

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate JOYVILLE GURUGRAM I on land measuring 17.90 acres in Sector- 102, Gurugram as per details given below:-

Registration No.:	RC/REP/HARERA/GGM/2018/27
Dated:	29.11.2018

1.	Following details of the project have been provided by the promoter:		
	Project details (project details of whole licensed project) (If applied for registration of phase, details have been asked separately on next pages)		
	1.1	Name of the project	JOYVILLE GURUGRAM I
	1.2	Name of the license holder ¹	JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED
	1.3	Name of collaborator as per license	NA
	1.4	Name of developer in case of development agreement and/or marketing agreement entered into after obtaining license ² .	NA
	1.5	Whether project is new or ongoing	New
	1.6	Time schedule for completion of project as a whole	
	1.6.1	Date of commencement of the project	
		a.	Date of construction first commenced in the project
b.		Date of sanction of building plan	12 th Nov,2018
c.		Date of issue of environment clearance	20-Aug-2018

¹ if project consists of more than one license, then license wise details of license holder be given

² if there are developers other than collaborator then details of all such developers be given

	1.6.2	Present stage of completion in percentage (in case of ongoing project)	NA		
	1.6.3	Date of completion of the project as per BBA (in case of ongoing project)	NA		
	1.6.4	Projected date of completion of the project as per REP-II	15-Jul-2022		
1.7	Whether project is to be developed in one-go or in phases	One-go	In phases		
			√		
1.8	Area of the project				
	1.8.1	Total licensed area of the project	17.90 acres		
	1.8.2	No. of phases in which total license area is proposed to be developed	~6 to 7		
1.9	Location of the project				
	1.9.1	Revenue estate/ village	Kherki Majra		
	1.9.2	Sector	102		
	1.9.3	Tehsil	Gurugram		
	1.9.4	District	Gurugram		
	1.9.5	State	Haryana		
	1.9.6	Demarcation plan of land under project along with coordinates of every turning point of outer boundary			
		Points	Latitude	Longitude	
		A.	28.475884	77.109027	
	1.9.7	Width of existing approach road to the project	60m		
1.9.8	Width of final approach road to the project	60m			

1.10	Nature of project as a whole (please tick)			
	a.	Group housing	✓	e. Cyber park/ IT park
	b.	Affordable group housing		f. Residential plotted colony
	c.	Deen Dayal Jan Awas Yojana		g. Industrial plotted colony
	d.	Commercial		h. Mixed use
2.	Details of phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)			
2.1	Name of the phase to be registered		JOYVILLE GURUGRAM I	
2.2	Phase no.		1	
2.3	Nature of phase (please tick)			
	a.	Group housing	✓	e. Cyber park/ IT park
	b.	Affordable group housing		f. Residential plotted colony
	c.	Deen Dayal Jan Awas Yojana		g. Industrial plotted colony
	d.	Commercial		h. Mixed use
2.4	Area of phase to be registered		1.0 acre	
2.5	Whether phase is new or ongoing		New	
2.6	Time schedule for completion of phase applied for registration			
	2.6.1	Date of commencement of the phase to be registered		

		a.	Date of commencement if phase is new	1-Jan-2019
		b.	In case of ongoing phase, date when construction was commenced	NA
	2.6.2	Present stage of completion in percentage (in case of ongoing phase)		NA
	2.6.3	Date of completion of phase as per BBA		NA
	2.6.4	Projected date of completion of the phase as per REP-II		15-Jul-2022
3.	Details of the phases (Highlight the phase to be registered)			
3.1	Phase wise detail of license area			
	Phase no.	Land area (in acres)	Date of commencement of phase	Completion date (Projected in case of new and future phases or actual in case completed phases)
				Mention the relevant 1. OC obtained 2. OC applied 3. Registration applied 4. Registration to be applied for future phases
	Phase 1	1.0 acres	1-Jan-2019	15-Jul-2022
	Phase 2	1.0 acres	1-Jan-2019	15-Mar-2023
	Remaining phases	15.9 acres		
	Total No. of phase		Total area of all phases (in acres)	17.90
				Registration applied
				Registration applied
				Registration to be applied

3.2	Land details of the area under registration i.e. if project is developed in phases then land area details of the phase			
	S. No.	Revenue Estate	Khasra No./Rect No	Area-acres
	1.	Kherki Majra	54	11.75
	2.	Kherki Majra	55	6.15
	Total area			17.90
4.	Floor area details of the project and the phase if applicable			
4.1	Floor area sanctioned for the whole project as per sanctioned building plan	Commercial	Residential	
		891.11 sqm	171,031 sqm	
4.2	Floor area of the project achieved so far in earlier phases, if any	Commercial	Residential	
		NA	NA	
4.3	Balance floor area in the total project available prior to this phase	Commercial	Residential	
		NA	NA	
4.4	Floor area of the phase to be registered (if applicable)	Commercial	Residential	
		NA	20,598	
5.	Status of the license vis-à-vis developer/ promoter or third party after sale of FSI as per the provisions of law			
5.1	Whether the licensee/ land owner is developing, marketing and conveying the project, then the license holder is the promoter	Yes	No	
		✓		
5.2	Whether the licensee/ land owner and collaborator have entered into an irrevocable and registered collaboration agreement and license carries the name of collaborator (in this case both are promoters) and registration application and BBA shall be made by collaborator with land owner as conforming party	Yes	No	
			✓	

	5.2.1	Terms of collaboration (Tick mark and detail out the appropriate)	
		a.	Sharing of revenue <div> <div>Sharing ratio between collaborator and land owner</div> <div>NA</div> </div>
		b.	Sharing of developed real estate <div> <div>Sharing ratio of real estate</div> <div>NA</div> </div>
		c.	Sharing of real estate on FSI basis <div> <div>Delineate FSI of land owner/s and collaborator</div> <div>NA</div> </div>
		d.	Sharing of development rights separately <div> <div>Delineate the part of project to be developed by land owner/s and collaborator separately</div> <div>NA</div> </div>
		e.	Payment of agreed sum to the license holder by the collaborator either in lump sum or in instalments
5.3	Whether the licensee/ land owner and collaborator (if any) and developer have entered into irrevocable and registered joint development, marketing, sale rights agreement after the license and developer is entering into sale agreement with the buyers.		
	5.3.1	With the concurrence and signatures of licensee and collaborator (if any) on the sale agreement	NA
	5.3.2	Without the concurrence and signatures of licensee and collaborator on the sale agreement (NOT ALLOWED)	NA
5.4	Whether the licensee for the whole project has transferred the license to 3 rd party and that party has applied for the registration then that 3 rd party is the promoter.		NA

5.5	Whether the part of the licensed area i.e. phase applied for registration has been given to another party for development, marketing, and sale then that party is the promoter along with original licensee and beneficial interest permission is required.	NA												
5.6	Whether beneficial interest permission has been obtained from the competent authority as per policy and provision of license terms and conditions.	Yes												
5.7	Whether beneficiary permission granted for whole/ part of the land? Give details of the land including revenue estate/ Khasra no./ area of the same.	Whole												
6.	Details of the applicant - developer													
6.1	Name	JOYVILLE SHAPOORJI HOUSING PVT LTD												
6.2	Status (Tick mark)	<table border="1"> <tr> <td>Individual</td> <td></td> </tr> <tr> <td>Proprietorship firm</td> <td></td> </tr> <tr> <td>Partnership firm</td> <td></td> </tr> <tr> <td>Company</td> <td>✓</td> </tr> <tr> <td>Cooperative societies</td> <td></td> </tr> <tr> <td>Any other</td> <td></td> </tr> </table>	Individual		Proprietorship firm		Partnership firm		Company	✓	Cooperative societies		Any other	
Individual														
Proprietorship firm														
Partnership firm														
Company	✓													
Cooperative societies														
Any other														
6.3	Addresses													
	Registered address	JSHPL, SP Centre, Minoo Desai Marg, Colaba, Mumbai-44												
	Corporate/ office address	JSHPL, SP Centre, Minoo Desai Marg, Colaba, Mumbai-44												
	Local address	JSHPL, Ground Floor 1, Tower-B, Signature Tower, Sector-29, Gurugram												
6.4	Contact details													
	Mobile No.	9167645170, 9811215950												
	Landline No.	022-67490000												

		E-mail	litesh.bonde@shapoorji.com			
		Website				
7.	Contact details of authorised signatory					
7.1	Name		Mr. Vineet Saluja			
7.2	Designation		Additional GM			
7.3	Mobile No.		9811215950			
7.4	Landline No.		022-67490000			
7.5	E-mail		vineet.saluja@shapoorji.com			
8.	License details					
8.1	Licensing authority		Town and Country Planning Department, Haryana Government			
8.2	Total no. of licenses issued for the project along with validity					
	S.No	License No.	Land area (in acres)	Date of issue	Valid upto	Renewed upto
	1.	14/2018	17.90	07/02/2018	06/02/2023	
	Total licensed land		17.90 acres			
9.	Details of the applicant seeking registration of the project					
9.1	Whether the applicant is owner licensee of the land for which the registration is being sought				Yes	No
					✓	
9.2	If the answer to the above is 'No'					
9.2.1	In what legal capacity/ document the applicant is applying for registration			Collaboration agreement	NA	
				Development agreement	NA	

			Joint development agreement	NA			
			Marketing agreement	NA			
			Power of attorney	NA			
	9.2.2	If the applicant is applying by virtue of any of the above collaboration agreement or power of attorney: Was the agreement/ power of attorney made before or after grant of license.	NA				
	9.2.3	Whether the power of attorney registered with the registrar	NA				
	9.3	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality.	Yes	No			
				√			
10.	Encumbrances on the land						
	10.1	Whether non-encumbrance certificate regarding land under project from revenue authority obtained.	Yes	No			
			√				
11.	Litigation details on land title or otherwise if any on the project						
	Sr. No.	Case no. of date along with title	Complainant	Ground of the court case	Name of the Hon'ble Court	Present Status	Remarks
	1.	NA					
	2.						
	3.						
	4.						
	5.						

12. Details of units in the project as a whole
12.2 Details of units/ apartments tower wise for the total project (Details may be given phase wise if applicable)

Phase No.	No. of towers in the phase	No. of units in all towers in the phase
1	2	235
2	2	281
Remaining phases	9	1012
Total No. of Phases 6-7	Total No. of towers 13	Total No. of units 1528

12.3 Details of commercial component if any

Phase No.	Size of units	No. of units
Balance phases	22.65 sqm	32
Total No. of Phases ~6-7	Total No. of size of units 724.80sq m	Total No. of units 32

12.4 Community services


Sr. No.	Name of services	Area in sq. mtrs	In which phase to be developed	Remarks about the % of completion
1.	Roads and pavements	18165.84		
2.	Parking	8694		
3.	Water supply	-		
4.	Sewerage	-		
5.	Electrification	-		
6.	Storm water drainage	-		

	7.	Parks and playground	30313.32		
	8.	Street light	-		
	9.	Renewable energy system	-		
	10.	Security and firefighting services	-		
	11.	STP	-		
	12.	Underground tank	-		
	13.	Rain water harvesting	-		
	14.	Electrical sub station	265.77		
	12.5	Community building not to be handed over to the association of allottees and which are not part of basic sale price (if facilities to be availed it is to be paid separately)			
	Sr. No.	Name	Area in sq. mtrs.	In which phase to be developed	Remarks about the % of completion
	1.	Schools	717.56		
	2.	Club house	983.50		
	3.	Hospital and dispensary/EWS	843.66		
	4.	Shopping area	891.12		
	5.	Others	-		
	12.6	Community building to be transferred to RWA			
	Sr. No.	Name	Area in sq. mtrs.	In which phase to be developed	Remarks about the % of completion
	1.	Community centre			
	2.	Others			

13. Approvals/ NOCs from various agencies for connecting external services.		
Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No
Roads	HSVP	Yes
Water supply	GMDA	Yes
Electricity	DHBVN	Yes
Sewage disposal	HSVP	Yes
Storm water drainage	HSVP	NA
14. The following statutory approvals have already been obtained.		
Sr. No.	Particulars	Details
i.	Licence	License no. 14 of 2018 dated 07.02.2018
ii.	Approved zoning plan	Yes
iii.	Approved building plan / site plan	Yes
iv.	Environment Clearance	Yes
v.	Airport height clearance	No
vi.	HUDA construction water NOC	Yes

15.	Details of units in the phase to be registered, if applicable					
15.2	Details of the units in the phase applied for registration in case of development in phases (if applicable) or details of the units for the project if to be taken up in one-go and also required as single project Phase No. I					
	Tower No.	Apartment type	Carpet area (sq. mtrs.)	No. of Units		
	3	1.5 BHK	54.74	30		
		2 BHK-R	68.26	57		
		2 BHK-L-01	74.86	30		
	4	1.5 BHK	54.74	30		
		2 BHK-R	68.26	30		
		2 BHK-L-01	74.86	30		
		2 BHK-L-02	76.57	28		
	Total no. of towers	2			Total no. of units	235

16.	Project cost/sale proceeds details of the phase registered or in case of one-go project then about the whole project.		
16.1	Project cost details		
	Sr. No.	Component	Estimated cost
	1.	Land cost	2676 lakh
	2.	Cost of construction	9604 lakh

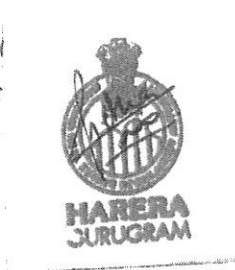
	3.	Cost of construction of community facilities						
		4.	Cost of infrastructure i.e. internal development				779 lakh	
			5.	EDC, IDC and taxes, dues etc.				7717 lakh
				Total project cost				20776 lakh
	16.2	Sale proceeds of the phase if the project registered is a phase or about the whole project if the it is registered as whole						
		16.2.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.					
			Component	Area	No.	Rate	Estimated sale proceeds	
			Plots	Sq. mtrs.		/Sq. mtrs.		
			Apartments	Sq. ft.		/Sq.ft.		
			Commercial	Sq. ft.		/Sq.ft.		
Community facilities								
Garages			No.					
Estimated total of sale proceeds								
16.2.2	Total cost of cost of the project							
16.2.3	Returns from the project							
17.	Details of registration fee							
17.1	Fee deposited							
	DD no.		Dated		Amount	Issuing branch		
	RTGS/SK/UTIBR520181005003 61918/004/HARER		5-10-2018		514,971	Nariman Point, Mumbai		

	Total amount	514971	
18.	Financial resources		
18.1	Equity by the promoters		
18.2	Loan or advances		
18.3	Others		
18.4	Instalments from allottees		
	Total		
19.	Details of project consultants		
S.no.	Consultants	Name of the consultant	Mob. No.
i.	Architect	RSP Design Consultant India Pvt Ltd	
ii.	Structural engineer	GA Bhilare Consultants Pvt Ltd	
iii.	Chartered accountant	Harshad Doshi	9820470035
20.	Bank Account details of the project		
20.1	Name of Bank	IndusInd Bank	
20.2	Account No.	251220010004	
20.3	Name of the Account holder	JSHPL- Gurugram Pinnacle & Summit RERA Account	
20.4	Contact no.	+91-9867153149	
21.	Legal documents for existing as well as new allottees		
21.1	Whether the copy of the draft allotment by which the apartment shall be allotted/ booked in favour	Yes	

	of the apartment buyers is attached. (Annexure O-1 copy of same in folder O)	
21.2	Whether the copy of the draft agreement for sale which shall be made before seeking any deposit exceeding 10% of the cost of the apartment is attached ³ (Annexure O-2 copy of same in folder O)	Yes
21.3	Whether the copy of the draft conveyance deed to be executed is attached. (Annexure O-3 copy of same in folder O)	Yes
21.4	Whether Performa for application form is attached (Annexure O-4 copy of same in folder O)	Yes
22.	The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 251220010004 of IndusInd Bank; IFSC Code INDB0000006. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). 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.	
23.	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, Gurugram (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 apartments, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or	

³ Based on the model agreement prescribed in the Rules.

	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 apartments 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.	The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/ apartment, plot or building as the case may be;
vii.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
viii.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
ix.	The promoter shall comply with all other terms and conditions as conveyed by the Authority.
x.	The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of Group Housing colony.
xi.	Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



(Dr. K.K. Khandelwal)
Chairman
HARERA, GGM
29.11.2018