



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate commercial project "Mapsko Galleria" on land measuring 1.82 Acres (7365.222 sq. mtrs.) situated in Sector-27, Sonipat vide.

**Registration No.: HRERA-PKL-SNP-72-2018 Dated:14.12.2018**

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

## **1. Particulars of the promoter:**

The promoter of the project is MAPSKO BUILDERS PVT. LTD. having its registered office at -52, North Avenue Road, Punjabi Bagh West, New Delhi -110026. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45203DL2003PTC118590 and having PAN No. AADCM5296L.

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### 2. Following are the Directors of the company :

1. Amrit Singla  
30/64, Pinjabi Bagh West  
New Delhi – 110026.  
011-42467410  
9990040999
2. Pankaj Singla  
A-31, Rosewood City, Sector – 49,  
Gurugram-122018.  
0124-4250610  
9891200009

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

Phone No. 011-42467410  
Email [info@mapskogroup.com](mailto:info@mapskogroup.com)

### 4. The promoter has not launched any project in last five year

### 5. Particulars of the project:

The project will be set up over land measuring 1.82 acres in Sector-27, Sonipat. The Town & Country Planning Department, Haryana has issued license No. 43-55 of 2007 dated 22-01-2007 in favour of Mapsko Builders Pvt. Ltd., Mapsko Buildwell Pvt. Ltd., Mapsko Developers Pvt. Ltd., Mapsko Realtors, Mapsko Infrastructure, Mapsko Estate Pvt. Ltd., M/s Jaiyant Builders Pvt. Ltd., M/s Kairav Infrastructure Pvt. Ltd., Baleshwar Infrastructure Pvt. Ltd. and Mapsko Promoters Pvt. Ltd. which are valid up to 21.01.2019. All the land owning companies have entered into a collaboration



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agreement with Mapsko Builders Pvt. Ltd. for developing the said land.

6. The Building Plans of this commercial Project were approved by STP (Rohtak) on 17.10.2013. The promoter has applied for revalidation of the Building plans for the year 2015-17, 2017-19 to the DTCP, Haryana on 10.12.2018.

7. That the part completion certificate in respect of the Residential Colony measuring 134.205 acres in which the present site falls have been granted by the DTCP vide Memo No. 4182 dated 26.2.2014. That the details of services and facilities which will be provided inside the project area shall be as under:

| S. No. | Name of Facility                    | Estimated cost ( in crores) |
|--------|-------------------------------------|-----------------------------|
| 1      | Building Structure                  | 8.0                         |
| 2      | Finishing                           | 10.70                       |
| 3      | Water supply system                 | 1.15                        |
| 4      | Sewage treatment & Garbage disposal | 1.38                        |
| 5      | Electricity Supply System           | 1.75                        |
| 6      | Fire Fighting                       | 0.39                        |
| 7      | Ventilation                         | 0.42                        |
| 8      | Roads and Pavements                 | 1.70                        |
|        | <b>Total</b>                        | <b>25.49</b>                |

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## 8. Approvals/ NOCs from various agencies for connecting external services.

| Facility             | External/ connecting service to be provided by    | Whether Approval taken from the agency concerned         |
|----------------------|---|--|
| Roads                | Mapsko Builders Pvt. Ltd.                         | Mapsko Builders Pvt. Ltd.                                |
| Water supply         | Has already obtained                              | Has already obtained Part                                |
| Electricity          | Part Occupation                                   | Occupation Certificate for                               |
| Sewage disposal      | Certificate for the entire land measuring 134.205 | the entire land measuring                                |
| Storm water drainage | Acres of which this commercial pocket is a part.  | 134.205 Acres of which this commercial pocket is a part. |

## 9. The total land of the project measuring 1.82 acres (7365.222 sq. mtrs.) will be utilised in the following manner:

| Sr. No. | Land area under usage | Area of land (sq. mtrs.) |
|---------|-----------------------|--------------------------|
| 1       | Plot Area commercial  | 7365.222 (1.82 acres)    |
| 2       | FAR                   | 11026.876                |
|         |                       | Ground Floor – 3140.865  |
|         |                       | First Floor - 2870.615   |
|         |                       | Second Floor - 2726.179  |
|         |                       | Third Floor - 2289.217   |
|         |                       | Total - 11026.876        |
| 3       | Vehicle Parking       | 222 ECS                  |

Out of the total 562 commercial units, 465 have already been sold/Booked.

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**10. Estimated cost of the project is 35 crores . (including the land cost) (in crores)**

|      |  |       |
|------|--|-------|
| i.   | Cost of land                                 | 1.01  |
| ii.  | Cost of construction                         | 25.49 |
| iii. | Administrative & Selling Exp.                | 5.0   |
| iv.  | Other Cost including EDC, Taxes, Levies etc. | 3.50  |

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

This is an ongoing project. Its development was started in February '2014. Scheduled date of completion of the project is June 2019.

**12. Quarterly schedule of the development of remaining part of the project:**

**a) Commercial**

| Particulars | Expenditure incurred till the date of application | July-Sept 2018 | Oct-Dec 2018 | Jan-Mar 2018 | April-June 2019 | Grand Total |
|-------------|---|----------------|--------------|--------------|-----------------|-------------|
| Commercial  | 14.69 Cr.   | 2.26           | 2.76         | 2.95         | 2.83            | 25.49       |

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## b) Infrastructure

| Particulars                                    | July-Sept 2018 | Oct-Dec 2018 | Jan-Mar 2019 | April-June 2019 | Total |
|--|----------------|--------------|--------------|-----------------|-------|
| <b>Building Structure</b>                      |                | -            | -            | -               | 8.0   |
| <b>Finishing</b>                               | 2.0            | 2.50         | 2.60         | 2.60            | 10.70 |
| <b>Roads and Pavement</b>                      | 0.05           | 0.05         | 0.05         | 0.05            | 1.70  |
| <b>Sewage treatment &amp; Garbage disposal</b> | 0.03           | 0.03         | 0.04         | 0.03            | 1.38  |
| <b>Electricity Supply System</b>               | 0.10           | 0.10         | 0.20         | 0.10            | 1.75  |
| <b>Fire Fighting</b>                           | 0.01           | 0.01         | 0.01         | 0.01            | 0.39  |
| <b>Ventilation</b>                             | 0.02           | 0.02         | 0.02         | 0.02            | 0.42  |
| <b>Total</b>                                   | 2.26           | 2.76         | 2.95         | 2.83            | 25.49 |

c) The following statutory approvals have already been obtained.

- i. License is valid till 21.01.2019
- ii. Building Plans
- iii. Fire Scheme



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c) The following statutory approvals have been applied for but not yet received.

1. Fire NOC
2. Occupation Certificate

d) The Architect of the Project is:

1. Gian P Mathur & Associates

C-55, East of Kailash,  
New Delhi-110065.

011-46599599

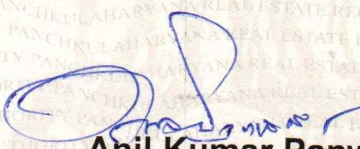
[info@gpmindia.com](mailto:info@gpmindia.com)

e) The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 3096002900000010 of Punjab National Bank, Punjabi Bagh West, New Delhi, IFSC Code PUNB0150100; MICR CODE 110024079. 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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- f) 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 commercial unit, 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 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.
  - 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