



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Ansal Town Karnal DDJAY (SCH-2)" an affordable Residential plotted colony under DDJAY on land measuring 6.63 acres in Sector- 36, Karnal, vide

Registration No. :HRERA-PKL-KNL-32-2018

Dated: 7.8.2018

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

1. Particulars of the promoter:

The promoter of the project is Ansal Housing and Construction Limited, 606, 6th Floor, Indra Prakash, 21 Barakhamba Road, New Delhi-110001. The promoter is a Private limited company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number- CIN: L45201DL1983PLC016821, having PAN No. AAACA0377R.



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2. The Directors of the company are:

a) Divya Ansal

Villa B, 6 ABJ Abdul Kalam Road, New Delhi-110011.

Phone No. : 9810016003 .

b) Surrinder Lal Kapur

161 A/1, Western Avenue, Sainik Farms, New Delhi-110062.

Phone No. : 9810099434.

c) Maharaj Kishen Trisal

V-9/3, DLF City Phase-3, Gurugram-122001, Haryana

Phone- 9873015550.

d) Ashok Khanna

H.no. 765, Sector- 8B, Chandigarh-160019

Phone- 9814089930

3. The contact details of the promoter are:

Phone No.

0120-3854111

Email

ahcl@ansals.com

4. The promoter has launched following projects in last five years:

PROJECT : 1

1. Name and location of the project		Ansals Amantre Gurugram
2. Particulars of the project in brief:		
i.	Total area of the project	332552 sq. ft
ii.	Total number of apartments	487
iii.	Total number of plots	NA
3. The number of plots/ apartments booked/sold to the allottees:		
a)	Apartments	98
b)	Plots	NIL



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Details of the expenditure incurred upto date			
	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	125.54 Cr.	125.54 Cr.	69.65 Cr.
Cost of the apartments	64.02 Cr	64.02 Cr	23.84 Cr.
Cost of the infrastructure	0.83 Cr.	0.83 Cr.	0.31 Cr.
Others costs	60.69 Cr	60.69 Cr	45.50 Cr
5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.		85.66 Cr.
6.	Remaining amount of sale price money to be collected from the current allottees of the apartments.		53.94 Cr.
7.	Loan sanctioned by the banks/ other financial institutions against the project.		77.00 Cr.
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.		60.33 Cr.
9.	Whether any litigation is pending against the Project:		NO
10	Initial date of completion of the project.		31/12/2022
11	Likely date of completion of the project.		31/12/2022

PROJECT : 2

1.	Name and location of the project	Ansal Highland Park Gurugram
2.	Particulars of the project in brief:	
	i. Total area of the project	1157084 sq. ft.
	ii. Total number of apartments	629
	iii. Total number of plots	NA
3.	The number of plots/ apartments booked/sold to the allottees	
	a) Apartments	497
	b) Plots	NA



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4.	(i) Details of the expenditure incurred upto date:			
	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application	
	Total cost of the project (Other than cost of land)	240.61 Cr.	240.61 Cr.	152.29 Cr.
	Cost of the apartments	174.29 Cr.	174.29 Cr.	109.91 Cr.
	Cost of the infrastructure	2.34 Cr.	2.34 Cr.	1.94 Cr.
	Others costs	63.98 Cr.	63.98 Cr.	40.44 Cr.
5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.		341.53 Cr.	
6.	Remaining amount of sale price money of the apartments.		88.49 Cr.	
7.	Loan sanctioned by the banks/ other financial institutions against the project.		90.00 Cr.	
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.		70.51 Cr.	
9.	Whether any litigation is pending against the Project		NO	
10.	Initial date of completion of the project.		31/11/2021	
11.	Likely date of completion of the project.		31/11/2021	

PROJECT : 3

1.	Name and location of the project	Ansal Town Yamuna Nagar Phase - II
2.	Particulars of the project in brief:	
	ii. Total area of the project	21.43 Acre
	iii. Total number of apartments	Nil
	iv. Total number of plots	178
3.	The number of plots/ apartments booked/sold to the allottees	
	a) Apartments	NA
	b) Plots	91



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4.	(i) Details of the expenditure incurred upto date:		
	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
	Total cost of the project (Other than cost of land)	51.92 Cr.	51.92 Cr.
	Cost of the apartments	Nil	Nil
	Cost of the infrastructure	2.75 Cr.	1.14 Cr.
	Others costs	49.17 Cr.	19.39 Cr.
5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.		36.88 Cr.
6.	Remaining amount of sale price money to be collected from the current allottees of the apartments.		3.88 Cr.
7.	Loan sanctioned by the banks/ other financial institutions against the project.		31.80 Cr.
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.		23.85 Cr.
9.	Whether any litigation is pending against the		NO
10.	Initial date of completion of the project.		31/12/2021
11.	Likely date of completion of the project.		31/12/2021

PROJECT : 4

1.	Name and location of the project	Ansal Boulevard Gurugram
2.	Particulars of the project in brief	
	i. Total area of the project	2.80 Acre
	ii. Total number of apartments	637
	iii. Total number of plots	Nil
3.	The number of plots/ apartments booked/sold to the allottees:	
	a) Apartments	374
	b) Plots	NIL



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4. (i) Details of the expenditure incurred upto date:			
	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	66.91 Cr.	66.91 Cr.	42.37 Cr.
Cost of the apartments	43.37 Cr.	43.37 Cr.	22.29 Cr.
Cost of the infrastructure	3.39 Cr.	3.39 Cr.	1.89 Cr.
Others costs	20.15 Cr.	20.15 Cr.	18.19 Cr.
5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.		96.12 Cr.
6.	Remaining amount of sale price money of the apartments.		62.45 Cr.
7.	Loan sanctioned by the banks/ other financial institutions against the project.		NIL
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.		NIL
9.	Whether any litigation is pending against the Project		NO
10	Initial date of completion of the project.		31/12/2020
11	Likely date of completion of the project.		31/12/2020

5. Particulars of the project:

The project will be set up on 6.63 acre land. The land is owned by Ansal Housing and Construction Limited.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 50 of 2018 dated 12-7-2018 in favour of Ansal Housing and Construction Pvt. Limited. The said licence is valid till 11-7-2023.



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7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DTCP-6513 dated 20-6-18. The plots approved in the layout plan are as under:

Type	Area of the Plot (in sqmts)	Number of plots
A	129.57	6
B	124.13	7
C	141.89	6
D	100.75	28
E	57.95	3
F	116.61	7
G	99.047	6
H	109.63	38
I	126.75	11
J	94.25	1
K	78.00	1
Total		114

*No Plots have been sold as on date.

50% residential saleable area has been freezed in the layout Plan.

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

8. The service plan estimates are yet to be got approved from DTCP, Haryana. The estimates of internal development works are as under:

Sr. No.	Name of the facility	Estimated cost (in lacs) within the Project area only	Remarks Yet to be prepared /Submitted to HUDA, Town & Country Planning Department/ as per project report etc
1	Internal roads and pavements	82.33	Estimate Submitted
2	Water supply system	69.50	Estimate Submitted
3	Storm water drainage	19.33	Estimate Submitted
4	Sewage treatment & Garbage disposal	36.51	Estimate Submitted
5	Street lighting	10.18	Estimate Submitted
6	Playground and Parks	4.51	Estimate Submitted
	Electricity Supply System	67.08	Estimate Submitted



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

Facility	External/connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No
Roads	HUDA	No
Water supply	HUDA	No
Sewage disposal	HUDA	No
Electricity	UHBVN	No
Storm water drainage	HUDA	No

10. The total land of the project measuring 6.63 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	3.25
2	Area under parks	.489
3	Area under Community Facility	.683
4	Area under roads and others	1.69
5	Sewage and Solid Waste treatments facility	0.074
6	Any other	0.434

11. **Estimated cost of the project is Rs 20.40 cr (including land cost)**

i	Cost of land	14.972
ii	Cost of Infrastructure and other structures	2.894
iii	Other Costs, Including EDC, Taxes, Levies	2.534

12. **Status of colony**

It is a new Project. Its development will start in September' 2018 and the Projected date of completion is 1.9.2021.



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13. Quarterly schedule of the development of the project:
(a) Infrastructure

Particulars	Expenditure to be made in each quarter (in lacs)										
	July-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sept 2020	Oct-Dec 2020	Jan-Mar 2021
Roads & Pavements	2.33	10	10	10	10	10	10	10	10	-	-
Water supply system	-	10	10	10	10	10	10	9.50	-	-	-
Sewerage treatment & garbage Disposal	-	5	5	5	5	5	5	6.51	-	-	-
Storm water drainage	-	-	5	5	5	4.33	-	-	-	-	-
Electricity Supply	-	-	-	-	10	10	10	10	10	10	7
Street Lighting	-	-	2	2	2	2	2.18	-	-	-	-
Parks and Playgrounds	-	1	1	1	1	0.51	-	-	-	-	-

14. The following statutory approvals have already been obtained.

- (i) License
- (ii) Layout plan

15. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- (i) Electricity Sanctions : Sept, 2018
- (ii) Service Estimates Sept-2018
- (iii) Zoning Plan Sept- 2018

16. Contact person at the site office:

Name : Netrapal Sharma
Phone No. : 120-3854128, 9650028884
Email Id : netrapal.sharma@ansals.com

17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the HDFC Bank Ltd VC-1, ADJ to Income Tax, Vaishali, Ghaziabad account number 57500000218231; IFSC Code HDFC0000422; MICR code 110240064. The money from the aforesaid account shall be drawn only towards



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meeting the cost of construction. 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:

- 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.
- 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.



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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 approved copy of the electricity plan within a period of four month's from the date of issuance of registration certificate failing which the said registration shall be deemed to have been withdrawn.

-sd-

Dilbag Singh Sihag
Member

-sd-

Anil Kumar Panwar
Member

-sd-

Rajan Gupta
Chairman

Memo No. HRERA- 198-2018

Dated: 9-8-18

Granted under the hand and seal of the Secretary to the Authority on



Signature :

Name :

R.P. Gupta
Executive Director
Haryana Real Estate Regulatory Authority Panchkula