



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate Group Housing project namely Royal Heritage on land measuring 20.31 acres in Sector – 70, Village Mujheri, Ballabhgarh, Faridabad vide

Registration No. : HRERA-PKL-FBD-47-2018 Dated: 14.09.2018

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

1. Particulars of the promoter:

The promoter of the project is Pivotal Infrastructure Pvt. Ltd, having its registered office at 704-705, JMD Pacific Square, sector -15, Part II, Gurugram (Hr.). The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70109HR2006PTC038348, having PAN No. AADCP9575F.

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2. The Directors of the company are:

a) Sh. Rajesh Goyal

House No. 263, Sector 14,
Gurugram-122001

Phone No. : 0124-4200577

Email ID: rajesh@glsind.com

b) Sh. Devender Kumar Gupta

House No 1303, Sector-15,
Ajronda, Faridabad-121002.

Phone No.-01204369400

Email ID: gupta.devender1303@gmail.com

3. The contact details of the promoter are:

Pivotal Infrastructure Pvt. Ltd,

704-705, JMD Pacific Square,

Sector -15, Part II, Gurugram (Hr.).

Phone No. : 0124-4200577

Email ID: info@pivotalinfrastructure.com

4. The promoter has launched the following projects in the last five years:

(i) Name "Devaan" situated at village sihi, Sector-84,
Gurugram, Haryana.

Date of starting the construction March, 2015

Likely/ Actual date of completion Feb, 2019

Stage of development 80 %

No. of pending litigation- No

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(ii) Name "Riddhi Siddhi" situated in the revenue estate of village Kharki Majra Dhankot, Sector-99, Gurugram, Haryana.

Date of starting the construction- Feb, 2016

Likely/ date of completion- Jan, 2020.

Stage of development- 60%

No. of pending litigation- No

(iii) Name "Paradise" situated in the revenue estate of village Ullahawas, Sector-62, Gurugram, Haryana.

Date of starting the construction August, 2017

Likely/ date of completion July, 2021.

Stage of development- 25%

No. of pending litigation- No

5. Particulars of the project:

This Group Housing project will be set up over an area 20.31 acres in Sector – 70, Village Mujheri, Ballabgarh. The land is owned by Pivotal Infrastructure Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 78 of 2009 dated 03.12.2009 and license No. 33 of 2010 dated 20.04.2010 in favour of Pivotal Infrastructure Pvt. Ltd. The licences are valid till 02.12.2019 and 19.04.2020 respectively.

7. The building plans of this Group Housing Project were approved on 10.08.2017. These plans are now valid upto 26.08.2019.

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8. Detail of the apartments in the project are as under:

Type of Apartments	Carpet area (sq mts)	No. Of Apartments
2BHK	58	550
2BHK + Study	73	372
3BHK	84	228
3BHK+Study	103	133
Duplex	144	128

*The Project Comprises of 18 towers

9. Details of services and facilities which will be provided inside the project as per the approved service plan estimates:

Sr. No.	Name of Facility	Estimated cost (in lacs)
1	Internal roads and pavements	488.02
2	Water supply system	499.37
3	Storm water drainage	173.51
4	Sewage treatment & Garbage disposal	293.53
5	Street lighting	77.92
6	Horticulture	12.50
7	Maintenance charges for resurfacing of road	679.29

10. 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	24 mtr. Wide road passing through the project is already constructed and request for transfer of the said portion is already submitted to the concerned department. Annexure enclosed
Water supply	HUDA	
Electricity	DHBVN	
Sewage disposal	HUDA	
Storm water drainage	HUDA	

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11. The total land of the project measuring 20.3125 acres / 82201.64 sq. mts. will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (sq.mts.)
1	Construction of apartments + EWS Blocks (without stilts)	6333.24
2	Area under Sector Road	1206.96
3	Internal Roads	33356
4	Stilt Parking	6418
5	Surface Parking	8000
6.	Club and Commercial Buildings	1114
7	Swimming Pool and Deck	665
8	Lawns + Play Courts+ Children Play Areas	13371.44
9	Green belt Area	5000
10	Electricity sub-station 2 nos	872
11	Nursery School (2) + Primary School (1)	4800
12	STP & WTP	400
13	Misc. Guard House, Meter Room, Boundary Wall etc.	665
	Total	82201.64

12. Estimated cost of the project is 539.18 cr.(including the land cost)

- i Cost of land 39.44 cr.
- ii Estimated cost of construction of Apartments 365.63 Cr
- iii Infrastructure & other structure 22.72 Cr.
- iv Other costs including EDC, Taxes, Levies etc. 111.38 Cr.

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13. Current stage of development of the project:

This is an ongoing project. Its development was started in Oct,2012,
Scheduled date of completion of the project is 31.03.2019.

Occupation Certificate for Tower 19, 20, EWS Block A has been
applied on 06.09.2018.

The completion and finishing work of the different towers is at
different stages as given below:

As regards the remaining towers the status is as under:

No.	Stage of Construction	Tower-1	Tower-2	Tower-19	Tower-20	EWS (Block A)
1	Structure	Complete	Complete	Complete	Complete	Complete
2	Finishing	Under progress Will be completed till March, 2019	Under progress Will be completed till March, 2019	Complete	Complete	Complete
3	Total no. of units	64	64	194	194	90
4	Apartments Booked/sold	20	21	146	120	45
5	Yet to be sold	44	43	48	74	45

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

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

a) Apartments:

Particulars	In Lakhs Expenditure incurred till the date of application	July- Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Grand Total
Apartments	30195.00	3110.76	2419.48	1382.56	6912.80

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Particulars	Expenditure incurred till the date of application	In Lakhs			
		July - Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Grand Total
Roads	99.02	102	105	182	488.02
Water supply	74.53	137.5	142	145.34	499.37
Sewerage	60.53	75	72	86	293.53
Storm water	10.88	25	77	60.63	173.51
Street Lighting	34.92	15	10	18	77.92
Horticulture	61.06	Nil	Nil	Nil	61.06
Maintenance resurfacing of roads	248.29	125	180	126	679.29

15. The following statutory approvals have already been obtained.

- i. License No. 78 of 2009 renewed till 02.12.2019 and License no. 33 of 2010 till 19.04.2020.
- ii. EC & Service Plan Estimate attached
- iii. CTE, Fire NOC attached

16. The following statutory approvals have been applied for but yet to be received:

Occupation Certificate for Tower 19, 20, EWS Block A has been applied on 06.09.2018.

17. Contact person at the site office:

Name : Vinod Kumar, General manager
Phone No. : 8800661357

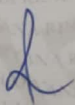
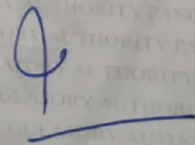
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18. Financial details:

	Particulars	Crores
i.	Total sale value of booked Plots, on the date of application/end of last quarter	458
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	400.66
iii.	Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	57.34
iv.	Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	57.34
v.	Amount invested in the project upto the date of application	426.58
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	112.6

19. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 12371132002665 of Oriental bank of Commerce, Sector -32, Gurugram; IFSC Code ORBC0101237; MICR code 110022188. 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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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 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 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.

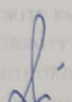
v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

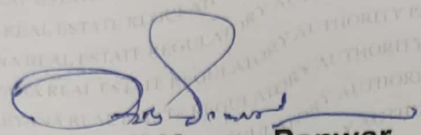
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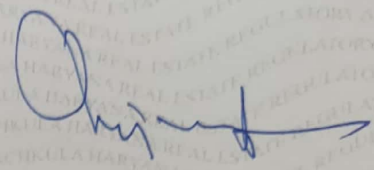
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vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman