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HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered Plot No. 854 to 866 (13 plots of 300 sq. mts.) and 72 apartments in Block B1 (2 No.s) New, Block B2 New, Service apartment and 3 Nos , EWS Block situated in their ongoing project on land measuring 16.156 Acres in village Bhagwanpur, Sector 2, Pinjore-Kalka Urban complex, District Panchkula, Haryana vide

Registration No. : HRERA-PKL-PKL-56-2018

Dated: 12-10-18

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

1. **Particulars of the promoter:** The promoter of the project is M/s Amar Nath Aggarwal Investments Pvt. Ltd., Regd. Office 3038 A, Guru Kashi Marg, Bhatinda (Punjab), Central Office : SCO 10-11, Sector-2, Panchkula (Haryana)-134112. The promoter is a limited company registered with Registrar of Companies, Punjab , H.P. & Chandigarh with Corporate Identity Number (CIN) U67120PB1993PTC013895, having PAN No. AABCA3736B.

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2. The Directors of the company are:

- a) Er. Hargobind Goyal
House No. 80, Sector-6, Panchkula.
Phone No. 9814015297
- b) Er. Mayank Goyal
House No. 80, Sector-6, Panchkula.
Phone No. 8054000002

3. The contact details of the promoter are:

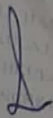
Phone No. 0172-2566887
Fax No. 0172-2560797
Email amarenclave@gmail.com

4. The promoter has not launched any project in the last five years.

5. The Town & Country Planning Department, Government of Haryana has issued license No. 186 of 2008 dated 29.10.2008 in favour of the land owners M/s Amar Nath Aggarwal Investments Pvt. Ltd. for an area measuring 16.156 Acres situated in Sector 2, Pinjore-Kalka Urban complex, District Panchkula, Haryana. The licence is valid till 28-10-2018.

6. Particulars of the project:

The project will be set up on 16.156 acres land. The land is owned by M/s Amar Nath Aggarwal Investments Pvt. Ltd.



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7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana with the following category of plots:

| Type | Area of the plot (In Sq. Mtrs.) | Total no. of plots |
|-----------------------------------|---------------------------------|--------------------|
| Independent Floor Plot No.854-866 | 300 | 13 |

| Type of Apartment | Area of the Apartment (In Sq. Mtrs.) | Total no. of Apartments |
|-------------------|--------------------------------------|-------------------------|
| Block B1 (2) new | 118.78 | 72 |
| Block B2 (2) new | 130.55 | 72 |
| Service Apartment | 54.87 | 72 |
| EWS Block | 25.78 | 32 |
| EWS Block | 23.96 | 32 |

The layout plans shall be displayed by the promoter at the site of construction and its office.

8. The service plan estimates were got approved from Town and Country Planning Department, Government of Haryana on 25.04.2014. The estimates of internal development work are as under:

- i. Roads Rs. 75.00 Lacs
- ii. Water supply system Rs. 105.00 Lacs.
- iii. Sewerage System Rs. 16.00 Lacs.
- iv. Land scaping parks, playgrounds Rs. 5.00 Lacs.
- v. Street Lights Rs. 4.00 Lacs
- vi. Storm water Rs. 25.00 Lacs

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9. The promoter has received the consent to operate for discharge of effluent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 on 21.01.2016 and for emission of Air under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 on 21.01.2016.

10. **Ground coverage of the project shall be as follows:**

- | | |
|-------------------------|------------------|
| a) Apartments | 2433.63 sq. mts |
| b) Roads and green belt | 4400.00 sq. mts. |
| c) Playground parks | 2800.00 sq.mts. |
| d) EWS Towers | 0496.63 sq.mts. |

11. **The following facilities will be provided in the project:**

- | | |
|------------------------------------------|---------------------------|
| a) Water supply system : | 800 cu. m (provided) |
| b) Underground tanks: | 400 cu. m (provided) |
| c) Fire tank : | 208 cu. m (provided) |
| d) Sewerage treatment plant: | 700 kl (provided) |
| e) Electricity sub-station transformers: | 2250KVA (provided) |
| f) Total demand load of electricity : | 2000 KVA |
| g) Convenient shopping: | 91.14 sq. mts. (provided) |

12. **Current stage of development of the project:**

This is an ongoing project. Its development was started in April, 2018. Scheduled date of completion of the project is April, 2021.

