

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
701-2020**

**Submission Date : 17-06-2020 01:07:11
PM**

Applicant Type : Company

Project Type: NEW

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)

8049320000

Phone(Mobile)

8049320000 (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 T P SEETHARAM**

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

Phone (landline) **08049320000**

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

Email ID **tpseetharam@gmail.com**

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



5. Director 3:

Name : **MR ANUP SANMUKH SHAH**

Residential Address : **1296th Main P and T Colony sanjay Nagar Bangalore 560094**



Phone (landline) **08049320000**

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

Email ID **anup@anupshahlawfirm.com**

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

6. Director 4:

Name : **MR SUMEET JAGDISH PURI**

Residential Address : **Flat No 2 Buliding No 1 Hill Park Estate A G Bell Road Malabar Hill Mumbai-400006**

Phone (landline) **08049320000**

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

Email ID **sumeet@samayacap.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-5

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@sobha.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	19768	16-06-2020	563988	AXIS BANK LIMITED	HRERA Gurugram
2	19769	16-06-2020	322279	AXIS BANK LIMITED	HRERA Gurugram
3	19892	22-07-2020	15200	AXIS BANK LIMITED	HRERA Gurugram
4	19891	22-07-2020	8685	AXIS BANK LIMITED	HRERA Gurugram
5	20060	14-09-2020	1158376	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 | 5.10183 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 0.21131 |
| 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, |

Licensee 6:	Name MR. ROHAN SOLOMON	NEW DELHI-110003 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)**

JDA 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 SHARING AGREEMENT WITH LANDOWNERS AND SHARE IS AS FOLLOW : SOBHA : LANDOWNER 63:14 :: 36:86

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)	35794 Lakhs
i. Cost of the land (if included in the estimated cost)	13451 Lakhs
ii. Estimated cost of construction of apartments	14118 Lakhs
iii. Estimated cost of infrastructure and other structures	443 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	7782 Lakhs

2. The total land of the project measuring **5.10183 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	0.32996
3	CONSTRUCTION OF ROADS	0.63478
4	PAVEMENTS	0.84885
5	PARKS AND PLAYGROUNDS	1.36294
6	GREEN BELTS	0.60225

7	VEHICLE PARKINGS	0.12125
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.18335
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	1.01845
	Total	5.10183

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	GMDA	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	125.83	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	145.21	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	59.62	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	80.84	AS PER PROJECT REPORT
6	STREET LIGHTING	27.62	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	4.39	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
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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.

19-01-2016
(date)

6. Date of approval of Building Plans

19-01-2016 (date)

7. New projects:

- i) Likely date of starting the construction work **15-06-2020**
- ii) Likely date of completing the project **31-12-2026**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
0	0

- iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	121.58	96	2
Apartment/Shops/Other Buildings	140.47	96	2

(vi) Quarterly schedule of development of whole/remaining part of the project:**(c) Apartments/Shops/Other Buildings****Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0
Other cost including EDC IDC Registration Cost etc	819

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	70	0	0	0
Shops	0	0	0	0
Plots	0	0	0	0
Other Cost including Taxes Share and Marketing Cost etc		273		
Land Cost	78	11	32	68
Other Cost including Taxes and Marketing Cost etc	282		276	
Other Cost including Taxes and Marketing Cost etc				282

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	141	71	106	106
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	303	82	164	232
Other Cost including Taxes Revenue Share and Marketing Cost etc		282	298	306
IDW	23	16	15	21
Other Cost including Taxes and Marketing Cost etc	316			

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	918	141	233	778
Shops	0	0	0	0
Plots	0	0	0	0
IDW	26	26	26	24
Other Cost including Taxes and Marketing Cost etc	365	322		
Land Cost	627	359	410	461
Other Cost including Taxes Revenue Share and Marketing Cost etc			329	
Other Cost including Taxes and Marketing Cost etc				336

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	995	923	911	976
Shops	0	0	0	0
Plots	0	0	0	0
IDW	30	25	27	30
Land Cost	751	687	698	723
Other Cost including Taxes and Marketing Cost etc	244	187	406	
Other Cost including Taxes and Marketing Cost etc				238

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	809	992	1002	843
Shops	0	0	0	0
Plots	0	0	0	0
IDW	26	26	26	25
Other Cost including Taxes and Marketing Cost etc	260	248	258	
Land Cost	932	781	842	887
Other Cost including Taxes and Marketing Cost etc				255

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Apartments	1046	704	644	503
Shops	0	0	0	0
Plots	0	0	0	0
Other Cost including Taxes and Marketing Cost etc		259	254	
Land Cost	610	968	969	986
IDW	0	24	28	0
Other Cost including Taxes and Marketing Cost etc	203			250

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments		1206	0	0
Shops		0	0	0
Plots		0	0	0
Land Cost		449	135	58
Other Cost including Taxes and Marketing Cost etc		202		
Other Cost including Taxes Revenue Share and Marketing Cost etc			90	90

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
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Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6.51	4.50	4.37	6.01
Water Supply System	7.51	5.21	5.04	6.94
Sewerage treatment & garbage disposal	4.18	2.9	2.81	3.86
Electricity Supply System	0	0	0	0
Storm Water Drainage	3.08	2.13	2.08	2.85
Parks and Playgrounds	0.23	0.16	0.16	0.21
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.42	0.98	0.95	1.32

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	7.00	7.29	7.51	6.86
Water Supply System	8.07	8.41	8.67	7.91
Sewerage treatment & garbage disposal	4.5	4.68	4.83	4.41
Electricity Supply System	0	0	0	0
Storm Water Drainage	3.31	3.45	3.56	3.25
Parks and Playgrounds	0.24	0.25	0.26	0.24
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.54	1.6	1.65	1.51

