

# Brief Note : Essel Platinum Tower

## 1. Particulars of the promoter

Sr. No.	Particular	Detail
1.	Name	Essel Housing Projects Pvt. Ltd.
2.	Registered Address	LGF - 10, Vasant Square Mall, Plot - A, Sector - B, Pocket - V, Community Centre, Vasant Kunj, New Delhi - 110070.
3.	Local Address	Suncity Business Tower, 2nd Floor, Golf Course Road, Sector-54, Gurgaon-122002, Haryana
4.	CIN	U70109DL1999PTC099190
5.	PAN	AAACE6693G
6.	Status	Private Limited Company
7.	Mobile No.	9654128130.
8.	Landline No.	0124-4691000.
9.	Email-id	info@suncityprojects.com.
10.	Authorized Signatory	Navneet Kumar

## 2. Details of the Directors/KMP of the company

Sr. No.	Particular	Detail
1.	Name	Sh. Jagmeder Gupta
2.	Father's Name	Sh. Ram Prashad
3.	Address	J- 181 Saket , New Delhi-110017.
4.	PAN	AGAPG1750B
5.	DIN	00019468
6.	Nature of Directorship	Non-Executive
7.	Mobile No.	9811074487.
8.	Landline No.	
9.	Email-id	ajay@coronaprojects.in

Sr. No.	Particular	Detail
10.	Name	Smt. Sulochana Devi,
11.	Father's Name	Sh. Bhag Chand Garg
12.	Address	Essel House Mandi Road, Sultanpur, Mehrauli, New Delhi-110030.
13.	PAN	AAFPD5314H

14.	DIN	00129169
15.	Nature of Directorship	Non-Executive
16.	Mobile No.	9654197899
17.	Landline No.	0124-4691000
18.	Email-id	manojseth@suncityprojects.com

**\*Add similar tables in case of multiple directors/KMP.**

### **3. Detail of the projects launched by the promoter in the last five years**

<b>Sr. No.</b>	<b>Project Name</b>	<b>RERA Registration No.</b>	<b>Address of the Project</b>	<b>Type of Project</b>
1.				
2.				
3.				
4.				
5.				

### **4. Particulars of the new project**

<b>Sr. No.</b>	<b>Particular</b>	<b>Detail</b>
1.	Name	Residential Group Housing Colony namely Platinum Tower comprising of Block Block Q1 (Platinum-A), Q2 (Platinum-F), R1 (Platinum-B), R2 (Platinum-C), R3 (Platinum-D), R4 (Platinum-E), S1, S2, EWS Block (T)
2.	Location	Sector-28, Gurugram
3.	Approved area	GMUC 2031AD
4.	Area for Registration	35,264.962 SQM
5.	Type of Project	Residential Group Housing Colony

### **5. Details of license issued by the Town & Country Planning Department, Haryana**

<b>Sr. No.</b>	<b>Description</b>	<b>Areas (acres)</b>	<b>Validity</b>

1.	License No. 32 of 2009 dated 11.07.2009	2	10.07.2019
2.	License No. 33 of 2009 dated 11.07.2009	1.625	10.07.2019
3.	License No. 21 of 2016 dated 17.11.2016	0.19375	16.11.2021
4.	License No. 22 of 2016 dated 17.11.2016	1.75	16.11.2021
5.			

**6. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana on 23.08.2013 & 13.11.2017 The layout plan shall be displayed by the promoter at the site all the time.**

**7. Details of various Service plan estimates**

Sr. No.	Particular	Amount (in lakh)
1.	Electrification plan	170
2.	Roads	60
3.	Water supply system	140
4.	Sewerage treatment and garbage Disposal plans	60
5.	Landscaping parks, playgrounds etc.	50
6.	Street lights etc.	2.98
7.	Storm Water Drainage	40

**Note:** A copy each of the aforesaid plans shall be displayed by the promoter at the site of the construction and at its office.

**8. The promoter has been granted Environment clearance vide Memo No: SEIAA/HR/2013/950 dated 15.10.2013 and Corrigendum vide Memo \_\_\_\_\_ dated \_\_\_\_\_.**

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

Sr. No.	Particular	Area (in acres)
1.	Plots	5005.309 SQM
2.	Roads and green belt	5360 SQM
3.	Playground/ park	6327 SQM
4.	Public Utilities i.e. STP, E.Sub Stations, Water Tanks etc.	E. Sub Station 300 SQM & STP in the Basement & Water Tank in basement & Overheads

**10. Following facilities will be provided in the project**

Sr. No.	Particular	
1.	Water supply system, underground tank	UG tank 100 KL
2.	Overhead tanks	5KL
3.	Fire tank	300KL(UGT)
4.	Sewerage treatment plant	150KLD
5.	Electricity sub-station/ Transformers	2x1250 KVA
6.	Total demand load of electricity	2.2 MW
7.	Others	Nil