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13. Current stage of development of internal infrastructure:

| Description of the facility | Expenditure (In Rs. Lacs) | | Physical | |
|-------------------------------------|---------------------------|--------|-------------------------------------------------------------------------|------------------------------------|
| | Estimated | Actual | Planned | Actual |
| Roads | 150.86 | 200 | 4400m2 | Completed |
| Water supply | 208.49 | 250 | 20 Tubewells | Completed |
| Sewerage | 32.23 | 40 | 200 mm dia SW pipe | Completed |
| Electricity | 87.05 | 100 | 1250 KVA Transformer | Completed |
| Storm Drainage | 58.80 | 58.80 | 300 & 400 mm dia RCC pipe | Completed |
| Parks & Green Areas | ... | 80 | 2800 m2 | 8 nos under construction |
| Schools & Other Community Buildings | | 200 | 8 completed except one high school | 8 completed except one high school |
| Neighbourhood Shopping | 160 | | 16 Booths | 8 completed |
| Solid Waste Collection & Management | 2 | 2 | Complete | Complete |
| Parking | 1300 | 500 | 375 | 150 |
| Covered Parking | 900 | 375 | 175 | 75 |
| Open parking | 400 | 125 | 200 | 75 |
| Plots | | 0.00 | Total no. of residential plots are 180 and no. of commercial plot is 1. | |

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14. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project up to the date of completion.

(a) Apartments:

| Particulars | Expenditure incurred till the date of application | Expenditure to be made in each quarter (in lacs) | | | | | | |
|----------------|---------------------------------------------------|---------------------------------------------------|---------------|---------------|-----------------|---------------|---------------|----------------|
| | | Oct- Dec 2018 | Jan- Mar 2019 | Apr- Jun 2019 | July- Sept 2019 | Oct- Dec 2019 | Jan- Mar 2020 | Apr- June 2020 |
| Flats & Floors | 10000 | 200 | 200 | 300 | 300 | 400 | 400 | 600 |

| Expenditure to be made in each quarter (in lacs) | | | | | | |
|---------------------------------------------------|--------------|---------------|--------------|---------------|--------------|-------------|
| July- Sep 2020 | Oct- De 2020 | Jan- Mar 2021 | Apr-Jun 2021 | Jul-Sept 2021 | Oct-Dec 2021 | Grand Total |
| 600 | 600 | 600 | 600 | 600 | 600 | 6000 |

(b) Infrastructure:

| Particulars | Expenditure incurred till the date of application | Oct- De 2020 | Jan- Mar 2021 | Apr-Jun 2021 | Jul-Sept 2021 | Oct-Dec 2021 | Grand Total |
|--------------|---------------------------------------------------|--------------|---------------|--------------|---------------|--------------|-------------|
| Roads | 75.86 | 15 | 15 | 15 | 15 | 15 | 75 |
| Water supply | 103.49 | 15 | 20 | 20 | 25 | 25 | 105 |
| Sewerage | 16.23 | - | 4 | 4 | 4 | 4 | 16 |
| Electricity | 3.05 | - | 1 | 1 | 1 | 1 | 4 |
| Storm water | 33.8 | 5 | 5 | 5 | 5 | 5 | 25 |
| Park | 3.2 | 1 | 1 | 1 | 1 | 1 | 5 |

15. The Architect of the project is:

The project is designed & supervised by:

Planners Group

SCO-4, 17 E, Chandigarh.

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The Engineer of the project is:

Pankaj Nanda

SCO-39, sector -12, Panchkula.

16. **Financial details:**

Total estimated cost of the project is Rs 250 Crores as per the details given below.

| | Particulars | Crores |
|-----|--------------------------------------------------------------------------------------------------------------------------------|--------|
| i. | Total sale value of booked Plots, on the date of application/end of last quarter | 250 |
| ii. | Total amount received from the allottees (booked Plots), on the date of application/end of last quarter | 100 |
| iv. | Balance amount due and recoverable from the allottees (booked Plots/ Flats) as on the date of application /end of last quarter | 150 |
| v. | Amount invested in the project upto the date of application | 100 |
| vi. | Balance cost to be incurred for completion of the project and delivery of Possession | 100 |

17. The remaining expenditure of Rs. 10.24Cr. 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 or by way of promoter's contribution of Rs. 10.24 Cr.

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 06001300042377 of Punjab & Sind Bank, Sector-17-B, Chandigarh; IFSC Code : PSIB0000600; MICR code 160023005.

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

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Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

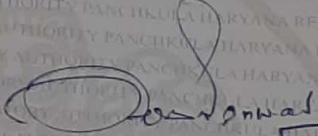
19. The promoter shall strictly abide by the provisions of The Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 and will not enter into any agreement with the buyer in breach of the said provisions.
20. 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) In case of unsold plots/apartments the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the flat under any name or definition except

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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 plots/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.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member