

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

Registration No.:	RC/REP/HARERA/GGM/2018/28
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 II	
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	Construction not started
	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-Mar-2023		
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 II	
2.2	Phase no.		2	
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		



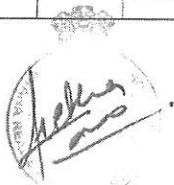
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		a.	Date of commencement if phase is new	1-Jan-2019
		b.	In case of ongoing phase, date when construction was commenced	NA
	2.6.2	Present stage of completion in percentage (in case of ongoing phase)		NA
	2.6.3	Date of completion of phase as per BBA		NA
	2.6.4	Projected date of completion of the phase as per REP-II		15-Mar-2023
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)
	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	~6-7	Total area of all phases (in acres)	17.90



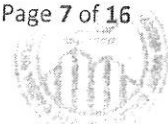
3.2	Land details of the area under registration i.e. if project is developed in phases then land area details of the phase			
	S. No.	Revenue Estate	Khasra No./Rect No	Area-acres
	1.	Kherki Majra	54	11.75
	2.	Kherki Majra	55	6.15
	Total area			17.90
4.	Floor area details of the project and the phase 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		35,131.52
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	
			✓	


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		5.2.1	Terms of collaboration (Tick mark and detail out the appropriate)		
		a.	Sharing of revenue		
			Sharing ratio between collaborator and land owner	NA	
		b.	Sharing of developed real estate		
			Sharing ratio of real estate	NA	
		c.	Sharing of real estate on FSI basis		
			Delineate FSI of land owner/s and collaborator	NA	
		d.	Sharing of development rights separately		
			Delineate the part of project to be developed by land owner/s and collaborator separately	NA	
		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				
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
					√	
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 dispensary/EWS	and	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			Yes	
	ii.	Approved zoning plan			Yes	

iii.	Approved building plan / site plan	Yes
iv.	Environment Clearance	Yes
v.	Airport height clearance	NA
vi.	HUDA construction water NOC	Yes

15. Details of units in the phase to be registered, if applicable

15.1 Details of the plots in the phase applied for registration in case of development in phases (if applicable) or details of the plots for the project if to be taken up in one-go and also required as single project Phase No. II

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. II

Tower No.	Apartment type	Carpet area (sq. mtrs.)	No. of Units
1	3 BHK-C	95.68	53
	3 BHK-R	104.93	106
2	3 BHK-C	95.68	41
	3 BHK-R	104.93	81
Total no. of towers	2		Total no. of units 281

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	4565 lakh
2.	Cost of construction	16547 lakh
3.	Cost of construction of community facilities	

		4.	Cost of infrastructure i.e. internal development				1341 lakh	
		5.	EDC, IDC and taxes, dues etc.				13160 lakh	
		Total project cost					35613 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 (INR)	Issuing branch	
		RTGS/SK/UTIBR520181005003 61850/004/HARER		5-10-2018		878,289	Nariman Point, Mumbai	
		Total amount				878,289		

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.	251220010003		
20.3	Name of the Account holder	JSHPL- Gurugram Meridien & Crest 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 of the apartment buyers is attached. (Annexure O-1 copy of same in folder O)		Yes	

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 251220010003 of IndusInd Bank; IFSC Code INDB00000006. 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 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.	

³ Based on the model agreement prescribed in the Rules.

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.



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