



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA
CORRIGENDUM

Registration Certificate No. HRERA-PKL-FBD-49-2018 dated 25.09.2018


Project: Vipul Plaza – a Commercial Project 3.2 on land measuring 3.20 Acres.

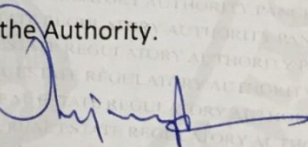
Promoters: 1. M/s Ritwiz Builders & Developers Pvt. Ltd 14/185,14/186 GF, Malviya Nagar, Main Shivalik Road, New Delhi. CIN No. U45281DL2005PTC139817

2.M/s URR Housing and Construction Pvt. Ltd 14/185,14/186 GF, Malviya Nagar, Main Shivalik Road, New Delhi. CIN No. U45201DL2005PTC140259.

The Haryana Real Estate Regulatory Authority Panchkula (HRERA Panchkula) in its meeting held on 20.05.2019, vide Item No. 52.8 have resolved to partially modify the Registration Certificate No. HRERA-PKL-FBD-49-2018 dated 25.09.2018 in respect of the project namely; Vipul Plaza – a Commercial Project on land measuring 3.20 Acres in Village Bhatola ,Sector 81, Faridabad to the extent that the name of one of the Promoters mentioned in the registration certificate be read as “URR Housing and Construction Pvt. Ltd” in place of “URR Construction and Housing Pvt. Ltd”.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Corrigendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-FBD-49-2018 dated 25.09.2018 issued by the Authority.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Commercial Project namely "Vipul Plaza" having an FAR of 16936.613 sq. mtrs. being undertaken on land measuring 3.20 acres situated at Village Bhatola, sector – 81, Faridabad vide

Registration Number: HRERA-PKL-FBD-442018 **Dated: 25-09-2018**

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

1. **Particulars of the promoter:** The promoter of the Project are M/s Ritwiz Builders & Developers Pvt. Ltd. And M/s. URR Construction & Housing Pvt. Ltd. 14/185,14/186 GF, Malviya Nagar, Main Shiwalik Road, New Delhi .The promoters are a Pvt. Ltd. company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45281DL2005PTC139817, having PAN No. AAADCR1582N and (CIN) U45201DL2005PTC140259, having PAN No. AAACU7876M respectively.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

2. **The Directors of both the companies are the same who are as under:**

a) Rakesh Sharma

C-3/148, Sec- 36, NOIDA-201301

0124-4065500.

b) Mr. Alok Srivastava

A-7, Kailash Apts, Sec-4, Plot-2 Dwarka, New Delhi-110075

0124-4065500.

c) Mr. Chittaranjan Jena

H No-C-1176, Block-C, Khanpur Extn, Tigiri, South Delhi-110062

0124-4065500.

3. **The contact details of the promoter are:**

Phone No.

0124 4065500

Fax No.

0124 4061000

Email

secretarial@vipulgroup.in

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 3.20 acers having an FAR of 22559.80 sq. mtrs. out of which Occupation Certificate for an FAR measuring 5623.19 sq.mtrs. has already been granted by the Director Town and Country Planning, Haryana on 15-03-2017. The promoters are now getting the remaining FAR of 16936.613 sq. mtrs. registered. The land is owned by M/s. Ritwiz Builders & Developers Pvt. Ltd and M/s. URR Construction & Housing Pvt. Ltd., Vipul Tech Square, Golf Course Road, Sector-43, Gurugram who have entered into a Joint Development Agreement with M/s. Vipul Limited.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

6. The Town & Country Planning Department, Government of Haryana has issued license no.73 of 2009 dated 01.12.2009 in favour of the land owners i.e. M/s Ritwiz Builders & Developers Pvt. Ltd and M/s URR Construction & Housing Pvt. Ltd. The license is valid upto 30.11.2019.
7. The Building Plans of the project have been approved by the Town and Country Planning Department, Government of Haryana vide No. ZP-579/JD(BS)/2010/7948 dated 22.06.2010 and further revalidated vide Memo No. ZP-579/SD(DK)/2015/11638 dated 03.07. 2015. The site plan shall be displayed by the promoter at the site all the time.
8. Details of services as per the approved service plans/estimates which will be provided in the project area are as follows :

S.NO	Name of facility	Estimated cost as per service plan estimate (within the whole project area only)in lacs	Estimated cost as per service plan estimate(within the project for rational area applied for registration only) in lacs
1.	Internal Roads	Rs.46.50.	Rs.34.90
2.	Water Supply system	Rs.127.72	Rs.95.88 lacs
3.	Strom Water Drainage	Rs.51.30	Rs.38.51
4.	Electricity Supply System	Rs.325.15	Rs. 244.16
5.	Sewage & Garbage Disposal	Rs.48.35	Rs.36.29
6.	Landscaping	Rs.56.53	Rs.42.44
7.	Street lighting	Rs.4.17	Rs.3.13
8.	Security and Fire fighting	Rs.136.90	Rs.102.77

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

9. The plans of the following services have been approved by the Municipal Corporation, Faridabad. Vide Memo no: MCF/ADFO/15 A/2009/478 Dated:20-09-2010.