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	8.53	7.13	7.64	8.39
Water Supply System	9.85	8.23	8.81	9.69
Sewerage treatment & garbage disposal	5.48	4.58	4.91	5.39
Electricity Supply System	0	0	0	0
Storm Water Drainage	4.04	3.38	3.62	3.98
Parks and Playgrounds	0.30	0.25	0.27	0.29
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.87	1.57	1.68	1.84

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Roads & Pavements	7.27	7.29	7.41	7.13
Water Supply System	8.39	8.41	8.55	8.23
Sewerage treatment & garbage disposal	4.67	4.68	4.76	4.58
Electricity Supply System	0	0	0	0
Storm Water Drainage	3.45	3.45	3.51	3.38
Parks and Playgrounds	0.25	0.25	0.26	0.25
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1.6	1.6	1.63	1.57

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		7.00	7.99	
Water Supply System		8.07	9.22	
Sewerage treatment & garbage disposal		4.49	5.13	
Electricity Supply System		0	0	
Storm Water Drainage		3.31	3.79	
Parks and Playgrounds		0.24	0.28	
Clubhouse/community centres		0	0	
Shopping area		0	0	
Other		0	0	
Street Light		1.54	1.75	

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 - 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. **No**

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

Bank and Branch address	STANDARD CHARTERED BANK, KORAMANGALA
Bank Account number	45505398819
IFSC code	SCBL0036073
MICR code	560036002
Branch code	455

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 (Dpty General Manager) Mr. Chandrashekhar 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) **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	Yes
VIII. PARKING PLAN	Yes

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE	ALREADY BEEN OBTAINED	27-05-2008
II. FOREST NOC	ALREADY BEEN OBTAINED	23-10-2013
III. NATURAL CONSERVATION ZONE	ALREADY BEEN OBTAINED	05-11-2013
IV. ELECTRICAL LOAD AVAILABILITY	ALREADY BEEN OBTAINED	06-10-2016
V. HUDA CONSTRUCTION WATER NOC	ALREADY BEEN OBTAINED	30-04-2017
VI. FIRE SCHEME APPROVAL	ALREADY BEEN OBTAINED	24-05-2017
VII. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	29-08-2017
VIII. AIRPORT HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	24-11-2017
IX. CONSENT TO ESTABLISH	ALREADY BEEN OBTAINED	30-11-2017
X. SERVICE ESTIMATES PLAN	ALREADY BEEN OBTAINED	12-03-2019
XI. ELECTRICAL CONNECTION APPROVAL	ALREADY BEEN OBTAINED	15-11-2019

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:
31.12.2026**

(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-1**
2. Particulars of the project in brief:
- i. Total area of the project **12.88495**
- 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 **203**
- (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)	27061	0	18126
Cost of the apartments	13299	0	9676
Cost of the infrastructure	343	0	197
Others costs	13419	0	8253

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **28005 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the **8328 Lakhs**

apartments.

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 (If yes-give Annex details in folder G)	No
10. Initial date of completion of the project.	31-10-2021
11. Likely date of completion of the project.	31-10-2021

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	215
(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	12144
Cost of the apartments	13299	0	5613
Cost of the infrastructure	343	0	115
Others costs	14917	0	6416

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **18151 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **22889 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 **53**

(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	4408
Cost of the apartments	6172	0	2441
Cost of the infrastructure	159	0	25
Others costs	7002	0	1943

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **4881 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **7649 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 **38**
- (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	1810
Cost of the apartments	6361	0	765
Cost of the infrastructure	159	0	8
Others costs	6746	0	1037

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **2434 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **6725 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: **No**

Yes/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 **37**(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)	28565	0	1190
Cost of the apartments	14262	0	6
Cost of the infrastructure	368	0	0
Others costs	13935	0	1184

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **1160 Lakhs**

- | | |
|--|-------------------|
| 6. Remaining amount of sale price money to be collected from the current allottees of the apartments. | 5471 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
(If yes-give Annex details in folder G) | No |
| 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	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	-
6	DOORS AND WINDOS FRAMES	FRAME – TIMBER FRAME & SHUTTERS – WITH BOTH SIDE MASONITE SKIN.
7	GLASS WORK	-
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	-
11	WATER STORAGE	COMMON UGR OF 690 KL.
12	LIFT DETAILS	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	-
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	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	-
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	-

	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	-
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	-
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	SUPERIOR QUALITY CERAMIC TILE FLOORING.
7 . 2	WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS & CEILING.
7 . 3	TOILET	• 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	-

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	LC-IV	17-06-2020	-----
2	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	17-06-2020	View Document
3	ZONING PLAN	17-06-2020	View Document
4	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	17-06-2020	View Document
5	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	17-06-2020	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	17-06-2020	View Document
7	FIRE NOC	17-06-2020	-----
8	ENVIRONMENT CLEARANCE	17-06-2020	-----
9	DEMARICATION PLAN	17-06-2020	View Document
10	BUILDING PLAN APPROVAL	17-06-2020	-----
11	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	17-06-2020	View Document
12	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	17-06-2020	View Document
13	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	17-06-2020	View Document
14	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	17-06-2020	View Document

15	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	17-06-2020	View Document
16	ASSIGNMENT OF DEVELOPMENT RIGHT	17-06-2020	-----
17	FOREST NOC	17-06-2020	-----
18	BOARD RESOLUTION	17-06-2020	-----
19	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	17-06-2020	View Document
20	SERVICE ESTIMATES PLAN	17-06-2020	-----
21	AIRPORT HEIGHT CLEARANCE	17-06-2020	-----
22	LOI	17-06-2020	-----

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