

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-368-2019

Submission Date : 29-11-2019 04:09:25 AM

Applicant Type : Company

Project Type: ONGOING

FORM REP-I

Part - A

1. Name and registered address of the company

SOBHA LIMITED

(Annex a copy in Folder A)

**SOBHA, SARJAPUR-
MARATHAHALLI OUTER
RING ROAD (ORR)
DEVARABISANAHALLI,
BELLANDUR POST,
BANGALORE KA 560103**

Phone(Landline)

0804932000

Phone(Mobile)

0804932000 (Number
Shared by Promoter in
Public)

Email ID

haryana.rera@sobha.com

Website

https://www.sobha.com/

Pan No.

(Annex a copy in Folder A)

XXXX723E

CIN No.

(Annex a copy in Folder A)

L45201KA1995PLC018475

2. Managing Director/HOD/CEO:

Name : **MR JAGDISH CHANDRA SHARMA**

Residential Address : **B-2 291 Sobha Ivory No 71 St. Johns
Road Bangalore-560042**

Phone (landline) **08049320000**

Phone (Mobile) **9880034885** (Number Shared by Promoter in
Public)

Email ID **mdsoffice@sobha.com**

PAN No. **XXXX940E**

(Annex a copy in Folder A)



3. Director 1:

Name : **MR RAMACHANDRA VENKATASUBBA RAO**

Residential Address : **3326 GURU KRIPA 14TH MAIN RMV-
SADASHIVANAGAR BANGALORE 560080**



Phone (landline) **08049320000**

Phone (Mobile) **9845014688** (Number Shared by Promoter in Public)

Email ID **rvsraoin@yahoo.com**

PAN No. **XXXX157L**
(Annex a copy in Folder A)

4. Director 2:



Name : **MR ANUP SANMUKH SHAH**

Residential Address : **129 6th Main P and T Colony.sanjay Nagar. Bangalore 560094**

Phone (landline) **0804242300**

Phone (Mobile) **9886127835** (Number Shared by Promoter in Public)

Email ID **anup@anupshahlawfirm.com**

PAN No. **XXXX340N**
(Annex a copy in Folder A)

5. Director 3:



Name : **MR T P SEETHARAM**

Residential Address : **Apartment No 1011 Casa Paradiso Sobha City Chokanahalli Village Bangalore 560064**

Phone (landline) **0804242300**

Phone (Mobile) **0804242300** (Number Shared by Promoter in Public)

Email ID **tpseetharam@gmail.com**

PAN No. **XXXX976M**
(Annex a copy in Folder A)

6. Director 4:



Name : **MR SUMEET JAGDISH PURI**

Residential Address : **Flat No 2 Building No 1 Malabar Hill Mumbai 400006**

Phone (landline) **08049320000**

Phone (Mobile) **8049320000** (Number Shared by Promoter in Public)

Email ID **sumeet@samyayacap.com**

PAN No. **XXXX211J**
(Annex a copy in Folder A)

7. Authorised representative for
correspondance with Authority:

Name : **MR JAGADISH NANGINENI**

Residential Address : **912 Ivory Tower Unitech- Retreat South
City-1 Gurgaon- 122002**

Phone (landline) **01244855555**

Phone (Mobile) **9871196826** (Number Shared by Promoter in
Public)

Email ID **Jagadish.nangineni@sobha.com**

PAN No. **XXXX886F**
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the
Applicant/
authorised
representative**
Stamp _____
Date _____

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

SOBHA CITY, PHASE-1, PART-1

2. Address of the site of the project
(Annex a copy in Folder A)

**REVENUE ESTATE OF
BABUPUR VILLAGE,
VILLAGE BABUPUR,
SECTOR-108,
GURUGRAM,
HARYANA**

Tehsil

GURGAON

District

GURUGRAM

3. Contact details of the site office of the project:

Phone(Landline)

01244855555

Phone(Mobile)

9870429922 (Number Shared by Promoter in Public)

Email

scg.rera@sobha.com

4. Contact person at the site office:

Name

JOBY FRANCIS

Phone(Landline)

01244855555

Phone(Mobile)

8800389988 (Number Shared by Promoter in Public)

Email

joby.francis@sobh.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the
Applicant /
Authorised
Representative
Stamp _____
Date _____**

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

-
-
-
-

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	14054	27-07-2017	161139	AXIS BANK LIMITED	HRERA Gurugram
2	14052	27-07-2017	186795	AXIS BANK LIMITED	HRERA Gurugram
3	609050	27-07-2017	8225	AXIS BANK LIMITED	HRERA Gurugram
4	290900	25-07-2018	267671	AXIS BANK LIMITED	HRERA Gurugram

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. _____

Email ID _____

FORM REP-I**Part - B****Information relating to the project land and license:**

- | | |
|---|-------------------------------------|
| 1. Land area of the project | 12.88495 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 0.22813 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 39.375 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | 107 of 2008
(26.05.2020) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name M/S CHINTELS INDIA LIMITED	Address A-11, KAILASH COLONY, NEW DELHI-110048
Licensee 2:	Name M/S VIDU PROPERTIES PRIVATE LIMITED	Address A-11, KAILASH COLONY, NEW DELHI-110048
Licensee 3:	Name M/S CHINTELS CREDIT CORPORATION LIMITED	Address A-11, KAILASH COLONY, NEW DELHI-110048
Licensee 4:	Name M/S MADHYANCHAL LEASING LIMITED	Address A-11, KAILASH COLONY, NEW DELHI-110048
Licensee 5:	Name MR. PRASHANT SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110003
Licensee 6:	Name MR. ROHAN SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110003
Licensee 7:	Name MR. RAMESH SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110003
Licensee 8:	Name MRS. CHANDERLEKHA SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110003

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration **(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)**

Annexure-B- JDA AND POWER OF ATTORNEY

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

AGREEMENT AND POWER OF ATTORNEY WERE EXECUTED AFTER GRANT OF LICENCE.

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**

THIS IS REVENUE SHARE AGREEMENT WITH LANDOWNER.

v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**

Yes

vi. Will applicant himself be marketing the project **(Provide details in folder B)**

Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	32405 Lakhs
i. Cost of the land (if included in the estimated cost)	5345 Lakhs
ii. Estimated cost of construction of apartments	13300 Lakhs
iii. Estimated cost of infrastructure and other structures	342.84 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	13417 Lakhs

2. The total land of the project measuring **12.88495 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0.41927
3	CONSTRUCTION OF ROADS	5.226568369
4	PAVEMENTS	0.7755
5	PARKS AND PLAYGROUNDS	2.178754
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0.29052
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0.364399
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.22119
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0

12	ANY OTHER	3.408748631
	Total	12.88495

3.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 (Annex details in folder C)
ROADS	HSVP	Yes
WATER SUPPLY	GMDA	Yes
ELECTRICITY	DHBVN	Yes
SEWAGE DISPOSAL	GMDA	Yes
STORM WATER DRAINAGE	GMDA	Yes

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	97.35	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	112.59	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	46.05	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	62.20	AS PER PROJECT REPORT
6	STREET LIGHTING	21.36	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	3.29	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

NA (date)

6. Date of approval of Building Plans

19-01-2016 (date)

(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	APARTMENT/SHOPS/OTHER BUILDINGS Type A, A1, B, B1	6555	72	53	19	1
2	APARTMENT/SHOPS/OTHER BUILDINGS Type B, B1, C, C1	8000	72	54	18	1
3	APARTMENT/SHOPS/OTHER BUILDINGS Type D, D1, E, E1	12579	96	82	14	1

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
A, A1, B, B1	53	(TOWER A1) INTERNAL PLASTRING COMPLETED AND FINISHING WORK GOING ON.
B, B1, C, C1	54	(TOWER B1) INTERNAL PLASTRING COMPLETED AND FINISHING WORK GOING ON.
D, D1, E, E1	82	(TOWER C1) INTERNAL PLASTRING COMPLETED AND FINISHING WORK GOING ON.

(b) Time schedule of completion of already booked apartments:

Start Date	23-08-2017
Earlier date of completion	30-10-2021
Revised date of completion	30-10-2021

(c) Time schedule for development of infrastructure:

Start Date	01-10-2017
Percentage completion Upto the date of application	53
Projected date of completion	30-09-2021

(d) Provide further details in the proforma REP-I Part-C-X.

(e) Plan of action for completing the Project along with requisite infrastructure.

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	0	0

(b) Schedule for development of Infrastructure:

Start Date	01-10-2017
Percentage completion	53
Projected date of completion	30-09-2021

(c) Provide further details in the proforma REP-I Part-C-X.

(d) Schedule of completing the project and handing over possession of the plots.

(iv) Vehicle parkings details of the project-

a) Underground parking	226
b) Stilt parking	110
c) Covered parking	0
d) Open parking	0
e) Independent garages	0

(v) Quarterly schedule of development of whole/remaining part of the project:

(a) Apartments/Shops/Other Buildings**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0
Construction Cost	8931
Land Cost	2604
Other Cost including EDC and Taxes and Etc	7418

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2017			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0		0	0
Shops	0		0	0
Plots	0		0	0

Particulars	Year-2018			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0	0	0
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0	0	0
Shops	0	0	0	0
Plots	0	0	0	0
Construction Cost	618.42			738.12
Other Cost including EDC and Taxes and Etc	664.26			698.84

Land Cost	161.23			161.23
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Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0	0	0
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	537.44	161.23	214.98	214.98
Construction Cost	414.94	631.72	405.63	402.97
Other Cost including EDC and Taxes and Etc	968.80	560.54	505.35	505.13

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments		0	0	
Shops		0	0	
Plots		0	0	
Other Cost including EDC and Taxes and Etc		1066.23	1031.81	
Construction Cost		527.98	628.59	
Land Cost		644.93	644.93	

(b) Infrastructure**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Roads & Pavements	52
Water Supply System	60
Sewerage treatment & garbage disposal	33
Electricity Supply System	0
Storm Water Drainage	24
Parks and Playgrounds	2
Clubhouse/community centres	0
Shopping area	0
Other	0
Street Light	11

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2017			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0			0
Water Supply System	0			0
Sewerage treatment & garbage disposal	0			0
Electricity Supply System	0			0
Storm Water Drainage	0			0
Parks and Playgrounds	0			0
Clubhouse/community centres	0			0
Shopping area	0			0
Other	0			0
Street Light	0			0

Particulars	Year-2018			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	0	0	0	0

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	5.52	0	0	6.62
Water Supply System	6.38	0	0	7.66

Sewerage treatment & garbage disposal	3.53	0	0	4.23
Electricity Supply System	0	0	0	0
Storm Water Drainage	2.61	0	0	3.13
Parks and Playgrounds	0.19	0	0	0.22
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.21	0		1.45

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	5.64	5.52	5.52	5.63
Water Supply System	6.52	6.38	6.38	6.51
Sewerage treatment & garbage disposal	3.60	3.53	3.53	3.60
Electricity Supply System	0	0	0	0
Storm Water Drainage	2.67	2.61	2.61	2.66
Parks and Playgrounds	0.19	0.19	0.19	0.19
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.24	1.21	1.21	1.23

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		5.73	5.49	
Water Supply System		6.63	6.35	
Sewerage treatment & garbage disposal		3.66	3.51	
Electricity Supply System		0	0	
Storm Water Drainage		2.71	2.60	
Parks and Playgrounds		0.19	0.19	
Clubhouse/community centres		0	0	
Shopping area		0	0	
Other		0	0	
Street Light		1.21	1.21	

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I**Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	189	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	33844 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	24422 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	9422 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	2461 Lakhs	
vii. Amount invested in the project upto the date of application	19135 Lakhs	
Land cost (If any)	2604 Lakhs	
Apartments	8931 Lakhs	
Infrastructure	182 Lakhs	
EDC/ Taxes Etc.	7418 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	13271 Lakhs	
(a) In respect of existing allottees	10634 Lakhs	
(b) In respect of rest of the project	2637 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	7000 Lakhs	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	5000 Lakhs	

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	97.35	52
II. WATER SUPPLY SYSTEM	112.59	60
III. STORM WATER DRAINAGE	46.05	24
IV. ELECTRICITY SUPPLY SYSTEM	0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	62.20	33
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	3.29	2
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	21.36	11

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I**Part - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **Yes**

