



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate group housing project namely Ess Vee Apartments on land measuring 14.568 Acres, in Sector-20, Panchkula, Haryana, vide

Registration No.: HRERA-PKL-PKL-54-2018

Dated: 5-10-18

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

1. Particulars of the promoter:

The promoter of the project is M/s Samar Estates Private Limited, Regd. Office: #87, Sector-7, Panchkula, Haryana and Site Office: Ess Vee Apartments, Sector-20, Panchkula, Haryana. The promoter is a Private Limited Company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number- CIN: U70101HR2003PTC055332, having PAN No. AAICS0083L.



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2. The Directors of the company are:

- a) Mr. Vinod Bagai son of Sh. Nand Lal.
#1110, Sector-7, Panchkula, Haryana.
Phone No: 09888914301
- b) Mr. Virender Bagai son of Sh. Nand Lal.
#1110, Sector-7, Panchkula, Haryana.
Phone No: 09888914302
- c) Mrs. Sunita Bagai wife of Sh. Vinod Bagai.
#1110, Sector-7, Panchkula, Haryana.
Phone No: 09814076845

3. The contact details of the promoter are:

Phone No. 09888914301, 09888914302, 09814076845
Fax No. 01722551865
Email mail@essveegroup.com

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

5. Particulars of the project:

The project is being set up on 14.568 acre land. The land is owned by M/s Samar Estates Private Limited. The applicant Company had entered into a collaboration agreement with Sh. Ishwar Chand, Sh. Keshab Chand, Smt. Meera Rani and Smt. Radha Rani for development of their land measuring 21.75 acres falling in the revenue estate of village Kundi, Sector-20, Panchkula into a Group Housing Colony on 13.07.2004. Accordingly, Licence No. 609 to 612 of 2006 dated 27.03.2006 was granted by the DTCP for setting



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up of a Group Housing Colony on the land measuring 21.75 acres in the name of the individual land owners in collaboration with the Applicant Company. However, as per provisions of Rule 17 of the Rules of 1976 framed under the Act of 1975, the licences were transferred in the name of Samar Estates Private Limited on 06.08.2007.

6. The Town & Country Planning Department, Government of Haryana had issued license No. 609 to 612 of 2006 dated 27.03.2006 in favour of the land owners Sh. Ishwar Chand, Sh. Keshab Chand, Smt. Meera Rani and Smt. Radha Rani, which was transferred in the name of M/S Samar Estates Private Limited.
7. Building plans of the project have been approved by the Town & Country Planning Department, Government of Haryana vide No. 252 dated 03.01.2007. The Promoter has applied on 02.01.2017 for further revalidation of plans from 03.01.2017 for a period of 5 years along with requisite fee. As per clause 4.4 of Haryana Building Code relating to revalidation of Building Plans, they are considered to be revalidated automatically from the date of submission of revalidation fee. The Site Plan shall be displayed by the promoter at the site and in its office all the time.
8. The Town and Country Planning Department, Government of Haryana has approved service plan estimates of the project involving costs as given below:

i. Roads	Rs.90.80 lacs.
ii. Water supply system	Rs.203.05 lacs.
iii. Sewerage treatment and garbage Disposal plans	Rs.31.06 lacs.
iv. Landscaping parks, playgrounds etc	Rs.7.41 lacs.
v. Street lights etc	Rs.15.65 lacs.
vi. Storm drainage	Rs.65.71 lacs.
vii. Electrification plan (yet to be approved)	Rs.310.00 lacs.



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A copy of the aforesaid plans shall be displayed by the promoter at the site of the construction and in its office.

9. The plans of the following services have been got approved from the competent Authority:

- a. Demarcation / Zoning Plans.
- b. Building Plans.
- c. NOC from Haryana State Pollution Control Board.
- d. Environmental Clearance from MOEF, New Delhi.
- e. NOC from Airport Authority.
- f. NOC from the Director Local Bodies Haryana relating to Fire Safety measures.
- g. Service Plan Estimates.

10. The promoter has applied for the Electrical works pertaining to HT vide application dated 13.05.2008 and the same is yet to be approved.

