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HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered Phase II of the real estate project "Gulmohar City" a residential plotted colony on land measuring 3.730 Acres in Sector 29 (Village Shergarh and Patti Gaadar), Distt. Kaithal vide

Registration No. : HRERA-PKL-KTL-52-2018

Dated: 03-10-2018

1. Particulars of the promoter: The promoter of the project is Best Deal Housing & Constructions Pvt Ltd, 502, D-mall, plot no. A-1, Netaji Subhash 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.

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2. The Directors of the company are:

a) Dinesh Gupta

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

b) Poonam Rani

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

3. The contact details of the promoter are:

Phone No.- 9729870177

Email- info@bestcityindia.com

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

5. Particulars of the project:

Phase II of the project will be set up on 3.73-acre land. The land is owned by M/s Best Deal Housing & Constructions 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. This phase falls in the above license.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DGTCP-2995 dated 17.01.2012.

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Detail of the plots in the project are as under:

Type of Plots	Plot area(in sq mts)	No. of Plots	No. of plots booked
Type E	166.50	56	37

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)
1	Roads and Footpath	43.00
2	Water supply	23.60
3	Storm water drainage	8.50
4	Sewage scheme	7.50
5	Street Lights	20.00
6.	Horticulture	10.00

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
Storm water drainage	HUDA (PUBLIC HEALTH)	YES

10. The total land of the project measuring 3.73 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots	2.30
2	Roads	0.66
3	Parks and playgrounds	0.76

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- i. Cost of Infrastructure and Other Structures-Rs 1.75 cr
- ii. Other Costs including EDC, Taxes, Levies etc- Rs 2.02 cr

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 2019	Apr. - June 2019	July - Sept 2019	Oct - Dec 2019	Jan. - Mar. 2020	Apr - June 2020
		Roads	30.00	0.00	0.00	3.00	3.00	3.00
Water Supply	23.60	INFRASTRUCTURE COMPLETED						
Sewerage	7.50	INFRASTRUCTURE COMPLETED						
Electricity	0.00	Electricity scheme for 3703 KW has been submitted to UHBVN for approval						
Storm Water	8.50	INFRASTRUCTURE COMPLETED						
Parks & Play Ground	10.00	INFRASTRUCTURE COMPLETED						
Total	79.00	0.00	0.00	3.00	3.00	3.00	3.00	1.60

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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

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

Applied for approval of Electrical Scheme on 31.07.2017.

16. Contact person at the site office:

Name : Mr. Sameer Bassi
Phone No. : 9729870177

17. Financial details:

	Particulars	Rs/Crores
i	Total sale value of booked Plots, on the date of application/end of last quarter	11.50
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	4.03
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	7.47
v.	Amount invested in the project upto the date of application	2.81
vi.	Balance cost to be incurred for completion of the project and delivery of Possession	1.76


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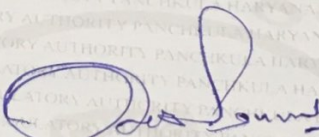
18. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Account Number 912020041608830 of bank AXIS BANK LTD; IFSC Code UTIB0002211; MICR code 13221106. The money from the aforesaid account shall be drawn only towards meeting the cost of construction/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

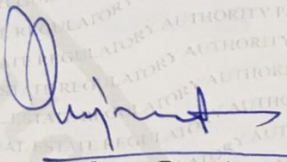
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- iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating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