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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 **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. **AAJCS7921G.**

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****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

3. 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.



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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)	No. Of Apartments	Apartments sold	Apartments yet to be sold
1	95.53	240	191	49
2 (EWS)	17.62	84	84	-

8. 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	Estimated cost(in lacs)
1	Internal roads and pavements	77.00
2	Water supply system	99.00
3	Storm water drainage	42.00
4	Sewage treatment & Garbage disposal	18.00
5	Street lighting	10.00
6	Security and fire fighting	55.00
7	Renewable energy system	10.00
8	Playground and parks	15.00
9	Shopping area	14.00
10	Electricity Supply system	85.00
	TOTAL	425.00

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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	HUDA	Will be submitted after revised building plans
Water supply	HUDA	Will be submitted after revised building plans
Electricity	UHBVN	Will be submitted after revised building plans
Sewage disposal	HUDA	Will be submitted after revised building plans
Storm water drainage	HUDA	Will be submitted after revised building plans

10. The total land of the project measuring 5.164 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (sq. mtrs.)
1	Construction of apartments	7271.961
2	Roads	5301.925
3	Pavements	790.927
4	Parks and playgrounds	4547.810
5	Electricity sub-station	200
6	Sewage and solid waste treatment facility	Underground-150 Solid Waste- 150
7	Vehicle Parking	2539.415

11. Estimated cost of the project is 8800 Lacs (including the land cost)

i Cost of land: 300 Lacs

ii Estimated cost of construction of apartments: 5500 Lacs

iii Cost of Infrastructure and other structures: 600 Lacs

iv Other costs including EDC, Taxes, Levies etc: 2400 Lacs

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12. Current stage of development of the project:

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	B	75%	108
2	D	65%	132
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.

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

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lacs)						
		July- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020
Apartments	2710 Lacs	250	450	430	370	300	200	200
Shops	NIL	10	4	-	-	-	-	-

Expenditure to be made in each quarter (in crores)				
Apr- June 2020	July- Sep 2020	Oct- De 2020	Jan- Mar 2021	Grand Total
-	-	-	-	4910
-	-	-	-	14

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Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lac)												Grand Total
		Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Oct-Dec	Jan-Mar	
Roads	NIL	-	-	20	25	32	-	-	-	-	-	-	-	77
Water supply	NIL	-	-	25	35	39	-	-	-	-	-	-	-	99
Sewerage	NIL	-	-	15	20	7	-	-	-	-	-	-	-	42
Storm water	NIL	-	-	15	24	3	-	-	-	-	-	-	-	42
Electricity supply system	NIL		20	30	30	15								95
Play grounds and parks	NIL			5	5	5								15
Shopping Area	NIL			10	4	-								14
Parking	NIL			35	60	35								130
Security and fire fighting	NIL			20	25	10								55

14. The following statutory approvals have already been obtained.

- License renewed till 18.03.2020.
- CTC, Fire Fighting and Environmental Clearance

15. Contact person at the site office:

Name : Subhash Chand Singla

Phone No. : 9811076669

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****16. Financial details:**

	Particulars	Lakhs
i	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 of application /end of last quarter	2400
v.	Amount invested in the project upto the date of application	5600
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	3300

- 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.

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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.

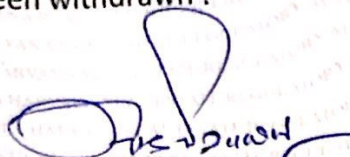
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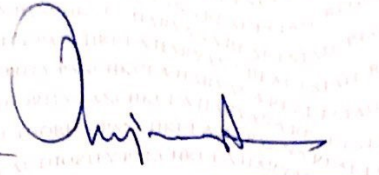
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vii) Submit a copy of the approved building plans, Service plan estimates and electrification plans within a period of 60 days from the date of issuance of this registration certificate failing which the said registration shall be deemed to have been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


Dilbag Singh Sihag
Member


Anil Kumar Pahwar
Member


Rajan Gupta
Chairman