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RAJASTHAN REAL ESTATE REGULATORY AUTHORITY

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## Project Details



## Real Estate Project Detail

## PROMOTER DETAILS

## General Information

Information Type Firm / Company / Associates Etc

## Organization

Organization Name	Star Raison Landmarks	Organization Type	Partnership
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## Address Details

State	Rajasthan	District	Alwar
Tehsil	Tijara	Village/ Town/ City	Bhiwadi
Plot / Khasra No	The Essentia Site Office	Ward No	The Essentia
Street/ Locality	Sector-22, Alwar Bypass Road	Pin Code	301019

## Organization Contact Details

Office Number	9818977340	Website URL	www.theessentia.in
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## Partner / Director Details

Name	Designation	Photo
NITIN GUPTA	PARTNER	View Photo (/Content/uploads//d739788b-5351-4201-8742-2a00440b7a97.jpg)
GOLDY GUPTA	PARTNER	View Photo (/Content/uploads//e3a82fef-6536-4f12-b518-7a34caeddc8.jpg)
STAR REALCON PRIVATE LIMITED	PARTNER	Not Available
Punit Rai	Partner	View Photo (/Content/uploads//b3eb923f-8f10-4790-a7cb-bc907c8d8e7d.jpg)
PINNACLE HOUSING PRIVATE LIMITED	Partner	Not Available
Raghunath Rai	Partner	View Photo (/Content/uploads//2cd9ee8e-1c41-41f3-a798-1618502015a5.jpg)

## Past Executed / Ongoing Project Experience In Last Five Years

Project Name	Project Type	Address	Land Area(In Sq. meters)	Number of Buildings/Plots	Number of Apartments/Plots/Shops/etc.	Original Proposed Date of Completion	Actual Completion Date
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Project Name	Project Type	Address	Land Area(In Sq. meters)	Number of Buildings/Plots	Number of Apartments/Plots/Shops/etc.	Original Proposed Date of Completion	Actual Completion Date
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Record Not Found

## PROJECT DETAILS

Project Status :- On-Going Project

Project Name	The Essentia Phase II	Project Type	Group Housing
Estimated Commencement Date	9/23/2013	Estimated Finish Date	12/31/2020
Actual Commencement Date	8/20/2014	Litigation related to registering project	Yes

## Project Litigation

Court Name	Case Type	Case Number	Year
The High Court of Judicature for Rajasthan at Jaipur Bench,	CIVIL WRITS	1071	2011
The High Court of Judicature for Rajasthan at Jaipur Bench	CIVIL WRITS	4360	2010

## Land Details Of Registering Project

Plot No. / Khasra No.	Khasra no 139,140,141,144,145,146,147,148,153/1,197,198,199,200,202,203,204,205,254,117,118,193,195,196,201,207 to 209,211,1266/138.	Total Area Of Project (In sq. meters)	48648.12
Phase Area (In sq. meters)	11294.00	Fees to be paid to RAJ RERA In (INR)	112940.00
Open Area(In sq. meters)	2206.00	Number Of Apartments / Plots	430
Proposed But Not Sanctioned Number Of Apartments / Plots	0	Sanctioned Number Of Apartments / Plots	430

Total built up area / saleable area

Total built up area / saleable area (in sq. meters) 29728.00

## LOCATION OF PROJECT

State	Rajasthan	District	Alwar
Tehsil	Tijara	Village/ Town/ City	Khajuriwas
Plot / Khasra No	Khasra no 139,140,141,144,145,146,147,148,153/1,197,198,199,200,202,203,204,205,254,117,118,193,195,196,201,207 to 209,211,1266/138.	Ward No	Sector -22
Street/ Locality	Alwar Bypass Road, Bhiwadi	Post Office	
Pincode	301019		

Remark About Project

## Remark About Project

"The Essentia Phase II" is the part of the whole project "The Essentia.". "The Essentia Phase I" is already completed and exempt from RERA.

## PROJECT COST DETAIL

Sr. No	Particular	Estimated Total amount(in INR)
1	Land cost as per rule 5(1)	109000000.00
	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the land cost shall be the cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes-	
	Revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land.	
	Amount paid to land owner.	
	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	
	Interest on finance for purchase of land.	
	Litigation costs incurred for land acquisition.	
	Property and other taxes, fees, premiums paid.	
2	Development cost as per rule 5(2)	590900000.00
	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the construction cost shall be the total cost incurred by the promoter, towards the on-site expenditure for the physical development of the project and includes fees payable to the architects, consultants, project managers/staff including engineers, marketing agents etc. fees/charges/security deposit payable to various departments/authorities, Labor Cess, VAT which are incurred during the development of the project.	

## PROJECT RELATED COMMON AREA DETAILS - Parking Details

Type	Total No. of Cars	Total No. of Two Wheelers	No. of Cycles	Mechanical Car Parking	No. of Visitors Parking		No. of Parking Allocated	
Location					Car	Two Wheelers	Car	Two Wheelers
Open Area	100	0	0	0	64	0	36	0
Stilt Floor	0	0	0	0	0	0	0	0
Basement	220	254	127	0	0	51	80	10
Any Other Floor	0	0	0	0	0	0	0	0

## PROJECT COMMON AREA DETAILS - Development Work For Whole Project

Common Area And Facilities, Amenities	Proposed	Percentage Of Completion (if project is ongoing or completed)	View
Water Supply	Not Available	0	Not Uploaded
Rain Water Harvesting/ Recharging	Not Available	0	Not Uploaded
Sanitation(Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc)	Not Available	0	Not Uploaded
Electrification(Transformer, Solar Energy etc)	Not Available	0	Not Uploaded
Fire Fighting Provision	Not Available	0	Not Uploaded
Others	No	0	Not Uploaded

## BUILDING DETAILS

Building Name	Number of Blocks
Wembley (Tower F1 & F2 in Sanction Plan)	2

## BUILDING DETAILS

Building Name

Number of Blocks

Block	Number of Basements	Number of Floors
Block - 1	1	20
Block - 2	1	20

## APARTMENTS TYPE DETAILS

Apartment Type	Block Number	Carpet Area (Exculding balcony / Verandah / terrace) (In sq. meters)	Area of Exclusive Balcony and Verandah	Proposed Number of Apartments	Number of Apartments Booked/Sold/Allotted
2BHK - Type 1	Block - 1	48.25	7.25	182	139
2BHK - Type 2	Block - 1	48.25	8.24	8	2
2BHK - Type 3	Block - 1	48.25	15.03	10	0
2BHK - Type 1	Block - 2	57.27	9.08	163	119
2BHK - Type 2	Block - 2	57.27	10.15	8	3
2BHK - Type 3	Block - 2	57.27	29.65	9	0

The Oval (Tower N in sanction plan)

1

Block	Number of Basements	Number of Floors
Block - 1	2	5

## APARTMENTS TYPE DETAILS

Apartment Type	Block Number	Carpet Area (Exculding balcony / Verandah / terrace) (In sq. meters)	Area of Exclusive Balcony and Verandah	Proposed Number of Apartments	Number of Apartments Booked/Sold/Allotted
2BHK - Type 1	Block - 1	52.39	7.29	30	0
2BHK - Type 2	Block - 1	52.39	15.99	10	0
2BHK - Type 3	Block - 1	52.39	62.47	10	0

## PROJECT PROFESSIONAL DETAILS

## CONTRACTOR

E-mail Address	Name	Contact Address	Contact Number
lasyadav1@gmail.com	LS Construction	Shop No. B 26, Bhagat Singh Colony, Bhiwadi, Distt - Alwar (Rajasthan)	9784982266
ng@ibspl.co.in	Intext Building Solution Pvt L	B 294-295/1, Industrial Area, RIICO Chowk Near Union Bank of India, Bhiwadi - 301019 District Alwar, Rajasthan	0149351268
devendrasingh8280@gmail.com	PK Enterprises	Khanpur, post - Khijuriwas, Distt. - Alwar	9001561508



## ARCHITECT

E-mail Address	Name	Contact Address	Contact Number
spacesdi@gmail.com	Space Designers International	B-34, Sector-67, NOIDA-201301	9711633717

## STRUCTURAL ENGINEER

E-mail Address	Name	Contact Address	Contact Number
sdacengineers7@gmail.com	S DAC Engineers	Plot No. 52, Sector-5, Vaishali, Ghaziabad 201011, UP, India	0120415485

## HVAC CONSULTANTS

E-mail Address	Name	Contact Address	Contact Number
skhatri16@yahoo.co.in	Armstrong Engineering Services	B-59, Surya Nagar, Ghaziabad-201011, UP, India	0120456912

## PLUMBING CONSULTANTS

E-mail Address	Name	Contact Address	Contact Number
nrcons@gmail.com	PKV Consulting Engineers Pvt L	815-C, DDA Flats, East of Loni Road, Shahdara Delhi - 110093	0112281629

## PROJECT RELATED - LEGAL DOCUMENT

Document Name	Proposed	View
Copy of the legal title report for project land	Yes	<a href="#">View (/Content/uploads/82dd5751-3069-488c-b297-52e555b8862f.pdf)</a>
Detail of encumbrances for project	Yes	<a href="#">View (/Content/uploads/af138b1b-a973-4545-9021-cc801a72234a.pdf)</a>
Signed Proforma of the allotment letter and agreement for sale for project (As per RAJ-RERA Rules and FORM G)	Yes	<a href="#">View (/Content/uploads/1e012921-791e-41a2-a6d0-e15b62dc599a.pdf)</a>
Declaration in FORM B (As per RAJ-RERA Rules)	Yes	<a href="#">View (/Content/uploads/d9e7eab3-49f7-4a32-a3ed-897050040315.pdf)</a>

## PROJECT RELATED - APPROVAL DOCUMENT

Document Name	Proposed	View
Copy of layout approval(In Case of plotted) and Building Plan Approval(GH/COMM/COMM+GH)	Yes	<a href="#">View (/Content/uploads/c71e2563-e7d8-424c-aba7-9c75f7619045.pdf)</a>
NOC For Environment	Yes	<a href="#">View (/Content/uploads/ea88890a-f04b-4e76-b555-e67f06c264a.PDF)</a>
NOC for Fire	Yes	<a href="#">View (/Content/uploads/e64d14b7-4d5b-4472-8771-11c27fcc13c1.pdf)</a>
Water supply permission	Not Available	Not Uploaded
NOC from Airport Authority of India	Not Applicable	Not Uploaded
Other approvals as may be required and obtained for the project	Yes	<a href="#">View (/Content/uploads/a86b4877-3357-45f5-b33c-b59e8be3738a.pdf)</a>

## PROJECT RELATED - COMMON DOCUMENT

Document Name	Proposed	View
Brochure of Project	No	Not Uploaded
Location with Demarcation (Map/Plan)	Yes	<a href="#">View (/Content/uploads/1da0bfe3-4042-4e15-ade1-c65f4edeaaa2.pdf)</a>
Copy Of Approved Site Plan	Yes	<a href="#">View (/Content/uploads/3959da1e-5cfc-4e4e-bace-eea97f4a775a.pdf)</a>
Gantt Charts Or Milestone Charts And Project Schedule	No	Not Uploaded

## PROJECT CO-PROMOTER

Co-Promoter Name

Email

Contact Number

Address

No Record Found

Once the Projects/Agents Registered online, one set of hardcopies of the same documents has to be sent to RERA office within 3 days.

Circular Regarding late Registration of On-Going Projects. [Click Here.. \(/Content/PDF/rera.notification.05.09.2017.pdf\)](#)

## OTHER LINKS

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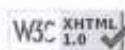


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