11. **Ground coverage of the project shall be as follows:**

- | | |
|---|--------------|
| a) Apartments including EWS tower | 11345.38 sqm |
| b) Roads | 13315.00 sqm |
| c) Green belt | 4130.00 sqm |
| d) Playground parks | 9678.34 sqm |
| e) Community centres | 166.17 sqm |
| f) Other community building- Primary School | 1.00 acre |
| Nursery School | 0.20 acre |



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****12. The following facilities will be provided in the project:**

a) Water supply system, underground tanks	10,00,000 litre
b) Overhead tanks on each tower	15,000 litre
c) Fire tank- over head on each tower	20,000 litre
d) Electricity sub-station	Yet to be approved
e) Total demand load of electricity	Yet to be approved
f) Basement car parking	1198 nos
g) Stilt car parking	318 nos
h) Open car parking for visitors	32 nos
i) Scooter parking for EWS flats	139.24 sqm
j) Convenient shopping	266.01 sqm

13. Apartments as per details given below shall be constructed in the project:

Particulars	Nos	Carpet area(sq mts)	Balcony wall area(sq mts)	Cir/Common area(sq mts)
Three bed room with servant room	558	116.45	25.99	17.82
Three bed room with study room	120	107.69	24.37	16.58
Two bed room	108	76.64	24.58	13.98

The project will be comprised of 24 towers. 4 Towers will be for EWS Category.



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This is an ongoing project. Its development of , Phase-1 was started in Oct,2007, Phase-2 in July,2011 and Phase-3 is Sep,2012.

- (a) The Scheduled date of completion and the revised date of completion is as under :

	Scheduled date of completion	revised date of completion
Phase-1	December, 2009	Dec, 2018
Phase-2	August, 2014	March, 2019
Phase-3	October, 2015	December, 2019

In case of delayed possession beyond the agreed terms & conditions, delayed penalty shall be applicable.

- (b) Tower wise development / construction status of the project is detailed herein below:

Particulars	Completed works	Pending works
Phase-1 Tower-I,O,P,Q,R EWS Flats-Tower-U	RCC structure, Brick Work, Internal & External Plaster, Internal Flooring & start of Internal Painting & Polishing	Final touching & services
Phase-2 Tower-E,F,G,H,J,K,S,T EWS Flats- Tower-V,W,X	RCC structure, Brick Work, Internal Plaster	External Plastering, Flooring, Paint Polish & services
Phase-3 Tower-A,B,C,D,L,M,N	RCC structure & brick work partly completed	RCC Structure, Brick Work, Plaster, Flooring, Paint Polish & services



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Description of the facility	Estimated Expenditure		Actual Expenditure	
	As per Service Plan Estimate	Revised Estimate	Incurred Amount	Yet To Be Incurred Amount
	Rupees in Lakh			
1. Roads	90.80	59.39	14.39	45.00
2. Water supply	203.05	49.10	16.76	32.34
3. Sewerage disposal	31.06	15.50	0.80	14.70
4. Storm water disposal	65.71	18.04	3.75	14.29
5. Street lighting	15.65	14.00	0.00	14.00
6. Horticulture works	7.41	8.99	0.70	8.29
7. Fire fighting works	0.00	112.00	0.00	112.00
8. Electrical works-HT	310.00	536.00	0.00	536.00
Total	723.68	813.02	36.40	776.62

16. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project upto the date of completion.

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Particulars	Expenditure incurred till date of application	Expenditure to be made in each quarter (In crore)							
		Apr-June, 2018	July-Sep, 2018	Oct-Dec, 2018	Jan-Mar, 2019	Apr-Jun, 2019	July-Sept, 2019	Oct-Dec, 2019	Grand Total
Phase-1 Tower-I, O, P, Q, R	61.18	0.40	4.70	8.23					74.51
Phase-2 Tower-E, F, G, H, J, K, S, T	100.80	0.25	5.00	13.35	22.65				142.05
Phase-3 Tower-E, F, G, H, J, K, S, T	45.80				2.00	23.74	23.74	22.59	117.87
Total	207.78	0.65	9.70	21.58	24.65	23.74	23.74	22.59	334.43

(b) Internal Infrastructure:

Particulars- Water supply, Roads, Sewerage, Storm water, Street lighting, Electrical HT, Horticulture, Fire fighting	Expenditure incurred till the date of application	Expenditure to be made in each quarter (In crore)							
		Apr-June, 2018	July-Sep, 2018	Oct-Dec, 2018	Jan-Mar, 2019	Apr-June, 2019	July-Sept, 2019	Oct-Dec, 2019	Grand Total
Phase-1 Tower-I, O, P, Q, R	0.36	0.10	1.30	0.65					2.41
Phase-2 Tower-E, F, G, H, J, K, S, T	0.00			0.65	1.30				1.95
Phase-3 Tower-E, F, G, H, J, K, S, T	0.00					1.26	1.26	1.25	3.77
Total	0.36	0.10	1.30	1.30	1.30	1.26	1.26	1.25	8.13



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17. The Architect of the project is:

M/s SRV Consultants (Ar Randhir Garg), # 87, Sector-7, Panchkula.

Phone: 09814122750, 09814076845

E-mail: randhirgarg1@gmail.com, mail@essveegroup.com

The Contractors of the project are: Self Development.

Electrical contractor for HT works to be engaged at appropriate time.

18. Financial details:

The estimated cost of the project is Rs.342.56 crore which comprises of cost of infrastructure amounting to Rs.8.13 crore, cost of construction of apartments amounting to Rs.217.74 crore, book value of land cost amounting to Rs.4.60 crore, Govt. Development charges (Licence Fee, Scrutiny Fee, Conversion Charges, Service Charges, EDC & IDC) amounting to Rs.21.95 crore, cost of construction of convenient shops / club / school amounting to Rs.9.96 crore, cost of project consultancy / administration cost / promotional / financial expenses amounting to Rs.80.18 crore.

Particulars	Crores
i. Total amount which was to be collected from allottees.	259.70
ii. Total amount collected from allottees upto the date of application	94.26
iii. Amount invested in the project upto the date of application	208.13
iv. Balance amount to be collected from the allottees	270
v. Balance cost to be incurred for completion of the project and delivery of Possession	25.46 for Phase -1, 43.20 for Phase 2, 65.76 for Phase 3= 134.43
vi. The amount of loan raised from the Banks/ Financial institutions against the project.	78.19 crore against mortgage of 14.625 acres licensed land out of 14.95 acres total project land.



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19. The promoters have already sold/ booked 342 general category & 122 EWS flats, totalling 464 and 444 general category & 17 EWS flats, totalling 461 remain to be sold/ booked.
20. An expenditure of Rs.134.43 crore to be incurred for completion of the project shall be met, either by way of sale of unsold stock of apartments, and/or by receipts of overdue receivables of Rs.270.00 crore, and/ or by raising some loan from Bank and/or by way of promoter's contribution.
- I. The status of loan approval, sources for promoter's contributions and action plan for sale of remaining apartments is as under:
 - II. The promoter is trying to get restored his original sanctioned term loan amounting to Rs.20.00 crore reduced arbitrarily by the Bank, about Rs.6.00 crore from promoter's contributions and is in the process of underwriting some of the unsold inventory with marketing associates.
21. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 07351100000511 of Punjab & Sind Bank, Sector-16, Panchkula; IFSC Code: PSIB0000735; MICR code: 160023018. The money from the aforesaid account shall be drawn only towards meeting the cost of development / construction of the said project "Ess Vee



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Apartments, Sector-20, Panchkula, Haryana". 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.

22. This Certificate of Registration is issued subject to the following condition 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 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. In case of unsold apartments the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the flat under any name or definition except reasonable charges for maintenance of essential services and common facilities. 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 flats sold/booked and expenditure made in the project.



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- IV. A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- V. Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- VI. That an entry in the revenue record be made within a period of one month from the date of issuance of this registration certificate failing which this registration certificate will be deemed to have been withdrawn.

-sd-

Dilbag Singh Sihag
Member

-sd-

Anil Kumar Panwar
Member

-sd-

Rajan Gupta
Chairman

Memo No. HRERA-355-2018

Dated: 5-10-18

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