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

STANDARD CHARTERED BANK, KORAMANGALA, BANGALORE

Bank Account number

45505376106

IFSC code

SCBL0036073

MICR code

560036002

Branch code

036073

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

Mr. J C Sharma (Managing Director) Mr. Subhash Mohan Bhat (Chief Financial Officer) Mr. Vigneshwar G Bhat (Company Secretary) Mr. Ramesh Babu K (Vice President – Finance) Mr. M Radhakrishnan (Deputy General Manager) Mr. Chandrashekhhar Gowda (Senior Manager – Finance) Ms. Lakshmi Anand (Senior Manager- Internal Audit)

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **Already Attached**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	Yes
Site Plan	Yes
Floor Plan	Yes
Apartment Plans	Yes
Elevation Section	Yes
Detail of Permissible FAR	Yes
Detail of covered area achieved FAR	Yes

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	Yes
II. ELECTRICITY SUPPLY PLAN	Yes
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	Yes

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. SERVICE ESTIMATES PLAN	ALREADY BEEN OBTAINED	12-03-2019
II. FIRE SCHEME APPROVAL	ALREADY BEEN OBTAINED	24-05-2017
III. CONSENT TO ESTABLISH	ALREADY BEEN OBTAINED	30-11-2017
IV. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	29-08-2017
V. ELECTRICAL LOAD AVAILABILITY	ALREADY BEEN OBTAINED	06-10-2016
VI. HUDA CONSTRUCTION WATER NOC	ALREADY BEEN OBTAINED	03-04-2017
VII. AIRPORT HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	24-11-2017
VIII. NATURAL CONSERVATION ZONE NOC	ALREADY BEEN OBTAINED	05-11-2013
IX. FOREST NOC	ALREADY BEEN OBTAINED	30-10-2013
X. LICENCE	ALREADY BEEN OBTAINED	27-05-2008

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
Seal _____
Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **Yes**
(Annex a copy in Folder F)

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) **Yes**
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **Possession Date: 30.10.2021**
(Annex a copy in Folder F)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

FORM REP-I**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **SOBHA CITY, PHASE-1, PART-2**
2. Particulars of the project in brief:
- i. Total area of the project **0.76635**
- ii. Total number of apartments **240**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **197**
- (b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	28559	0	10216
Cost of the apartments	13299	0	4485
Cost of the infrastructure	343	0	92
Others costs	14917	0	5639

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **15660 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **22043 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **7000 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **7000 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **01-05-2022**
11. Likely date of completion of the project. **01-05-2022**

1. Name and location of the project **SOBHA CITY, PHASE-2, PART-1**
2. Particulars of the project in brief:
- i. Total area of the project **0.7906**
- ii. Total number of apartments **96**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **43**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	13333	0	3953
Cost of the apartments	6172	0	2283
Cost of the infrastructure	159	0	23
Others costs	7002	0	1647

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **3819 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **6488 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **31-10-2022**
11. Likely date of completion of the project. **31-10-2022**

1. Name and location of the project **SOBHA CITY, PHASE-3**
2. Particulars of the project in brief:
- i. Total area of the project **0.754**

- ii. Total number of apartments **96**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **35**
- (b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	13266	0	1650
Cost of the apartments	6361	0	762
Cost of the infrastructure	159	0	8
Others costs	6746	0	880

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1872 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **6627 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **31-10-2023**
11. Likely date of completion of the project. **31-10-2023**

1. Name and location of the project **SOBHA CITY, PHASE-4**
2. Particulars of the project in brief:
- i. Total area of the project **2.6778**
- ii. Total number of apartments **288**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **13**
- (b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	28566	0	1026
Cost of the apartments	14262	0	6
Cost of the infrastructure	368	0	0
Others costs	13936	0	1020

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **337 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **2005 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **6000 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **6000 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **31-12-2024**
11. Likely date of completion of the project. **31-12-2024**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

FORM REP-I

Part - H

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	FOR TOWER A1 AND B1:- LAMINATED WOODEN FLOORING AND SKIRTING / VITRIFIED TILE FLOORING AND SKIRTING /CERAMIC TILE. FOR TOWER C1:- NATURAL / ENGINEERED STONE FLOORING AND SKIRTING/ LAMINATED WOODEN FLOORING AND SKIRTING / VITRIFIED TILE FLOORING AND SKIRTING /CERAMIC TILE.
2	WALL FINISHING DETAILS	FOR INTERNAL WALLS, PLASTIC EMULSION PAINT / CERAMIC WALL TILING WHEREVER APPLICABLE & TEXTURED PAINT FOR EXTERNAL WALLS.
3	KITCHEN DETAILS	CERAMIC TILE FLOORING, WALL TILING & PLASTIC EMULSION PAINT FOR CEILING.
4	BATHROOM FITTINGS	REPUTED MAKE OF CP FITTINGS & SANITARY WARE.
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	FRAME – TIMBER FRAME & SHUTTERS – WITH BOTH SIDE MASONITE SKIN.
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	FITTING OF REPUTED MAKE APPROVED BY ISI & IS SPECIFICATION.
9	CONDUCTING AND WIRING DETAILS	PVC CONDUITS AND COPPER CABLES OF REPUTED MAKE AS PER ISI AND IS SPECIFICATION.
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	COMMON UGR OF 690 KL.
12	LIFT DETAILS	FOR TOWER A1 AND B1:- CAPACITY - 2 NOS. OF 8 PASSENGER LIFT OF REPUTED MAKE IN ALL TOWERS. FOR TOWER C1:- CAPACITY - 1 NO. OF 15 PASSENGER & 2 NOS. OF 8 PASSENGER LIFT OF REPUTED MAKE.
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	HEAVY-DUTY ALUMINIUM GLAZED SLIDING WINDOWS & FRENCH WINDOWS MADE FROM SPECIALLY DESIGNED AND MANUFACTURED SECTIONS.
14	DOORS	NA
14.1	MAIN DOORS	FRAME – TIMBER. SHUTTERS – WITH BOTH SIDE MASONITE SKIN
14.2	INTERNAL DOORS	MAIN DOOR & BEDROOM DOORS • FRAME – TIMBER. • SHUTTERS – WITH BOTH SIDE MASONITE SKIN. TOILET DOOR FRAME – TIMBER SHUTTERS –WITH OUTSIDE MASONITE AND INSIDE LAMINATE.

15	AIR CONDITIONING	POWER CONNECTION MADE AVAILABLE FOR SPLIT AC IN LIVING, DINING AND ALL THE BED ROOMS.
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	CONDUIT PROVISION FOR DEDICATED INTERNET CONNECTION MADE AVAILABLE WITH RJ-45 SOCKET OUTLET IN ONE OF THE BEDROOMS.
19	EXTERNAL FINISHING/COLOUR SCHEME	ALL WALLS PAINTED IN TEXTURED PAINT.
20	INTERNAL FINISHING	PLASTIC EMULSION PAINT FOR WALLS & CEILING.

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	FOR TOWER A1 AND B1:- SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING. FOR TOWER C1:- SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING.
1 . 2	WALLS	PLASTIC EMULSION PAINT FOR WALLS.
1 . 3	CEILING	PLASTIC EMULSION PAINT FOR CEILING.
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING AND SKIRTING.
2 . 2	WALLS	PLASTIC EMULSION PAINT FOR WALLS.
2 . 3	CEILING	PLASTIC EMULSION PAINT FOR CEILING.
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	SUPERIOR QUALITY CERAMIC TILE FLOORING.
3 . 2	WALLS	SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING
3 . 3	CEILING	FALSE CEILING WITH GRID PANELS.
3 . 4	COUNTERS	NATURAL/ENGINEERED STONE VANITY COUNTERS.
3 . 5	SANITARY WARE/CP FITTINGS	EUROPEAN WATER CLOSET WALL HUNG, COUNTER TOP WASH BASIN
3 . 6	FITTING/FIXTURES	CHROMIUM PLATED FITTINGS :- S/L DIVERTER BATH SPOUT WITH BUTTON OVERHEAD SHOWER TELEPHONIC SHOWER S/ L BASIN MIXER ANGULAR STOP COCK HEALTH FAUCET CP P-TRAP WASTE COUPLING METRO POLE FLUSH VALVE COCKROACH TRAP GEYSER – HORIZONTAL OF 25 LTR CAPACITY
4 . BED ROOMS		
4 . 1	FLOOR	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING.
4 . 2	WALLS	PLASTIC EMULSION PAINT FOR WALLS.
4 . 3	CEILING	PLASTIC EMULSION PAINT FOR CEILING.
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	SUPERIOR QUALITY CERAMIC TILE FLOORING.
5 . 2	WALLS	SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING.
5 . 3	CEILING	FALSE CEILING WITH GRID PANELS.
5 . 4	COUNTERS	NATURAL / ENGINEERED STONE VANITY COUNTERS.

5 . 5	SANITARY WARE/CP FITTINGS	EUROPEAN WATER CLOSET WALL HUNG, COUNTER TOP WASH BASIN
5 . 6	FIXTURES	CHROMIUM PLATED FITTINGS :- S/L DIVERTER BATH SPOUT OVERHEAD SHOWER S/ L BASIN MIXER ANGULAR STOP COCK HEALTH FAUCET CP P-TRAP WASTE COUPLING METRO POLE FLUSH VALVE COCKROACH TRAP GEYSER – HORIZONTAL OF 25 LTR CAPACITY
6 . KITCHEN		
6 . 1	FLOOR	SUPERIOR QUALITY CERAMIC TILE FLOORING.
6 . 2	WALLS	SUPERIOR QUALITY CERAMIC TILING UP TO CEILING.
6 . 3	CEILING	PLASTIC EMULSION PAINT FOR CEILING.
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	SINK MIXER (WALL MOUNTED) SINGLE BOWL SINGLE DRAIN SS SINK IN UTILITY 2 IN 1 BIB COCK IN UTILITY ANGULAR STOP COCK COCKROACH TRAP BIB COCK WITH NOZZLE IN LIVING / DINING SIT OUT (WHEREVER APPLICABLE)
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	FOR TOWER C1:- SUPERIOR QUALITY CERAMIC TILE FLOORING.
7 . 2	WALLS & CEILING	FOR TOWER C1:- PLASTIC EMULSION PAINT FOR WALLS & CEILING.
7 . 3	TOILET	FOR TOWER C1:- SUPERIOR QUALITY CERAMIC TILE FLOORING. SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING. NATURAL / ENGINEERED STONE VANITY COUNTERS. FALSE CEILING WITH GRID PANELS.
7 . 4	BALCONY	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING. NATURAL / ENGINEERED STONE COPING FOR PARAPET/MS HANDRAIL AS PER DESIGN. PLASTIC EMULSION PAINT FOR CEILING. ALL WALLS PAINTED IN TEXTURED PAINT.
8 . SIT-OUTS		
8 . 1	FLOOR	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING.
8 . 2	WALLS & CEILING	PLASTIC EMULSION PAINT FOR CEILING. ALL WALLS PAINTED IN TEXTURED PAINT
8 . 3	RAILINGS	NATURAL / ENGINEERED STONE COPING FOR PARAPET/MS HANDRAIL AS PER DESIGN.
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	23-11-2019	View Document
2	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	26-11-2019	View Document
3	DEMARICATION PLAN	23-11-2019	View Document
4	ZONING PLAN	23-11-2019	View Document
5	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	25-11-2019	View Document
6	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	23-11-2019	View Document
7	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	25-11-2019	View Document
8	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	23-11-2019	View Document
9	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	25-11-2019	View Document
10	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	23-11-2019	View Document
11	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	29-11-2019	View Document
12	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	29-11-2019	View Document
13	FIRE NOC	21-01-2020	-----
14	ASSIGNMENT OF DEVELOPMENT RIGHT	21-01-2020	-----
15	BUILDING PLAN APPROVAL	21-01-2020	-----
16	BOARD RESOLUTION FOR OPERATING BANK ACCOUNT	21-01-2020	-----
17	NON ENCUMBRANCE CERTIFICATE	21-01-2020	-----
18	FOREST NOC	21-01-2020	-----
19	SERVICE ESTIMATES PLAN	21-01-2020	-----
20	AIRPORT HEIGHT CLEARANCE	21-01-2020	-----

21	ENVIRONMENT CLEARANCE	21-01-2020	-----
22	SERVICE PLAN APPROVAL LETTER	21-01-2020	-----
23	LOI	21-01-2020	-----
24	LC-IV	21-01-2020	-----

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	OC uploaded	04-08-2023	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

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Date _____