



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony under DDJAY on land measuring 12.0125 acres being developed at Village Kanwala, Sector-27 Ambala City, vide

Registration Number: HRERA-PKL-AMB-67-2018 Dated: 31.10.2018

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

1. Particulars of the promoter:

The promoter of the project is M/S Skylark Software Technologies Private limited, Flat No. 102, Guru mansion, 5/69, Padam Singh Road, New Delhi 110005. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U72200DL2004PTC129154, having PAN No. AAJCS2979Q.

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2. The Directors of the company are:

a) Dhirendra Dadwal

Village- Manwal, Tehsil and PO Pathankot, Gurdaspur-145001

Phone- 9810411227

Email Id: dadwal_textchem@yahoo.com

b) Rajneesh Sharma

House no. 935, Sector 7, Urban Estate, Ambala City

Phone – 9896092979

Email Id: Rajneesh_64@yahoo.com

c) Kapil Grover

MD-11, Pitampura, New Delhi-110088

3. The contact details of the promoter are:

Phone No. 9810411227

Email dadwal_textchem@yahoo.com

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 12.0125 acre land. The land is owned by Skylark Software Technologies Private limited.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 5 of 2018 dated 15/1/18 in favour of the land owner Skylark Software Technologies Private limited. The licence is valid till 14/01/2023.



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7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No 6159 dated 9-11-2017 with following category of plots.

Type of Plots	Size of Plot (in m2)	No. Of Plots
A	142.02	36
B	133.73	30
C	70.16	69
D	64.54	111

50.09% 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 its office all the time.

8. The service plan estimates are yet to be approved by the Town and Country Planning Department, Government of Haryana.

However, the estimates of internal development work within the project area are as under:

S. No.	Particulars	Expenditure to be incurred (in lacs)
1.	Internal Roads and Pavements	232.60
2.	Water supply system	190.40
3.	Sewage Treatment & Garbage Disposal	122.00
4.	Electricity Supply System (Street Lighting)	46.50
5.	Storm Water Drainage	82.40
6.	Playground and Parks	6.60

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

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9. 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	EDC paid and works to be carried out by HUDA as per 2(g) of Haryana Development and Regulations of Urban Areas Act 1975
Water supply	Haryana Urban Development Authority	As above
Electricity	Uttar Haryana Bijli Vitran Nigam	Request submitted to HVPN for sanction of load on 19.3.2018.
Sewage disposal	Haryana Urban Development Authority	As above
Storm water drainage	Haryana Urban Development Authority	As above

10. The total land of the project measuring 12.0125 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	5.54
2	Roads	3.79
2	Commercial Area	0.48
3	Parks and Playgrounds	1.00
4	Area under Community Facility	1.20
5	Total	12.01

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11. It is a new Project. Its development will start in Oct' 2018 and the Projected date of completion is March '2023.

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

a) Infrastructure

Particulars	Expenditure to be made in each quarter (in lacs)									
	Oct- Dec 18	Jan- Mar 19	Apr- June 19	July- Sept 19	Oct- Dec 19	Jan- Mar 20	Apr- June 20	July- Sept 20	Oct- Dec 20	
Roads & Pavements	12.92	12.92	12.92	12.92	12.92	12.92	12.92	12.92	12.92	
Water supply system	10.57	10.57	10.57	10.57	10.57	10.57	10.57	10.57	10.57	
Sewerage treatment & garbage disposal	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	
Electricity supply system -street	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	
Storm Water Drainage	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58	
Parks and Playgrounds	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	

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Particulars	Jan- Mar 21	Apr- June 21	July- Sept 21	Oct- Dec21	Jan- Mar 22	Apr- June 22	July- Sept 22	Oct- Dec 22	Jan- Mar 23
Roads & Pavements	12.92	12.92	12.92	12.92	12.92	12.92	12.92	12.92	12.92
Water supply system	10.57	10.57	10.57	10.57	10.57	10.57	10.57	10.57	10.57
Sewerage treatment & garbage disposal	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77
Electricity supply system	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58
-street									
Storm Water Drainage	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58
Parks and Playgrounds	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36

13. The Architect of the project is:

Sudhir Verma and Associates, Architect and Town Planner

H.no. 288, Sector-21A, Chandigarh.

0172-4613288

The Contractors of the project are:

To be appointed

14. Financial details:

The estimated cost of the project is Rs 1219.685 Lacs which is comprised of the cost of land i.e. 466.50 Lacs, the cost of infrastructure amounting to Rs. 420.43 lacs the cost of EDC, Taxes, Levies etc. amounting to Rs. 138.755 lacs and marketing/advertisement and overheads of Rs. 194 lacs.

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15. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 387301010036148 Union Bank of India; 7974/4, Naie Basti, Ambala City, Haryana; IFSC-UBIN0538736. 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.
16. This Certificate of Registration is issued subject to the following conditions that the Promoter 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.
 - strictly abide by the declaration made in form REP-II
 - 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.

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- 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