

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely Sushant Greens, a plotted colony, on land measuring 22.63 acres in village Ajijulpur, Panipat vide

Registration No.: HRERA-PKL-PNP-48-2018 Dated: 19.09.2018

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

Particulars of the promoter:

The promoter of the project is Ansal properties & Infrastructure Ltd., having its registered office at 115, Ansal Bhawan, 16 KG Marg, New Delhi 110001. The promoter is a limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) L45101DL1967PLC004759, having PAN No. AAACA0006D.

L

V

- The Directors of the company are:
 - a) Sh. Pranav Ansal Vishanti , 26 Feroz Shah Road, New Delhi -110001. Phone No. : 011-23722822
 - b) Sh. Dharmendar Nath Davar B5/82 Safdarjung Enclave, New Delhi – 110029. Phone No.: 011-23353550
 - c) Dr. Ramesh Chandra Vaish 169,Golf Links , New Delhi – 110001. Phone No. : 011-66038234
 - d) Dr. Lalit Bhasin

 10th Floor, Dakshinaeshwar Marg

 10, Hailey Road, New Delhi 110001

 Phone No.: 011-66302268
 - e) Sh. Prithvi Raj Khanna 70, Sunder Nagar ,New Delhi – 110003 Phone No.: 011-66302269
 - f) Ms. Archana Cooper C-221,SFS, Sheikh Sarai, Phase 1 New Delhi- 110017 Phone No.: 011-66302270



The contact details of the promoter are:

Phone No. : 011 – 23353550

ansalapireraharyana@gmail.com

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

Particulars of the project:

The project will be set up on 22.63 acres land. The land is owned by M/S Kanchanjunga Realtors (P) Ltd. and M/S Satluj Real Estate (P) Ltd. The Town & Country Planning Department, Government of Haryana has issued license No. 80 of 2017 dated 6.10.2017 in favour of Satluj Real estate Pvt. Ltd. and Kanchanjunga Realtors Pvt Ltd . c/o Ansal Properties and Infrastructure Pvt. Ltd. . The licence is valid till 5.10.2022. The licensee / landowners had executed an agreement dated 21.04.2011 with the developer M/S Ansal Properties and Infrastructure Ltd. for the development /disposal of the said land .



Detail of the plots in the project are as under:

Type of plot	Area (sqmtr)	No. of plots
in a view of the second	192.08	2 THE STATE OF THE
2 Charles Pass	193.50	17
3.	212.00	14 American Country of the Lands
41.000 -11.10.000	223.49	2 and a section of the land of the land
5	225.00 PARTICIPATION AND RESERVED TO 1	19
6	235.10 CHELL VILVEY VALUE AT THE	14
7 Field Avio, v	236.91 PARTITION PROPERTY OF THE PARTY OF TH	To product the accordance to the product of the pro
8	242.32 TY PANCHEULA HARYANA PA	1 1 ME MALES
91514111111111	245.00	10 10 10 10 10 10 10 10 10 10 10 10 10 1
10	245.50 THORITS CANCHAULA HARY.	18 CHARLES AND AND THE PARTY OF THE
11	247.50 ES ALTHERD TO THE LATES	2. KI WILLIAM KAME
12	260.00 CHR AUTHORITY PANCHEUL	17 YELD THE BELLEVILLE OF THE REST OF THE
13 _R × × × × × × × ×	265.38 A LATORY ALTHORITY PANCHEL	d Larran Riai Estati Riche
14	275.00 REAL STORY AUTHORITY P.	CI AGO MAPANA KEST BST GERENANDE STEELEN
15 LANGE AND AND ADDRESS OF THE PARTY AND ADDR	279.79 STATE REGILE VILLE STREET	P 2 HKI LAHARY WARLAL PSTALE WALL
16 (11)	280.36 Let' H RECULATORY AUTRO	TRANSPORTER STATE OF THE PROPERTY OF THE PROPE
17 The Ker	286.00 REAL STATE PROFESSION A	A LANGE OF ASSESSMENT ASSESSMENT ASSESSMENT OF THE SECOND
18	291.50	4 CRIS PINCUKI LAHARA MARKALIMANI RIGI
19 noter () (4)	302.50 REAL FROM LABOUR REGUL	THOSE AND THE THE VIEW AND THE PARTY OF THE
20	306.67 MRS (1974 15 11 11 11 11 11 11 11 11 11 11 11 11	LA LAY ALTHORITY PASSETILITY AND TO A LOT A LATE
21 ₁₈₁	314.05	BIN 2 COM
22 WWY AUTH	317.63 OLL HERVANA PLANTER	THE 2 LATORY ACTIONITY TO A SECOND AND AND AND AND AND AND AND AND AND A
23	343.75 The Latt VICTOR STATE OF THE STATE OF	TOTAL AND A TOTAL PARCHET VILLE VILLE
24	357.94 MARYANA RE	ALL TERROUS VIDES ALLEGED CONTRACTOR TO A
25 - PROFES	The state of the s	THE PROPERTY OF AUTHORITY PASSETING I VILL
26	426.66	CAR DE LA LATALLER CALL MORE AND HORRES PANCHERS A
27	438.10	AV. Just 1. The RIGHT Along Actional Action
O. AL BATATA	Total Plots Theman Parket	200 REAL PRIMER PROPERTY OF PARTY OF THE PAR

TARREST STORY WITHOUT PARCE SHARLANDERS P • 74 Plots have already been sold . AL THORITY PANCHALLY COMPANY OF ALL STATE PARKS AND ALTHORITY PANCHALLY TO THE DESIGNATION OF THE PARKS AND PARKS AN

William Herry Ment I Hope

THE THE WORLD IN LATER BLUT LAFORY ACTHORITY PANOLES DELIVERY PAR DELIVER A HARRANA REAL ESTATE REGISTATIONS AND HOSELLY PAR THAT

MANAGER LAND

CREAT POTATE S LA ANA RESERVE OF A RESERVE MANAPONI ENTAL MONTH OF STREET HARY IN CALL OF

7. The Service Plan Estimates of the Project area have not yet been approved by the DTCP ,Haryana . However , the services and facilities which will be provided inside the project shall be as under :

Sr. Care	Name of Facility	Estimated cost(in lacs)	Actual Expenditure Incurred upto date of application(in lakh)
1 1 81 (11 1 V All Rholl	Internal roads and pavements	360.80 APEAU STOLE APE	47.65 motors and the manifestation of the manifesta
2	Water supply system	163.95 AL PSTATE RECE!	all all transfers ever
3	Storm water drainage	143.48 REAL ESPAIL RE	69.48
4	Sewage System	104.51	34.64
5	Electricity Supply System	283.20	13.14
6	Horticulture /parks	70.30 RAEYANA RESILE.	10.00
7	Boundary Wall / fencing	103.60 TORRYA CARLAL	48.67
8	/entry gate Misc. Work	34.60 NORTH A HÁRYAN	18.13 CT 11 RECEUT NO.

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

Facility 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)
* 1 MARK A C 11(C)	HUDA A MATERIAL ENTER	TOTAL ALDES AND THE TAX THE TA
Roads	HO HUDA	STERLOU ALLENS
Water supply	UHBVN	Single Point Electricity Connection from UHBVNL
Electricity	PACTICIPATE III . MARIANER	ALL STREETS NO. R. AL MORTEY P
Sewage disposal	HUDA	A PEAL INTO PLOCATOR ALTERNA
Storm water drainage	T ZEIGHT AT THE WAY THE A THOUGH	AND THE REAL PROPERTY OF THE PROPERTY AT THE



g. The total land of the project measuring 22.63 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots the schillanary and real estable	
Kina 2 mg	Roads	RIGHT TO THE TANK THE TANK
TANK A LANGE	School / Nursery School	0.252 MIN RESCUENCE
CSIST 4RICE	Green belts TOWNERS A HARDAK AREAS	STATE RECEL ^{T AT} 2.388 THORITY PASS OR
5 × 200	Nursing Home TYPINCHEL ANAPPARE	THE TALK HE OF A 0.240 ACTHORY PASE

10. Estimated cost of the project is 12384.76 lakh (including the land cost)

i Cost of land : Rs. 2066.15Lakh
 ii Cost of Infrastructure and other structures : Rs. 1264.44 Lakh
 iii Other costs including EDC, Taxes, Levies etc. : Rs. 9054.17 lakh

11. Current stage of development of the project:

This is an ongoing project. Its development was started in October 2017.

Scheduled date of completion of the project is December 2019.

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

(a) Infrastructure:

Particulars	Expenditure incurred till	Washington & Australian Street		nade in ea	ch quart	er (in lakh	MILY PASSETS.	TARREST ARTERIA
TOTAL CHARLES	the date of application	July-Sep 2018	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July-Sept 2019	Oct-Dec 2019	Grand Total
Roads and Pavements	47.65 PM	THEO.OO PA	80.00	70.00	70.00	30.15 A. C. R. L.	3.00	360.80
Water supply	LL LSTATE RECRE FALESTATERE	40.00	40.00	30.00 N	30.00	20.95	3.00	163.95
Sewerage Treatment	34.64 II	020.00 _{RX}	20.00	20.00	19.87 N	REAT ESTAI NA REAL EST	MERCHAL STA	104.51
and	ARYANARY A	STAFRICAL STAFRICAL LEIMLER	FALLEN PARTAGE	DELLY PANG	DRULA (L NCHKULA	MANAREALT REVANAREA HARYANARE	SIMPRECI PATURERS	Frank "O I theat
garbage disposal	TARAKSANA	ALESTALESTATE	LLATOR RÉGLIAN	BY VILLINO POTHORU POTHORIAN	PANCHKU I PANCHK UTY PANC	LLAHARYANA LLAHARYAN HKULAHARA	REALESENEE	RECORD WALLS AND THE
Electricity Supply System	13.14	SO.00 ES	70.00 a	70.00	70.00 THORITY	"ANTHRULA	ANARIAL EST.	283.20
Storm water Drainage	69.48	20.00	20.00	20.00	14.00g	PROPERVEASED (HOPERVEASE)	LAHARYANA IKU LAHARYANA LINUA AHARA	143.48
ENGRET YO	AUTHOROTY A	THRULAHAR ANG HALLAHAR	AND ROAD	TSTATE OF	CALLATORY : CALLATOR PARALLAY	ALTHORITY DE ALTHORITE	PINCHELLY	VANAREAL ESTABLE
Parks and Playground	10.00	20.00 to	20.00	10.00	10.00	OC 0.30 DR	RESERVE PAZOTA RELEX BANCHKO	70.30
Boundary Gate /Water Body	48.67, AL	CO20.00 A COMPANIA CO	20.00 THE LET A	10.00) IARYANA MARKANA MARK	ALISEA FEALES ARL VE	GART VIORS FREGITYIC STATERING LATERING	ALORDA ALTIGORA ALORDA ALTIGORA ALORDA ALTIGORA ALORDA ALTIGORA CLATORA ALTIGORA	PARE 103.60 TARES PARE TREBLA HARVANA PANCHELI A HARVANA PANCHELI PAN
Misc. Works	18.13	a (5.00 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	5.00	5.00	1.47	KLATACIA	I BI CALLATOR	34.60
otal	241.71	235.00	275.00	235.00	210.27	57.46	10.00	1264.44

2

A LOCAL TO A LOCAL TO

- The following statutory approvals have already been obtained.
 - i. License No. 80 of 2017 valid upto 5.10.2022.
 - ii. Layout Plan
 - iii. Zoning Plan
 - iv. Environment Clearances
 - v. Pollution Clearance
 - vi. Forest Dept.
 - vii. CTE (Consent To Establish)
 - viii. CTO (Consent To Operate)
- 14. The following statutory approvals have been applied for but yet to be received:
 - i) Service Estimates
 - ii) Electrical Scheme
 - iii) Part Completion
- 15. Contact person at the site office:

Sh. Chinmoy Bera

Phone No.: 86076202642

Email : scpanipat@ansalapi.com

J.

Financial details:

Particulars	Lakhs
Total sale value of booked Plots, on the date of application/end of last quarter	RS. 3777.52
Total amount received from the allottees (booked Plots), on the date of	Rs. 1501.74
i. Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last Quarter	Rs. 2275.78
v. Balance amount due and recoverable from the allottees (booked Flats) as on the	Rs.846.76
Amount invested in the project upto the date of application: Land Cost Infrastructure	Rs. 2066.15 Rs. 241.71 Rs. 8601.03
EDC/Taxes Balance cost to be incurred for completion of the project and delivery of Possession:	Rs. 1022.73
In respect of existing allottees In respect of rest of the project In respect of rest of the project	EA F RECT. RS. 453.14

The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 2611836429 of Kotak Mahindra Bank Ltd., Ground Floor Amba Deep, K.G. Marg, New Delhi -110001, IFSC Code KKBK0000172, MICR code 110485002. 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



- 18. This Certificate of Registration is issued subject to the following conditions that 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 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.
 - 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.
- vii) Submit an irrevocable Power of Attorney in his favour; submit a copy of entry got made in revenue records and furnish an undertaking to ensure laying of



A PETAL SECTION OF A PETAL RESISTENCE OF A P

Internal Development Services in the adjoining areas as are necessary to establish a connectivity of the Internal Development Services of the project area with the main services to be provided by HUDA within a period of 30 days failing which the Registration Certificate shall be deemed to have been withdrawn.

Member

Rajan Gupta Chairman