



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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:

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 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

Email

ahcl@ansals.com



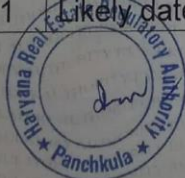
HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****4. The promoter has launched following projects in last five years:****PROJECT: 1**

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
Details of the expenditure incurred up to date			
		Initially estimated cost	Revised Cost
			Expenditure incurred up to the date of application
	Total cost of the project (Other than cost of land)	125.54 Cr.	125.54 Cr.
	Cost of the apartments	64.02 Cr	64.02 Cr
	Cost of the infrastructure	0.83 Cr.	0.83 Cr.
	Others costs	60.69 Cr	60.69 Cr
5	Total amount of money collected from current allottees of the apartments/plots up to the date of filling 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



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****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		
4	Details of the expenditure incurred up to date:			
		Initially estimated cost	Revised cost	Expenditure incurred up to 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 up to the date of filing this application	341.53 Cr.		
6	Remaining amount of sale price money to be collected from the current allottees 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.	30/11/2021		
11	Likely date of completion of the project.	30/11/2021		



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****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		
4	Details of the expenditure incurred up to date:			
		Initially estimated cost	Revised cost	Expenditure incurred up to the date of application
	Total cost of the project (Other than cost of land)	51.92 Cr.	51.92 Cr.	20.54 Cr.
	Cost of the apartments	Nil	Nil	Nil
	Cost of the infrastructure	2.75 Cr.	2.75 Cr.	1.14 Cr.
	Others costs	49.17 Cr.	49.17 Cr.	19.39 Cr.
5	Total amount of money collected from current allottees of the apartments/plots up to 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 Project	NO		
10	Initial date of completion of the project.	31/12/2021		
11	Likely date of completion of the project.	31/12/2021		



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****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		
4	Details of the expenditure incurred up to date:			
		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.	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 up to the date of filling this application			96.12 Cr.
6	Remaining amount of sale price money to be collected from the current allottees 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



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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:



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CATEGORY	AREA (IN SQM.)	NO. OF PLOTS
TYPE-A	115.74	5
TYPE-B	149.95	7
TYPE-C	133.6	3
TYPE-D	120.6	17
TYPE-E	111.78	11
TYPE-F	112.16	29
TYPE-G	90	29
TYPE-H	85.56	31
TYPE-I	89.67	12
TYPE-J	107.76	2
TYPE-K	149.4	6
TYPE-L	148.86	3
TYPE-M	116.9	5
TYPE-N	125.76	8
TYPE-O	130.13	7
TYPE-P	100.31	8
TYPE-Q	101.89	10
TYPE-R	123.15	4
TYPE-S	141.28	3
TYPE-T	139.28	4
TYPE-U	150	3
TYPE-V	106.72	6
TYPE-W	114.56	6
Commercial plot	1024.93	1
	TOTAL	220

*No plots have been sold as on date

50% residential saleable area has been freed in the layout plan.

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



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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
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

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



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

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	5.938
2	Area under commercial plot (to be sold)	0.253
3	Roads	2.893
4	Parks and playgrounds	0.938
5	Sewage and solid waste treatment facility	0.074
6	Area under Community Facility	1.230
7	Any other	0.880

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

i.	Cost of land	6.87 Cr.
ii.	Cost of Infrastructure and other structure	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.



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Particulars	Expenditure to be made in each quarter (in Lacs)													
	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 Total
Roads & Pavements	35	35	35	35	35	25.75	-	-	-	-	-	-	-	200.75
Water Supply System	20	20	20	20	20	3.58	-	-	-	-	-	-	-	103.58
Sewerage treatment & garbage disposal	5	5	5	5	5	5	8.17	-	-	-	-	-	-	38.17
Electricity supply system	-	-	-	-	20	20	20	20	20	18.68	-	-	-	118.68
Storm water drainage	5	5	5	5	5	5	5	2.72	-	-	-	-	-	37.72
Parks and playgrounds	2	2	2	2	1.41	-	-	-	-	-	-	-	-	9.41
Street Light	-	-	-	5	5	5	3.74	0	-	-	-	-	-	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 : 01/10/2018
 b. Zoning Plan : 01/10/2018
 c. Electricity Plan : 31/03/2019



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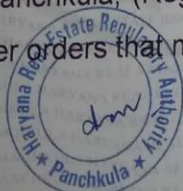
16. Contact person at the site office:

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



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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

-sd-

Anil Kumar Panwar
Member

-sd-

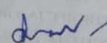
Rajan Gupta
Chairman

Memo No. HRERA- 227-2018

Dated: 12-9-18

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