**11. The scheduled date of completion of the project is December 2023.**

**12. Current stage of development of internal infrastructure**

Sr. No	Description of the facility	Type of Size	Expenditure (Rs. Lakhs)		Physical	
			Estimated	Actual	Planned	Actual
1.	Road	6 MM	60	0	3400 SQM	0
2.	Water Supply	100 MM	140	0	100 KL	0
3.	Sewerage	300 MM	60	0	150 KL	0
4.	Electricity	11/440V	170	0	2.2 MW	0
5.	Storm Drainage	400	23	0	400 MM	0
6.	Green Areas	5420 SQM	50	0	5420 SQM	0
7.	Any Other Facility	Nil	0	0	0	0

**13. 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.**

Sr. No.	Internal Development works	Total estimated cost (lakhs.)	Cost incurred till 31st Dec'17	Balance to be incurred	Next Quarter	Next Quarter	Next Quarter	2 <sup>nd</sup> Last Quarter	Last Quarter
1	Internal	60	0	60	0	0	0	0	60

	roads								
2	Water supply systems	140	0	140	0	0	40	40	60
3	Sewerage systems	60	0	60	0	0	20	20	20
4	Electricity	170	0	170	10	10	10	80	60
5	Storm water drainage	23	0	23	0	0	23	0	0
6	Horticulture/Greens	50	0	50	0	0	10	10	30
7	Other fees	0	0	0	0	0	0	0	0
	<b>Total</b>	<b>503</b>	<b>0</b>	<b>503</b>	10	10	<b>93</b>	<b>150</b>	<b>230</b>

**14. Details of Consultants (Architect, Contractor, Service Consultants, Structural Engineer, etc.)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Detail</b>
1.	Type of Consultant	Architect
2.	Name	SAHA AND ASSOCIATES
3.	Father's Name	
4.	Address	D-22, LGF, Pamposh Enclave, Greater Kailash-1, New Delhi
5.	PAN	AARFS1088H
6.	Registration No.	
7.	Mobile No.	9811936777
8.	Landline No.	011-26285932
9.	Email-id	bhupsaha@gmail.com

<b>Sr. No.</b>	<b>Particular</b>	<b>Detail</b>
10.	Type of Consultant	Structural Engineer
11.	Name	Arvind Gupta Consultant
12.	Father's Name	
13.	Address	E 296 , Lower Ground Floor, East of Kailash. New Delhi

14.	PAN	
15.	Registration No.	
16.	Mobile No.	9810070143
17.	Landline No.	011-26294746
18.	Email-id	agc_1k@yahoo.com

Sr. No.	Particular	Detail
19.	Type of Consultant	Contractor
20.	Name	SKYLINE ENGINEERING CONTRACTS (INDIA) PVT. LTD
21.	Father's Name	
22.	Address	Plot no -4, 3rd floor, Keher Singh Estate Westend Marg, Said-ul-ajab , M.B. Road, New Delhi 110030
23.	PAN	AAACS8955P
24.	Registration No.	
25.	Mobile No.	9818677338.
26.	Landline No.	011-40022000
27.	Email-id	mail@skyencon.org

\*Add tables for different consultants

### 15. Financial Details

Sr. No.	Particular	Amount (in Lakhs)
1.	Estimated Cost	28615
2.	Amount spent up to December quarter	6300
3.	Balance to be spent on the project	22315
4.	Cost of infrastructure	503
5.	No. of Plots/ Apartment/ Units sold	Nil, No third part Rights created yet.
6.	No. of remaining Plots/ Apartment/ Units unsold	132 Main Units, 08 Service Personal Units & 08 EWS Units
7.	Remaining expenditure of Infrastructure	503
8.	ASCROW Bank Detail	Bank Name: ICICI Bank Limited, Account No. 777705225018 Type Of Account : Escrow

		IFSC Code : ICIC0000007.	
		Branch Address : 9A, Phelps Building, Connaught Place, New Delhi.	
9.	No. of Towers	8 Main Tower & One EWS Tower	
10.	No. of Units	132 Main Units, 8 Service Personal Unit & 08 EWS Units	
11.	Height of Building/No. of storey		
	<b>Tower No.</b>	<b>No. of Dwelling Unit</b>	<b>Height</b>
	Block Q1 (G +14)	26	56.25 Mtr.
	Block Q2 (G +14)	26	56.25 Mtr.
	Block R1 (S+10)	20	38.75 Mtr.
	Block R2 (S+10)	20	38.75 Mtr.
	Block R3 (S+10)	20	38.75 Mtr.
	Block R4 (S+10)	20	38.75 Mtr.
	S1(S+1)	4	9.05 Mtr.
	S2(S+1)	4	9.05 Mtr.
	EWS Block –T(G+2)	8	9.25 Mtr.

**The money from the aforesaid account shall be drawn only towards meeting the cost of construction/development. A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architects and the Chartered Accountant shall be submitted to the Authority every quarter.**