



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered Phase III of the real estate project namely "Gulmohar City" relating to a residential plotted colony on land measuring 31.038 Acres situated in Sector 29 (Village Shergarh and Patti Gaadar), Distt. Kaithal vide

Registration No. : HRERA-PKL-KTL-51-2018

Dated: 3.10.2018

- 1. Particulars of the promoter:** The promoter of the project is M/s Best Deal Housing & Constructions Pvt Ltd. 502, D-Mall, Plot No. A -1, Netaji Subash Palace, Pitampura, New Delhi 110034. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U74899DL2005PTC142999 (Year 2005) having PAN No. AACCB7789G.



# HARYANA REAL ESTATE REGULATORY AUTHORITY 002

## PANCHKULA

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

a) Dinesh Gupta

House No 808, Urban Estate,  
Sector 9, Karnal, (Haryana)  
9729870177

b) Poonam Rani

129, Ward No. 02, Near Krishna Mandir,  
Indri, Karnal, Haryana  
9729870177

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

Phone No.- 9729870177

Email- [info@bestcityindia.com](mailto:info@bestcityindia.com)

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

### 5. Particulars of the project:

Phase III of the project will be set up on 31.038 acres land. The land is owned by M/s Best Deal Housing & Construction Pvt Ltd, 502, D-mall, plot no. A-1, Netaji Subhash Palace, Pitampura, New Delhi – 110034.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 05 of 2011 for an area measuring 34.768 acres in favour of the land owner M/s Best Deal Housing & Constructions Pvt Ltd, which is valid till 05.01.2019.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-2995 dated 17.01.2012  
Detail of the plots in Phase III are as under:

S.No	Plot Type	Area in sq. mts.	Total no. of plots in the project
1.	Type A	420	10
2.	Type B	293.75	36
3.	Type C	250	63
4.	Type D	209	51
5.	Type E	166.50	116

No plots have been sold as on date.

The layout plan shall be displayed by the promoter at the site all the time.

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

Sr. No.	Name of Facility	Estimated cost (in lacs)	Present Status	
			Percentage	Completion
1	Water supply	196	100%	Completed
2	Storm water drainage	70.72	100%	Completed
3	Sewage scheme	64.40	100%	Completed
4	Street Lights	166.40	100%	Completed
5	Horticulture	83.20	100%	Completed
6	Roads and Footpaths	357	70%	-P



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### 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	Already Constructed
Water supply	HUDA/OWN SOURCES	YES
Electricity	UHBVN	YES
Sewage disposal	HUDA (PUBLIC HEALTH)	YES
Stormwater drainage	HUDA (PUBLIC HEALTH)	YES

### 10. The total land of the project measuring 125611sq.mtrs will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land 125611(sq.mtrs)
1	Plots	60498sqm
2	Roads	42225sqm
3	Parks and playgrounds	22888sqm

### 11. Estimated cost of the project is Rs 31.46 cr

- i. Cost of Infrastructure and Other Structures-Rs 14.56 cr
- ii. Other Costs including EDC, Taxes, Levies etc- Rs 16.90 cr



**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****12. Current stage of development of the project:**

This is an ongoing project. Its development was started in April, 2016. Scheduled date of completion of the project is March, 2021.

**13. Quarterly schedule of the expenditure of the project upto the date of completion:**

PARTICULARS	Expenditure incurred till date of application (Rs. In Lakhs)	Expenditure to be made in each quarter					
		Oct- Dec 2019	Jan - March 2020	Apr. - June 2020	July - Sept 2020	Oct - Dec 2020	Jan. - Mar. 2021
Roads	250.00	20.00	20.00	20.00	20.00	20.00	7.00
Water Supply	196.00	INFRASTRUCTURE COMPLETED					
Sewerage	64.40	INFRASTRUCTURE COMPLETED					
Electricity	450.00	Electricity scheme for 3703 KW has been submitted to UHBVN for approval					
Storm Water	70.72	INFRASTRUCTURE COMPLETED					
Parks & Play Ground	83.20	INFRASTRUCTURE COMPLETED					
<b>Total</b>	<b>1114.32</b>	20.00	20.00	20.00	20.00	20.00	7.00

**14. The following statutory approvals have already been obtained.**

- i. LICENSE is valid upto 05.01.2019
- ii. EC & Service Plan Estimate
- iii. Layout Plan



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

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

Applied for approval of Electrical Scheme on 31.07.2007.

16. Contact person at the site office:

Mr. Sameer Bassi

9729870177

17. Financial details:

Particulars	In lakhs.
i. Total sale value of booked Plots, on the date of application/end of last quarter	NIL
ii. Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	NIL
iii. Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	NA
iv. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	NA
v. Amount invested in the project upto the date of application	NIL
a) Land Cost	NA
b) Plots	NA
c) Infrastructure	664.32
d) EDC/Taxes	169.00
vi. Balance cost to be incurred for completion of the project and delivery of Possession	NA
a) In respect of existing allottees	
b) In respect of the rest project	557.00
vii. Amount loan raised from banks/financial institution	NA



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Account Number 912020041608830 of AXIS BANK LTD; IFSC Code UTIB0002211; MICR code 13221106. The money from the aforesaid account shall be drawn only towards meeting the cost of construction/ infrastructure. 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.

19. 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 plots, 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.



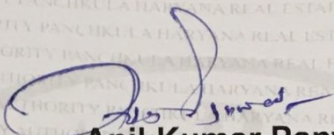
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## PANCHKULA

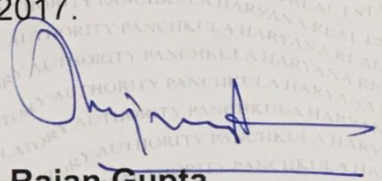
- iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the 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