

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:

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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.

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.

Email

0120-3854111

ahcl@ansals.com

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

1.	Name and location of the project		Ansals Amantre Gurugram
2.	Particul	ars of the project in brief:	THE KINDLY AUTHORITY PANCHET THE
	I.	Total area of the project	332552 sq. ft
TA	ii.	Total number of apartments	487 AMERICA
XΙ	ARTS III.	Total number of plots	HA MREGHLATORY NA PANCHE
3.	Th	ne number of plots/ apartments booked/sold to the allottees:	THATERICAL APORT AUTHORITY IS A
C 1 (a)	Apartments	PART BUSINESS SERVICES IN THE SERVICE OF THE SERVIC
/	b)	Plots Applied by the state of t	NIL AND DESCRIPTION OF THE PROPERTY OF THE PRO

104	SCHOOL CANADASA AND AND AND AND AND AND AND AND AND AN	Details of the expenditure	incurred upto dat	te la contrata a partir de la contrata del contrata de la contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata de la contrata de la contrata del contrata de la contrata del contrata del contrata del contrata de la contrata del contrata d
811	TO PASSET HAT INVESTIGATED AND ALL ESTATE OF THE ALL LESS ASSESSMENT AND ALL LESS ASSESSMENT ASSESS	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
	al cost of the project (Other n cost of land)	125.54 Cr.	125.54 Cr.	69.65 Cr.
	st of the apartments	64.02 Cr	64.02 Cr	23.84 Cr.
Co	st of the infrastructure	0.83 Cr.	0.83 Cr.	0.31 Cr.
Oth	ners costs	60.69 Cr	60.69 Cr	45.50 Cr
5.	Total amount of money colle apartments/ plots upto the c			85.66 Cr.
6.	Remaining amount of sale pallottees of the apartments.	price money to be collecte	d from the curren	53.94 Cr.
Loan sanctioned by the banks/ other financial institutions against the project.		77.00 Cr.		
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	0 Initial date of completion of the project.		31/12/2022	
11	Likely date of completion of	the project.	THE STARYANGE	31/12/2022

1.	Name	and location of the project	Ansal Highland Park Gurugram
2.	Parl	ticulars of the project in brief:	ANUTULITY AND ANY AND AREA OF THE
13	eres la	Total area of the project	1157084 sq. ft.
71	, ii.	Total number of apartments	629
	iii.	Total number of plots	NA LABORE
3.	The r	number of plots/ apartments booked/sold to the allottee	S TAY AD HIGHED BASE HELD
۸.	a)	Apartments Apartments Apartments Apartments Apartments	497
A	b)	Plots OF LATORY ATTHOUGHT PASSABLE ARRANGANARI AL REL	CRECULATION NA HORITA PANO A MOREGIA A LOGICA



	C. SANCORUL A HARLANA PRANTE DAL BUTY BANCORUL A HARLANA PRANTE DAL BUTY BANCORUL A HARLANA PRANTE DAL	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
	otal cost of the project (Other an cost of land)	240.61 Cr.	240.61 Cr.	152.29 Cr.
С	ost of the apartments	174.29 Cr.	174.29 Cr.	109.91 Cr.
С	ost of the infrastructure	2.34 Cr.	2.34 Cr.	1.94 Cr.
0	thers costs	63.98 Cr.	63.98 Cr.	40.44 Cr.
	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.			341.53 Cr.
5.	Remaining amount of sale pri	ce money of the apartment	S. TIETE HILLER AND THE SAN THE	88.49 Cr.
7.	Loan sanctioned by the banks	s/ other financial institutions	against the project.	90.00 Cr.
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
0	Initial date of completion of the project.			31/11/2021
	11 Likely date of completion of the project.			A STATE OF THE STA

Name and location of the project		Ansal Town Yamuna Nagar Phase - II
Particu	ars of the project in brief:	STATEMENT STATEMENT PARK TIKET STARKVANAREAL ESTATE
ii.	Total area of the project	21,43 Acre
iii.	Total number of apartments	NILOSTOS LAS SESTIMANTES ESSENTIAL SESSENTIAL SESSENTIA
iv.	Total number of plots	TSTATE BY OF THE SUTHEBUTY DANCHEL FAHABASA B
The nu	mber of plots/ apartments booked/sold to the allotte	S SHALL STATE BEIGG ANGUS AUGHOR FOFANCINCO, A HARO
a) Apartments NA		ASA BEAT IN ALLERICOL STORY AND NATIONALISM
b) Plots		91 History and the state bloom of the state page 11
	Particul ii. iii. iv. The num a)	Particulars of the project in brief: ii. Total area of the project iii. Total number of apartments iv. Total number of plots The number of plots/ apartments booked/sold to the allotted a) Apartments

		Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
To	tal cost of the project (Other an cost of land)	51.92 Cr.	51.92 Cr.	20.54 Cr.
Co	st of the apartments	Nil	Nil	Nil
Co	est of the infrastructure	2.75 Cr.	2.75 Cr.	1.14 Cr.
Otl	hers costs	49.17 Cr.	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.
S.	Remaining amount of sale price money to be collected from the current allottees of the apartments.			3.88 Cr.
7.	Loan sanctioned by the bank	s/ other financial institution	s against the project.	31.80 Cr.
3.	Amount drawn from the banks/ other financial institutions till the date of filing this application.			23.85 Cr.
)	Whether any litigation is pending against the			NO
0	Initial date of completion of the project.			31/12/2021
11	Likely date of completion of the project.			31/12/2021

Name	and location of the project	Ansal Boulevard Gurugram	
Particulars of the project in brief		THE PARK THE LA HARVASA BEAL ESTATE	
TALLED	Total area of the project	2.80 Acre	
ustarii.	Total number of apartments	637	
u au iii.	Total number of plots	Nil Harry Na	
. The number of plots/ apartments booked/sold to the allottees:		A PARTY AND MAINTENANCE OF THE PARTY OF THE	
a) Apartments		374	
b) P	Plots DESTAIN BELLE LATER STATEMENTS PARTICULAR AND AND AND ASSAULT AND	STERLAR ATORS IN NIL HELLY ESSERIES	
	i. ii. The nu	i. Total area of the project ii. Total number of apartments iii. Total number of plots The number of plots/ apartments booked/sold to the allottees:	

SST the spe	V TANCING III V BOSCH	T ARABYANG REAL POOL	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
	tal cost of	f the project (Other land)	66.91 Cr.	66.91 Cr.	42.37 Cr.
Cost of the apartments		apartments	43.37 Cr.	43.37 Cr.	22.29 Cr.
Cost of the infrastructure		t of the infrastructure 3.39 Cr. 3.39 Cr.		3.39 Cr.	1.89 Cr.
Others costs		S. A. DIESPER	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.	Remain	ning amount of sale p	rice money of the apartmen	nts. Theread No. 2107	62.45 Cr.
7.	Loan sa	anctioned by the ban	ks/ other financial institution	ns against the project.	NIL
3.	Amount drawn from the banks/ other financial institutions till the date of filing			ATTHORNY PASCINCLES	
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.

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:

Туре	Area of the Plot (in sqmts)	Number of plots
Α	129.57	6
В	124.13	Tales, "a second London Land
С	141.89	6
D	100.75	28
E E	57.95	3 HORELY LANGUELL
F	116.61	SISTERDADO ACTO A TROUBLE DESCUE
G	99.047	LEST STERREST LAND 6
H	109.63	AT ESTATE RESULT 38
Land Land	126.75	11.00
J	94.25	SARRAL DELANCE BY 1 SAFET AND ASSAULTED
K	78.00	MYASOVECHI ISSOVIE (1 OCT NO CONTROL
HARY SAA BE	AL USBATE REFUELARIAN SETTING TO THE	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:

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
Internal roads and pavements	82.33	Estimate Submitted
Water supply system	69.50	Estimate Submitted
Storm water drainage	19.33	Estimate Submitted
Sewage treatment & Garbage disposal	36.51	Estimate Submitted
Street lighting	10.18	Estimate Submitted
Playground and Parks	4.51	Estimate Submitted
Electricity Supply System	67.08	Estimate Submitted
	Internal roads and pavements Water supply system Storm water drainage Sewage treatment & Garbage disposal Street lighting Playground and Parks	Internal roads and pavements Water supply system Storm water drainage Sewage treatment & Garbage disposal Street lighting Playground and Parks Internal roads and pavements 82.33 19.33 19.33 10.18

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	ACTIONERS IN NO. 11 A HARAMAN

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 REAL	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)

PRY	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.

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

ONCHED A TRANSPORTED	Expenditure to be made in each quarter (in lacs)										
Particulars	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	EAN-CES	10	10	10	10	10	10	9.50	- Rep	i exit-	-
Sewerage treatment & garbage Disposal	HARYA	5	5	5	5	5	5 104 80	6.51	Micy Na	N ISIN	THE PL
Storm water drainage	7/12/10	335010	5	5	5	4.33	GIRTON	Contaction	ALEXA,	Viena,	Ţ
Electricity Supply	-	1112212	KUAL IS	NEW.	10	10	10	10	10	10	7
Street Lighting	Tari	A LEAD	2	2	2	2	2.18	ELA EAG	GENERAL LA	JARS-1R	1 15
Parks and Playgrounds	ANEHR	1	1	1	1	0.51	D 1/2/11	2000	ENNOUR	1112/2/14	A LL

- 14. The following statutory approvals have already been obtained.
 - License
 - Layout plan
- Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

Electricity Sanctions : Sept, 2018

(ii) Service Estimates

Sept-2018

(iii) Zoning Plan

Sept- 2018

Contact person at the site office:

Name:

Netrapal Sharma

Phone No.:

120-3854128, 9650028884

Email Id: netrapal.sharma@ansals.com

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 57500000218231; IFSC Code HDFC0000422; MICR code 110240064. The money from the aforesaid account shall be drawn only towards



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.

- 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- 138- 2018

Dated: 9-8-18

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

Seal

Signature:

Name:

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