

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project Jhajjar One on land measuring 5.164 acres in Sector-8, Distt. Jhajjar vide

Registration No.: HRERA-PKL-JJR -57-2018 Dated: 17-10-18

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

1. Particulars of the promoter:

The promoter of the project is Suman Villas Pvt. Ltd., having its registered office at SCO-50-51, 1st Floor Old Judicial Complex Gurugram. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45201HR2006PTC36085, having PAN No. AAICS7921G



- 2. The Directors of the company are:
 - a) Subhash Chand Singla
 26, Housing Board Colony,
 Gurugram.

Phone No.: 9811076669

- b) Tribhawan Kumar Parnami 1047, Sector-4, Gurugram Phone No.: 9811074725
- c) Aneesh Kumar C-8, Laxmi Nagar, Naya Bazar, Najafgarh.

Phone No.: 9416305767

The contact details of the promoter are:

Phone No.: 9811076669

Email: sumanvillas@gmail.com

- 4. The promoter has not launched any project in the last five years.
- 5. Particulars of the project:

The project will be set up on 5.164 acres land. The land is owned by Suman Villas Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 61 of 2008 on 19.03.2008. This license has been renewed in favour of Suman Villas Pvt. Ltd. and is valid till 18.03.2020.



7. Revised Building Plans for the colony are under consideration of the department. However, details of the apartments proposed in the plans are as under:

Type of Apartments	Carpet area (in sq mtrs)	ALL STATE BUSINESS	1	Apartments yet to be sold
cland Trims of them	95.53	VIC V 240 H RLC	191	RILLY PANE 49 MARKET
2 (EWS)	17.62	84	meet 84	HORRIS PASSIBLE LATIARY

The Service Plan Estimates are under consideration of the Town and Country Planning Department. However, costs of services to be provided in the colony shall be as under:

Sr. No.	Name of Facility RY AT THORITY PANCHELLA	Estimated cost(in lacs), The ALTHORIT
1	Internal roads and pavements in page inc	77.00 Napole Person Plant No.
2	Water supply system	99.00 KYANARI MASIATI RIGHTAIN 25 AL
3	Storm water drainage	42.00 HARYANA KLALPSTATE RECEIVED
4	Sewage treatment & Garbage disposal	18.00 CLANDER REAL ESTATE ROLL
5 1 P W	Street lighting ALESSAN MARKET MARKET STATE TO SERVICE STATE OF THE ST	10.00 TRULA HARYAN A REAL INSTALL AND INC. LAND
6	Security and fire fighting ALALOROVAL	55.00 CHKCLA HARYANA REALEST ATE REGEL
7. (1802)	Renewable energy system	10.00 PANCHEL ATTACHER
8 AD CHO	Playground and parks	15.00 TEY PANCHIKI LA HARY INA REAL PROPERTY
9	Shopping area	14.00 HORITY PARCHET
10 rosy	Electricity Supply system ARLAR ESTATE RE-	85.00 CHORITY PANCHEL LA HARYANA REAL
ECH PATCH	TOTAL THE THE THE AMART IN A REAL ESTATE D	425.00 YAL FLORITY BANCHELL A HARVANA REA

Approvals/ NOCs from various agencies for connecting external services.

PARTY PANELLES DA HAPA	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	HUDA	Will be submitted after revised building plans
Water supply	AHAMANAN HUDA WALLAN	Will be submitted after revised building plans
Electricity	CLAHAM IN UHBVN CON BIRCH	Will be submitted after revised building plans
Sewage disposal	HUDA NESTATERIS	Will be submitted after revised building plans
Storm water drainage	PASCERE STEAR STAR AREA ESTATE	Will be submitted after revised building plans

Project measuring 5 164 10. The total land of the project measuring 5.164 acres will be utilised in the manner: 1000 A HORRIY PASCHELIAHARYAN REAL ESTATE REGULATOR ACTION PRITY PARTIES AND FOLLOWING MANNEY AS THORITY PARCHECE A HARVAN ARE ALL STATE REGULATOR ALL HORITY PARCHECE A HARVAN ARE ALL STATE REGULATORS. ALL HORITY PARCHECE A HARVAN ARE ALL STATE REGULATORS. ALL HORITY PARCHECE A HARVAN ARE ALL STATE REGULATORS.

Sr. No.	Land area under usage	Area of land (sq. mtrs.)
Kilvilla	Construction of apartments	THORUYE
2	Roads I STALL RELEASE ANTHORITY PA	CHKULA HARVAN 5301.925 CEPLOULATO
PANCHI3 , AH	Pavements SIMPRICAL ALORS AFTER MAN	CHRLI A HARYA 790.927 STATE REGULATION
as 4 14 1	Parks and playgrounds	TYPANTIE HAR 4547.810 ISLAIL RECEIVED AND THE STATE OF TH
MORIN 5 CO.	Electricity sub-station Electricity sub-station	PROYPANCHKI I A HA 200 N PRACE ESTATIONE GILLATOR
M THORITY BY	Sewage and solid waste treatment facility was NA REAL ENGLISHED FOR	THOST PAN Underground-150 ALESTATE RESULTION SOLITON S
7, NORT	Vehicle Parking	RY AL HIORITY BANGHELL STANDARI ALL STALE REGULAR

AL ESTATE REGISEATORY AUTHORITY PANCHEL THARVAS REALESTATE REGISEATORY AUTHORITY PANCHEULA HARVANA REALESTATE REGISEATORY AUTHORITY PANCHEULA HARVANA REALESTATE REGISTATE. ANAR 11. 13 Estimated cost of the project is 8800 Lacs (including the land cost) TARVANARIAL ISTATE REGI CHILLIAHARYANA KI ALIBSÎML PI GULATORY ACTHORIT; PANCHILI A HARYANA REAL ESTATE WANAREAL I STATE RECED STORY AD

THE PARCHETT A HAPPASSA REAL ESTATE REQUIRATORY ACTIONITY PARCHARDAS

SA VIOLENNIA BARGINET AND AND REST TREE IN BERTHANDS AND HER STATE OF THE STATE OF

EARLY A REAL ESTATE REGILATORY AT THE BOLD OF LANCE AND LOCAL ESTATE REGILATORY AT THORITY PANCHEL LA HARVANA REAL ESTATE SHARVANA REAL ESTATE REGILATORY AT THORITY BANCHEL LA HARVANA REAL ESTATE STATE REGILATORY AT THORITY BANCHEL LA HARVANA REAL ESTATE REGILATORY AT THORITY BANCHEL LA HARVANA REAL ESTATE

W. JIKE I AHARYANA RUAL ESTATE REGULATORY ATHIORITY ESTIMATED, COST OF CUINSTITUCTION OF APARTMENT OF THE A HARYANA REAL ESTATE REGISTANCE AND REAL ESTATE

NOTIFIC A HERMAN A REAL ESTATE REGET LACS A THORITY PANCHER AHARYANA REAL ESTATE REGET AND PARTHORITY DANCHELLA HARYANA REAL PARTHORITY DANCHELLA HARYANA PARTHORI Cost of Infrastructure and other structures: 600 Lacs PANCHEULA HARYA NOTIFIC A HARDAN REAL IS CASE IN GOLARORO ACTIONALLY PANCIN

ENGINEE AND SEAL IS AND RESOLATION OF THE COSTS INCIDENCE AND SEAL IS AND RESOLUTION OF THE PARCHEULA HAVE A PARCHEULA HAVE A CONTROLLED AND AND A CONTROLLED A CHELLAND PART ESTATE REGRES AND AUTHORI TANCHKUL TO PYANA PLATE REGULATORY AUTHORED PANCHKUL AHARYANA REAL ESTAIL REDUCATORY AUTHORETY PANCHKUL

TO PANCHKUL THAT AND A REAL ESTAIL REGULATORY AUTHORETY PANCHKUL

THAT AND AND REAL ESTAIL REGULATORY AUTHORETY PANCHKUL AHARYANA REAL ESTAIL REGULATORY AUTHORETY PANCHKUL

THAT AND AND REAL ESTAIL REGULATORY AUTHORETY PANCHKUL AHARYANA REAL ESTAIL REGULATORY AUTHORETY PANCHKUL

THAT AND AND REAL ESTAIL REGULATORY AUTHORETY PANCHKUL AHARYANA REAL ESTAIL REGULATORY AUTHORETY PANCHKUL AUTHORETY PANCHK ANCHRI LAHARO ANARY AL ESTATI REGULATORY AL HIGRITY PANCHKULA

PROPERTY RAM HIGH A HARPY ANAREAL PATALL REGISTATORY ALTHORITY PANCERCIE AHARYANA REAL PATALL REGISTATIONS ALTHOR MY PANCHELL A HAB YANA KEALESTAH REGELATORY AUTHORITY PANCHEUL MARYANA REALESTAH REGELATORY AUTHORITY DAY THE PARTY PARCIES IN MARCANA REAL ESTATE REGISTATION AUTHORITY PANCIES I ABARYANA REAL ESTATE REGISTATIONS AS

THE PARK OF THE PERSON AND REAL ESTATE PROSECULATION AND THE PARK AND REAL ESTATE REGISTATION AND THORSE PARK OF THE PERSON AND THORSE PARK AND THE PERSON AND THE PERSON AND THORSE PARK AND THE PERSON AND THE PER MY PANCHELLS HAND AND REAL ESTATE RECEIP ALOPY AUTHORITY PANCHKULABARYAN & REAL ESTATE IN OUT MORE ACTIONAL PA

Current stage of development of the project: 12.

This is an ongoing project. Its development was started in July 2012 Scheduled date of completion of the project is March 2020.

Structural work has been completed in respect of all towers. The completion and finishing work of the different towers is at different stages as given below:

Sr.No.	Tower	Work Done	Nos. of Unit
1	В	75%	108
2	D	65%	132 W W ALTER
3	EWS	Structure completed upto 3 rd floor	84

In case of delayed possession beyond the agreed terms and conditions, delay penalty shall be applicable.

Quarterly schedule of the development of remaining part of the project: . 13. (a) Apartments:

Particulars	Expenditure incurred till	11 × PANCE 11	Expe	nditure to	be made in	each quart	er (in lacs)	OSCILATION NOTICE COLI	Vix ARY
ELISTATE PLANTS	the date of application	July- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 020	2
Apartments	2710 Lacs	250	450	430	370	300	200	200	1441 Na 1
Shops	NIL	10	4 ***	101T. 1011	WY. V - 7 - 4	11447	TOTAL VIEW	A TOTAL DESIGNATION	PAN

pr-June 2020	July- Sep 2020	Oct- De 2020	Jan- Mar 2021	Grand Total	NAME OF THE PARTY
The CAR	ABASSANT PERMIT	ORY AS THE CHIEF PRINT	ONLIAND TO A SERI	4910	That Called
The state of the s	RADA TALITA KANG	a agogy a motary	PASALITANDES AS A STATE	MAL PRINT A P. A.	THORETY PANCH

A REAL OF DATE RESIDENCES AND HORSES PANCHERS AND REAL PLANTAGE BEING SERVER REGISTERS AND ROBBLY PANCHES.

(b) Infrastructure:

Particulars	Expenditure				Expe	nditure	to be n	iade in	each q	uarter (in lac)			
and the property of the second	incurred till the date of application	Apr- June	July- Sep	Oct- Dec	Jan- Mar	Apr- June	July- Sept	Oct- Dec	Jan- Mar	Apr- June	July- Sept	Oct- Dec	Jan- Mar	Grand Total
Roads	NIL	. •	· Person	20	25	32		*		•	* 1		*	77
Water supply	NIL	1 ptone	(k) į (25	35	39	great t	Aleston Classic		1 01 2 (1 111 ()		12-10 10-11-1	Transport	99
Sewerage	NIL	m Lt	31 6 1	15	20	7	1576	1.00 - 1-1	A (COR)	11 Y	cotit e	41.630	11.511	42
Storm water	NIL REGISTER	ar de Aria Arias de Arias	· ····································	15	24	3	VL181	1 × E(+	(A)**	, 16 T 2.1	(10 4 81)	ji Po Mi Jina PA	08] <u>.</u> 1 5 1 Hk?	42
Electricity supply	NIL MIL	To the special section of the sectio	20	30	30	15	ARLAI	USIG	gradu gradu	OF ALGO Str.	RV AT	f lated Meater	PARK	95
system Play grounds and parks	NIL	First to	4.11.6	5	5	E IS	HATO HATO	YANA	DATE.	THE RES	I ATO	HEN NI	HOP)	15
Shopping	NIL SA	14	acie-	10	4	LAND	S HEAT	MARY	CAST A	of 121	VIT PAR	1 11111	172	14
Area Parking	NIL	12.35 A :	VIII KI	35	60	35	PANCE STANCE	LATEA LHKIII	11 18 1.13	RLAT	STA	in and	1000	130
Security and fire fighting	NIL ON THE STATE OF THE STATE O	SARE)	ISIA INLIS INLIS INCRES	20	25	10	CRLLY P	PSNL I	A PROTE	I YANA HARYAD HARA	R ALE M RI AI ANA ME	ALL R	1	55 10 15 15 15 15 15 15 15 15 15 15 15 15 15

14. The following statutory approvals have already been obtained.

i. License renewed till 18.03.2020.

ii. CTC, Fire Fighting and Environmental Clearance

15. Contact person at the site office:

Name: LATORY AT Subhash Chand Single

Phone No.: 98110/6669

16. Financial details:

Div	Particulars	Lakhs
	Total sale value of booked Plots, on the date of application/end of last quarter	7200
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	4485
iii.	Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	2700
iv.	Balance amount due and recoverable from the allottees (booked Flats) as on the date	2400
v.	Amount invested in the project upto the date of application	3300
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	N. HOW

17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 0107020000390 of Bank of Baroda, Gurgaon; IFSC Code BARBOGURGAO; MICR code 110012064. 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.

ACTHORITY PANCHKULAHARYANA REAL LISTATE REGULATOR

ALTHORITY PANCHKULAHARYA

- 18. 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
- iii) Apart from the price of the apartments, 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 relating to apartments 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.

vii) Submit a copy of the approved building plans, Service plan estimates and electrification plans within a period of 60 days from the date of issuance of this registration certificate failing which the said registration shall be deemed to have been withdrawn.

Dilbag Singh Sihag Member Anil Kumar Pahwar Member Rajan Gupta Chairman