No. : HRERA-PKL-KNL-44-2018

Dated: 13.09.2018

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

1. Particulars of the promoter: The promoter of the project is M/s Ansal Housing & Construction Ltd., 606, 6th Floor, Indraprakash Building, New Delhi-110001. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number

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2. The Director of the Company :

a) Mr.Kushagr Ansal, 82 Jor Bagh, New Delhi-110003

3. The contact details of the promoter are:

Phone No. 0120-3854371

Email id. kushagr.ansal@ansals.com

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

Project 1 Ansals Amantre , Gurugram
Likely/Actual date of completion 30.12.2022

Project 2 Ansals Highland Park , Gurugram.
Likely/ Actual date of completion 30.11.2021

Project 3 Ansal Town Yamuna Nagar Phase-2
Yamuna Nagar
Likely / Actual date of completion 31.12.2021

Project 4 Ansals Boulevard , Gurugram
Likely / Actual date of completion 31.12.2020

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5. Particulars of the project:

Only Plot Nos. 1 to 54 are being registered out of the total area of 7.739 acres. The total area of 7.739 acres is owned by M/s Maestro Promoters Pvt. Ltd., 110, Indraprakash, 21 Barakhamba Road, New Delhi-110001, CIN No.U70101DL1996PTC076509, M/s.Aeries Properties Pvt.Ltd., 11th floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001, CIN No.U45201DL2004PTC129187, M/s.Sphere Properties Pvt.Ltd., 11th floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001, CIN No.U45201DL2004PTC129395, & M/s Ansal Housing & Construction Ltd., 606, 6th floor Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 CIN No.L45201DL1983PLC016821, who have entered into a collaboration agreement with the promoter M/s.Ansal Housing & Construction Ltd., 606, 6th floor Indraprakash Building, 21 Barakhamba Road, New Delhi-110001.

6. The Town & Country Planning Department, Government of Haryana had issued license No.99 dated 16.11.2017 in favour of the land owners M/s Maestro Promoters Pvt. Ltd., M/s Aeries Properties Pvt. Ltd., M/s Sphere Properties Pvt. Ltd. & M/s Ansal Housing & Construction Ltd. The license is valid till 15.11.2022.



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7. Layout plan of the project has been approved by the Department of Town and Country Planning, Government of Haryana on 16.11.2017 comprising of Plots of following categories.

Type of Plots	Area of each Plot (in Sqm.)	No. of Plots
A	119.00	16
B	132.43	14
C	124.64	14
D	98.98	10
E	101.08	9
F	72.00	18
G	66.00	8
H	63.00	8
I	140.00	7
J	142.66	6
K	150.00	6
L	136.00	6
M	112.42	7
N	131.70	10
Total Plots		139

- 50% residential plotted saleable area has been frozen in the layout plan.
- No plot has been sold/booked as on date.
- The layout plan shall be displayed by the promoter at the site all the time and in its office.

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8. The Service Plans/ Estimates of the project are yet to be got approved from the Department of Town and Country Planning.

However the estimates of Internal development works are as under :

i. Electrification plan	Rs.80,79,393/-
ii. Roads	Rs.70,88,776/-
iii. Water supply system	Rs.46,54,914/-
iv. Sewerage treatment and garbage Disposal plans	Rs.61,91,440/-
v. Landscaping parks, playgrounds etc.	Rs.6,00,000/-

A copy of the approved plans shall be displayed by the promoter at the site of the construction and its office .

9. **Ground coverage of the complete project measuring 7.739 acres shall be as follows:**

a) Residential Plots	15383.46 sq.mtrs.
b) Commercial plot	1123 sq.mtrs.
c) Roads and green belt	8958.79 sq.mtrs.
d) Playground parks	2398 sq.mtrs.
e) Community facility Area to be handed over to govt. as per license	3155.75 sq.mtrs.

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- a) Water supply system, 100 KL
underground tanks
- b) Over head tanks 200 KL
- c) Sewerage treatment plant 275 KLD
- d) Electricity sub-station (6 Nos. 200 KVA & 2 No.
160 KVA - 2 Nos.)
= 8 transformers
- e) Total demand load of electricity 1190 KVA
- d) Convenient shopping (Commercial) 1123.10 sqm

11. Current stage of development of the project:

It is a New Project. Its scheduled date of completion is June 2022.

12. Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditure		Physical	
		Estimated	Actual	Planned	Actual
1. Roads	9.0 Mtr	70.88 Lac	NIL	850 Mtr	NIL
2. Water supply	DI PIPE GI PIPE	46.54 Lac	NIL	1765 Mtr 33 Mtr	NIL
3. Sewerage	S.W.PIPE	61.91 Lac	NIL	1470 Mtr	NIL
4. Electrical	HT/LT CABLE	80.79 Lac	NIL	560 Mtr 2105 Mtr	NIL

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13. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration upto the date of completion.

(a) Infrastructure:

Particulars	Expenditure to be made in each quarter (Rs.in lacs)														
	Apr- Jun e,18	July- Sep,1 8	Oct- Dec,1 8	Jan- Mar,1 9	Apr- June, 19	July- Sept, 19	Oct- Dec, 19	Jan- Mar, 20	Apr- Jun, 20	July- Sep, 20	Oct- Dec 20	Jan- Mar ,21	Apr- Jun, 21	Jul- Sep t,21	Grand Total
Roads	5.67	8.51	8.51	8.51	8.51	8.51	8.51	8.51	5.65	0	0	0	0	0	70.89
Water Line	0	1.86	5.59	5.59	5.59	5.59	5.59	5.59	5.59	5.56	0	0	0	0	46.55
Sewer line	0	2.48	7.43	7.43	7.43	7.43	7.43	7.43	7.43	7.42	0	0	0	0	61.91
Electri- city	0	0	0	2.6	7.82	7.82	7.82	7.82	7.82	7.82	7.82	7.82	7.82	7.81	80.79
SW Drain	0	0.92	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.77	0	0	0	0	23.01
Park	0	0	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.24	0	0	0	6.00
Total	5.67	13.77	25.01	27.61	32.83	32.83	32.83	32.83	29.97	24.29	8.06	7.82	7.82	7.81	289.15

14. The Architect of the project is:

Mr. Neeraj Kochar (contact No.0960566055)

15. Agencies which will be undertaking external development works:

- M/s Singla Infrastructure Pvt. Ltd. (Contact No.9215923222) for Road , Water supply , Sewerage system , Storm Water drainage .

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- M/S Phoenix Engineers & Erectors and M/S Arora Electric Company for power.

16. Financial details:

Estimated cost of the project is Rs.10.28 Crores which is comprised of the cost of land, construction and infrastructure development. Sources of funding the project are internal accruals and sale proceeds.

- 17.** The amount of Rs.2.93 crores to be incurred for completion of the project shall be met by way of sale of unsold stock of plots and/ or by raising a loan from bank and/or by way of promoter's contribution amounting to Rs 2.93 crores.

- 18.** The promoter shall deposit 70% of the money collected from the buyers in the account number 917020053997585 of bank Axis Bank Limited; IFSC Code.UTIB0000007; MICR code.11021002. The money from the aforesaid account shall be drawn only towards meeting the cost of development within the Project Area. 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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19. 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 agreement with the buyer in breach of the said provisions.

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


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.

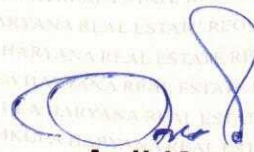
iv) The promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information related to the plots sold/booked and expenditure made in the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

v) a copy of brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of RERA rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman