



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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:

1. 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****2. 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**

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3. The contact details of the promoter are:

Phone No. : 011 – 23353550

Email : ansalpireraharyana@gmail.com

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

5. 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 .



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6. Detail of the plots in the project are as under:

Type of plot	Area (sqmtr)	No. of plots
1	192.08	2
2	193.50	17
3	212.00	14
4	223.49	2
5	225.00	19
6	235.10	14
7	236.91	1
8	242.32	1
9	245.00	10
10	245.50	18
11	247.50	2
12	260.00	17
13	265.38	1
14	275.00	60
15	279.79	2
16	280.36	4
17	286.00	1
18	291.50	4
19	302.50	1
20	306.67	1
21	314.05	2
22	317.63	2
23	343.75	1
24	357.94	1
25	372.90	1
26	426.66	1
27	438.10	1
	Total Plots	200

• 74 Plots have already been sold.

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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. No.	Name of Facility	Estimated cost(in lacs)	Actual Expenditure Incurred upto date of application(in lakh)
1	Internal roads and pavements	360.80	47.65
2	Water supply system	163.95	
3	Storm water drainage	143.48	69.48
4	Sewage System	104.51	34.64
5	Electricity Supply System	283.20	13.14
6	Horticulture /parks	70.30	10.00
7	Boundary Wall / fencing /entry gate	103.60	48.67
8	Misc. Work	34.60	18.13

8. 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	NO
Water supply	HUDA	NO
Electricity	UHBVN	Single Point Electricity Connection from UHBVNL
Sewage disposal	HUDA	NO
Storm water drainage	HUDA	NO

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9. 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	12.57
2	Roads	7.183
3	School / Nursery School	0.252
4	Green belts	2.388
5	Nursing Home	0.240

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.

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

(a) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (in lakh)						
		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	60.00	80.00	70.00	70.00	30.15	3.00	360.80
Water supply		40.00	40.00	30.00	30.00	20.95	3.00	163.95
Sewerage Treatment and garbage disposal	34.64	20.00	20.00	20.00	9.87			104.51
Electricity Supply System	13.14	50.00	70.00	70.00	70.00	6.06	4.00	283.20
Storm water Drainage	69.48	20.00	20.00	20.00	14.00			143.48
Parks and Playground	10.00	20.00	20.00	10.00	10.00	0.30		70.30
Boundary Gate /Water Body	48.67	20.00	20.00	10.00	4.93			103.60
Misc. Works	18.13	5.00	5.00	5.00	1.47			34.60
Total	241.71	235.00	275.00	235.00	210.27	57.46	10.00	1264.44

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13. 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:

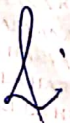
- i) Service Estimates
- ii) Electrical Scheme
- iii) Part Completion

15. Contact person at the site office:

Sh. Chinmoy Bera

Phone No. : 86076202642

Email : scpanipat@ansalapi.com



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16. Financial details:

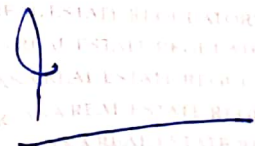
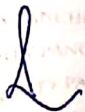
	Particulars	Lakhs
i.	Total sale value of booked Plots, on the date of application/end of last quarter	RS. 3777.52
ii.	Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	Rs. 1501.74
iii.	Balance amount to be received from the allottees (booked Plots,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

17. 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.

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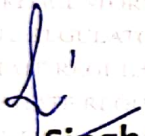
18. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

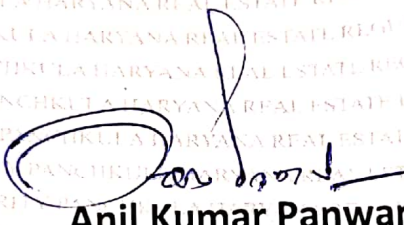
- i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that 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.
- 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

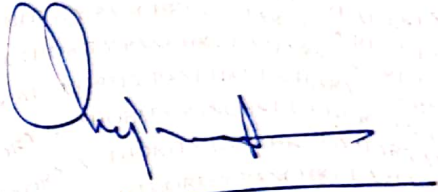


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Internal Development Services in the adjoining areas as are necessary to establish a connectivity of the Internal Development Services of the project area with the main services to be provided by HUDA within a period of 30 days failing which the Registration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


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman