

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Ansal Town Karnal DDJAY (SCH-3)"an affordable Residential plotted colony under DDJAY on land measuring 12.208 acres in Sector-36 Karnal, vide

Registration No.: HRERA-PKL-KNL-43-2018 Dated: 10.9.2018

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

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.

-23131

2. The Directors of the company are:

a) Divya Ansal

Villa B, 6 APJ Abdul Kalam Road, New Delhi-110011

Phone No: 9810016003.

b) Surrinder Lal Kapur

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

Phone No: 9810099434.

c) Maharaj Kishen Trisal

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

Phone No: 9873015550.

d) Ashok Khanna

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

Phone No: 9814089930.

3. The contact details of the promoter are:

Phone No.

0120-3854111

ahcl@ansals.com



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

PROJECT: 1

1	Name	and location of t	he project	A TOP ALTRONOS PAN	Ansals Gurugra	Amantre am	
2	Partic	ulars of the proje	ct in brief:	RECORD AND A COUNTY	PANCINGTA	Carlo Contract	
IN		otal area of the p		DELICITY OF SEC. OF DR.		52 sq. ft.	
BLA	ii. T	otal number of a	partments	STATE REGISTRATOR NAME OF THE PARTY OF THE P	DOSG OF TANCE	487	
A.Ra		otal number of pl		ALISTATA MENULATIVA	ALIENTY P.	NA	
3	The r	number of plots/ a	partments b	booked/sold to the	ne allottee	S:	
NIST.		Apartments	Contract them	TANKSHAL PERMIT REDAIL	O' ACTE	98	
AHS DUS	/	Plots	TIONERS IN THE STREET	HARVANARE OF CHIEFE RE-		NIL	
REL	AHARA	Details of t	he expendit	ure incurred up	to date	WITH THE PARTY OF	
Initially Expending Revised Cost incurred						iture If up to the If application	
Total cost of the project (Other than cost of land) 125.54 Cr.					69.65 Cr.		
Cost of the apartments 64.02 Cr			64.02 Cr		.84 Cr.		
		the infrastructure	0.83 Cr.	0.83 Cr.	0.31 Cr.		
0	thers	costs	60.69 Cr	60.69 Cr		5.50 Cr	
ATT	5	filling this applic	apartments/ ation	plots up to the d	ate of	85.66 Cr.	
A REAL	6	Remaining amo collected from the apartments	unt of sale	orice money to b llottees of the	e	53.94 Cr.	
Toan 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	
NC BE	10	Initial date of co	mpletion of	the project.	WAS THE TOTAL	31/12/2022	
		kely date of co	ompletion o	f the project.	Mark Comments	31/12/2022	

PROJECT: 2

1	Name	e and loca	tion of the proj	ect	PA Ban	Ansal Highland Park Gurugram	
2	Partio	culars of th	gemeet a	HARM HALMAN RIVER			
distribute	i.	Total are	1157084 sq. ft.				
ERECO L.	ii.	THE RESERVE THE PARTY OF THE PA	mber of apartm		DEVENSE	629	
STATE RE	iii.	Total nur	OCCUPANT AND	NA			
3	The	number of	plots/ apartme	nts booked/sold	to the	e allottees	
REAL EST	a)	Apartme		PALESTAL BLOOM ATT	VILIDIOS	497	
ARTALI	b)	Plots	WITT PANCETT AND THE	HI ALUSTAL BURGE	Par se	NA	
RYANAR	4	PART LAZING	Details of the	expenditure incu	irred u	up to date:	
ANAKYA DLAHARI PREDATE	NA REAL PANA REAL PRANA REAL PRAN	STATE REGILEA STATE REGILEA ALL STATE ALL GOOD REAL STATE OF	Initially estimated cost	Revised cost	up to	enditure incurred to the date of ication	
proj		t of the ther than land)	240.61 Cr.	240.61 Cr.	SETTERS SETTERS SETTERS SETTERS	152.29 Cr.	
	Cost c		174.29 Cr.	174.29 Cr.	109.91 Cr.		
OFFICE ASS	Cost c	of the	2.34 Cr.	2.34 Cr.	1.94 Cr.		
1000	Others	The Marie Street of the Street	63.98 Cr.	63.98 Cr.	40.44 Cr.		
5	Tota	al amount rent allotte	of money collected es of the apartricity filling this application.	ments/plots up	TENTA NOT TIS IN TENTA TO PASICI	341.53 Cr.	
6	Rer	naining an	nount of sale pr	ice money to allottees of the	88.49 Cr.		
7	Loa	n sanction ncial instit	Almes A	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						
10			completion of th	e project.	SAKARE.	30/11/2021	
11			completion of the		Contract of the last of the la	30/11/2021	

1101123		200	_	-		
DD	\cap		(Out	ш	а	
PR	U	J	C	ш	×	3

1	Name and location		Ansal To Phase – I	wn Yamuna Nagar	
2	Particulars of the	HORITS PARCHES	LA GARAGE AND CONTRACT AND COLAR		
SLATTIN	II. I otal area of	f the project		OF THE PARTY PARTY	21.43 Acre
Buch	III. Total number	er of apartments	Surance	SEAR CHORUTY PA	Nil By LALESTAN NE
THERE	iv. Total number	er of plots	might from	CORPAGNICATION IN	178
3	The number of pl	ots/ apartments	s book	ced/sold to	the allottees:
SALT.	a) Apartments	HKIM VHARYANAREALE	STATE RE	ILLAND STOP ACTION	NA
MEAL	b) Plots	PANCHET LA HARVANA RI	SELESTAT	SECULATION	91
4	Detai	s of the expend	diture	incurred up	
	AREAL EXTATE RECULATION	Initially	ANARDA	LUSTATE RECELAT	Expenditure
		estimated	Rev	vised cost	incurred up to the
Tota	al cost of the	cost	HARVAS	WARRAL PATRICEL	date of application
	ect (Other than	51.92 Cr. 51.92 Cr.		1 02 Cr	20.54 Cr.
the same	of land)			1.32 01.	STATE RECORDS AS THORUS
	t of the	Nil		DELK CHARASARIA	THE VIEW OF STREET
	rtments			Nil	RESTRICTED NIL
Cost of the		2.75 Cr. 2		2.75 Cr.	1.14 Cr.
infra	astructure	2.75 01.		73 01.	PYANA REAL ESTATE RELIGIO
Oth	ers costs	49.17 Cr.	49.17 Cr.		19.39 Cr.
REST	Total amount of				36.88 Cr.
5	allottees of the a of filling this appl		up to	the date	PACTURE I SURVEY AREA DE LA LE
	Remaining amou		mone	ey to be	TA PANCHEL A STREET AND ASSESSED.
6	collected from th				3.88 Cr.
ANA HE	apartments	RELY PROPERTY AND VALVANIAN	ANTALE	STATE OF STREET A	PHORITY PANCHELLA HASHANA
7	Loan sanctioned		other t	financial	31.80 Cr.
HARL	institutions again		O CO	Caracial	STORY AT THERETY PANCETED CAMPAR
8	Amount drawn fr	23.85 Cr.			
NUMBER OF	institutions till the	pilcation	PARTY AUTHORITY PANCHELIS		
9	Whether any litig	ation is pending	y aya	mot the	NO
10	Project Initial date of cor	nnletion of the	projec	T	31/12/2021
10	Likely date of co				31/12/2021
THE PARTY OF	Likely date of col	inplotion of the	احروام	Harris and the same of the sam	O II I LI LOL I



PROJECT: 4

Thomas and the	PANCHE PENCH	HAMARANA REAL	PART WHAT AND AND ADDRESS AND	THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	oulevard
1			on of the project	Gurugram	PRINCIPAL MANAGEMENT AND MANAGEMENT
2	Part	iculars of the	APP TRANSPORTER		
CARLAS	OR I	Total area o	f the project	2	80 Acre
TU ACO	ii.	Total number	er of apartments	THORITY PANCES	637
OSTATE O	iii.	Total number	er of plots	LAIS OF ST COURTY IS	Nil
3	The	number of p	lots/ apartments boo	ked/sold to the	allottees:
ARLAD	a)	Apartments	PANCHIC LA LABORANA RUAL ESTA	MARIA DI ATORES ALTRICO	374
CYNAS	b)	Plots	PARCIEC LA HARPANA DE SETA	STATE RIVER SHE	NIL WAS THE REAL PROPERTY OF THE PARTY OF TH
4	NAREA	CTATE NO.	ils of the expenditure	incurred up to	date:
RELATI CHKEL ANCIRC PANCIE ITS PANCIE	ARYAN SAHAROPA MARAPA M	ANA HILAMETER DE LA MARIA DEL MARIA DEL MARIA DE LA MARIA DEL MARIA DE LA MARIA DE LA MARIA DEL MARIA DE LA MARIA DEL LA MARIA DE LA MARIA DE LA MARIA DE LA MARIA DEL M	Initially estimated cost	Revised cost	Expenditure incurred up to the date of application
Total cost of the project (Other than cost of land)			66.91 Cr.	66.91 Cr. 66.91 Cr.	
Cos	t of th	ne	43.37 Cr.	43.37 Cr.	22.29 Cr.
Cos	t of th	ne	3.39 Cr.	3.39 Cr.	1.89 Cr.
NA CAMPAGE	ers co	The second secon	20.15 Cr.	20.15 Cr.	18.19 Cr.
5	Tota	al amount of r	noney collected from partments/plots up to tion	current the date of	96.12 Cr.
6	Ren	naining amou	nt of sale price mone current allottees of	y to be the apartments	62.45 Cr.
7	Loa	n sanctioned tutions again	Nil		
8	Amo	ount drawn fro tutions till the	Nil		
9	The state of the s	CONTRACTOR OF THE PARTY OF THE	ation is pending agai		NO
10			pletion of the project		31/12/2020
11	Like	ly date of cor	ppletion of the project	t.	31/12/2020

5. Particulars of the project:

The project will be set up on 12.208 acres land. The land is owned by Ansal Housing & Construction Limited, Sampark Hotels Pvt. Ltd., Naurang Investment & Financial Services Pvt. Ltd., Wrangler Builder Pvt Ltd., and Geo Connect Pvt. Ltd. The Developer, Ansal Housing and Construction Pvt. Ltd. has done a joint venture agreement with the other licensees for the said land. The same is a registered agreement with irrevocable power of attorney to pass on title of land for the project.

- 6. The Town & Country Planning Department, Government of Haryana have issued license No. 49 of 2018 dated 12.07.2018 in favour of the land owner M/s Ansal Housing & Construction Limited, Sampark Hotels Pvt. Ltd., Naurang Investments & Financial Services Pvt. Ltd., Wrangler Builder Pvt. Ltd., Geo Connect Pvt. Ltd. The licence is valid till 11.07.2023.
- 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No. DTCP-6509 dated 15.06.2018. The plots approved in the layout plan are as under:

CATECORY	ADEA (IN COST)	MARCHAR ALECTOTI
CATEGORY	AREA (IN SQM.)	NO. OF PLOTS
TYPE-A	115.74	5
TYPE-B	149.95	to a maille strange 7 to the moral agent
TYPE-C	133.6	3
TYPE-D	120.6	17
TYPE-E	111.78	11 Maria Maria
TYPE-F	112.16	29
TYPE-G	90	29
TYPE-H	85.56	31 NORTH A 11 A
TYPE-I	89.67	12
TYPE-J	107.76	2 PETY PONCHETA
TYPE-K	149.4	6 CRITY PASSAGE
TYPE-L	148.86	THE REAL PROPERTY BASE
TYPE-M	116.9	AS SAME DE COMPANY TO A SAME DE COMPANY DE C
TYPE-N	125.76	A STATE OF THE STA
TYPE-O	130.13	THE APPENDING TO A METERS AND THE
TYPE-P	100.31	MARIAMENTE 8
TYPE-Q	101.89	10
TYPE-R	123.15	THANKS AREA 4 THE BOOK AT
TYPE-S	141.28	Water 3
TYPE-T	139.28	4
TYPE-U	150	PARATRAL ANAR 3 ARRALESTATE
TYPE-V	106.72	6
TYPE-W	114.56	6
Commercial	1024.93	RY IL HOBITY BANCKS IT AND SONA IL
plot	THE APPROPRIES PAR	ALTHORITY PANCIBLE A HAPPAN
AND REAL ESTADERSON	TOTAL	220

^{*}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 its office all the time.



8. The service plan estimate is yet to be got approved from DTCP,

Haryana. The estimates of internal developments works are as under:

Sr. No	Name of the facility	Estimated cost (Within the project area only) (All Figure in Lacs)	Remarks Yet to be prepared/ Submitted to HUDA, Town & Country Planning Department/as per project report etc.
1	Internal roads and pavements	200.75 lacs	Estimate submitted
2	Water supply system	103.58 lacs	Estimate submitted
3	Storm water drainage	37.72 lacs	Estimate submitted
4	Electricity supply system	118.69 lacs	Yet to be submitted
5	Sewage treatment & Garbage disposal	38.17 lacs	Estimate submitted
6	Street lighting	18.74 lacs	Estimate submitted
7	Play grounds and parks	9.41 lacs	Estimate submitted

 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
Electricity	UHBVN	NO
Sewage disposal	HUDA	NO
Storm water drainage	HUDA HUDA	NO

10. The total land of the project measuring 12.208 acres will be utilised in the following manner:

0 11	Land area under usage	Area of land (acres)
Sr. No.	Land area under usage	5.938
1	Plots to be sold	0.253
2	Area under commercial plot (to be sold)	2.893
3	Roads	0.938
4	Parks and playgrounds	Man and District the Man and M
MO ANA ICAL	Sewage and solid waste treatment	0.074
5	facility	1.230
6	Area under Community Facility	0.880
7	Any other	OF THE REAL PROPERTY.

11. Estimated cost of the project is Rs 16.78 cr (including land cost)

1	Cost of land	6.87 Cr.
ii.	Cost of Infrastructure and other	5.27 Cr.
iii.	Other Costs, Including EDC, Taxes, Levis	4.64 Cr.

12. Current stage of development of the project:

This is a new project. Its development shall be started by 01.10.2018. Scheduled date of completion of the project shall be 31.12.2021.



13. Quarterly schedule of the development of the project:

(a)Infrastructure

	TURY AND				Expen	diture to	be mad	e in eacl	n quarte	er (in Lacs	5)			
Particulars	Oct- Dec, 18	Jan- Mar, 19	Apr- Jun, 19	Jul- Sep, 19	Oct- Dec, 19	Jan- Mar, 20	Apr- Jun, 20	Jul- Sep ,20	Oct- Dec, 20	Jan- Mar, 21	Apr- Jun, 21	Jul- Sep ,21	Oct- Dec, 21	Grand
Roads & Pavements	35	35	35	35	35	25.75	NA REAL	EXPERTER	ention!	TOP THE	THE REAL	Y BANC	HEDLAH	200.75
Water Supply System	20	20	20	20	20	3.58	avasa.	A TOSS	THE PERSON	CALIFORNIA CONTRACTOR	No Dans	HELL I	ANCHEL	103.58
Sewerage treatment & garbage disposal	5	5	5	5	5	5	8.17	TA BLAT	ESTATE OF THE PARTY OF THE PART	HANNEL IN	Stokes a	AUTHOR AUTHOR	PET PARK	38.17
Electricity supply system	APL-MEN	NA BURE	P. L. B.	Mingray Septem	20	20	20	20	20	18.68	HEAT ST	Mary C	ALTHOUGH A	118.68
Storm water drainage	5	5	5	5	5	5	5	2.72	TALETA	ARL VEH	TABLE RE	GULAS	CA VILLE	37.72
Parks and playgrounds	2	2	2	2	1.41	11. 7 9.1/4	Total I	STELL	beans	ANNUAL RE	AL ISSEA	ERIEL L	ALTOP	9.41
Street Light	public po	NOTE OF	ADDAR TO	5	5	5	3.74	0	SURELL	VHARY AN	AREALE	STATES	PURIT AT	18.74

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

a. Demarcation Plan : 01/10/2018b. Zoning Plan : 01/10/2018

c. Electricity Plan 31/03/2019

16. Contact person at the site office:

Name Mr. Netrapal Sharma

0120-3854128,

Phone (Landline) 9650028884

netrapal.sharma@ansals.

Email Id 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 57500000218343; 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 Promotor 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

Project Registration No. HRERA-PKL-KNL-43-2018

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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 Promotor shall not demand or receive from 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 Promotor shall create his own website within a period of one month containing information as mandate 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 sales as provided in Rule 8 of the RERA Rules dated 28.07.2017

-sd-Dilbag Singh Sihag Member

Seal

-sd-Anil Kumar Panwar Member -sd-Rajan Gupta Chairman

Memo No. HRERA- 221-2018

Dated: 12-9-18

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

Signature :

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