- | | |
|------------------------|------------------|
| i. Emergency services | Already Approved |
| ii. Fire exit services | Already Approved |
| iii. Fire services | Already Approved |

10. The promoter has obtained the environment clearance vide Memo No. SEIAA /HR/2010/1037 dated 25.11.2010.

11. Ground coverage of the project shall be as follows:

The total land of the project measures 3.20 acres or 12949.92 sq. mtrs. out of which an area of 1681.35 sq. mtrs. will be utilised as ground coverage.

12. The following facilities will be provided in the project:

- | | |
|---|--------------------------|
| a) Water supply system, underground tanks | 200 cu.m |
| b) Other over head tank Fire | 1x20 cu.m |
| Domestic | 1x20 cu.m |
| Flushing | 1x15 cu.m |
| Flushing water tank | 1x38 cu.m |
| c) Fire tank | 2x100 cu.m |
| d) Sewerage treatment plant | 150KI |
| e) Electricity sub station transformers | 1x1500 KVA
1X1000 KVA |
| f) Total demand load of electricity | 1800 KW |
| g) Basement parks | 375 Nos. |
| h) Stilt parks | NIL |
| i) Surface parks | 106 Nos. |

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

13. The following Commercial Spaces/Units as given below have been approved:

Total number of units: -413

Units Sold: - as on 31.03.18 -215

The project is a G + 10 commercial tower

14. Current stage of development of the project:

This is an on-going project. Its development was started in January – 2011. The earlier date of completion was January 2015 and the scheduled date of completion is July –2019. This scheduled date of completion of July 2019 is subject to the condition that rights of existing allottees as per law will not be prejudiced.

All work is complete except final touch ups and setting up of 2 lifts.

The Quarterly schedule of works to be executed shall be as under:

Description	Qtr-1	Qtr-2	Qtr-3	Qtr-4
	April18-Jun 18	Jul18-Sep18	Oct18-Dec18	Jan18-Mar18
1. Lift	One number lift erection.	One number lift Procurement	One number lift Procurement and one lift erection.	One number lift erection
1. Building Work	Tenth floor to seventh floor final painting and touch ups	Sixth and fifth floor painting and touch ups	Fourth to second floor final painting and touch ups.	First floor and ground floor final painting and touch ups.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

15. All services /infrastructure have been constructed and completed at site and are functional. Part occupation certificate of the project has been received from the DGTCP, Haryana vide memo no.ZP-579/50(DK)/2017/4894 dated 15.03.2017.
16. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project upto the date of completion shall be as under:

a). Commercial Units:

ACTIVITY DESCRIPTION	Total cost of construction (In Lacs)	Amount spent up to Jun 18 (In Lacs)	Balance Amount to be spent (In Lacs)	Qtr.-1	Qtr.-2	Qtr.-3	
				Jul.-Sept.18	Oct.- Nov.18	Jan.- Mar.19	
A.	Commercial Units.			Jul.-Sept.18	Oct.- Nov.18	Jan.- Mar.19	
1	Building Works	3505.44	3493.08	12.36	4	5	3.36
2	Lift	134.4	94.4	40	15	15	10
Total		3639.84	3587.48	52.36			

b). Infrastructure

All services /infrastructure have been constructed & completed at site and are functional.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

17. The Architect of the project is:-

Sikka Associates

Daulat Ram Garg

Reg No. Ca/2001/28031

A2/1, Safdarjung Enclave, New Delhi -11029

Tel:--011-26107053

Mail id: saa@saindia.net

18. **Financial details:**

The estimated cost of the project is Rs.61.08 Crore which is comprised of cost of infrastructure & other infrastructure works amounting to Rs.7.18 crore and cost of construction of commercial units amounting to Rs.36.39 crore.

19. The remaining construction cost of Rs. 75.36 Lacs to be incurred for completion of the project shall be met by way of receivables from booked units and sale of unsold stock of apartments.

20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 910020031272515 of Axis Bank Limited, Saket, New Delhi –

21. 110017; IFSC Code: UTIB0000160.; MICR code:110211020, Branch Code :000160. 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

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.


22. This Certificate of Registration is issued subject to the following conditions that the Promotor shall:

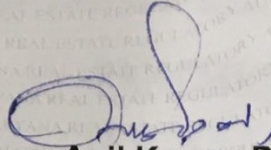
- i. strictly abide by the provisions of The Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 and all such other orders that 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
- iii. Apart from the price of the commercial units, 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 mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to commercial units 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.

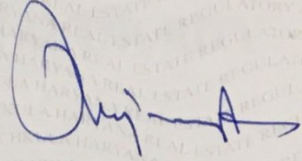
HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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