

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
1152-2022**

**Submission Date : 08-12-2022 04:17:22
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 LIMITED,
SARJAPUR-
MARATHAHALLI, OUTER
RING ROAD (ORR),
DEVARABISANAHALLI,
BELLANDUR POST,
BANGALORE KA 560103**

Phone(Landline)

01244855555

Phone(Mobile)

**1244855555 (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 JAGADISH NANGINENI

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



Phone (landline) **08049320000**

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

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

PAN No. **XXXX886F**
(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. Authorised representative for correspondance with Authority:

Name : **MS TINA TALWAR**

Residential Address : **Tina Flat No B4 1101 Parsvnath Exotica Sector 53 Gurgaon Haryana 122001**

Phone (landline) **01244855555**

Phone (Mobile) **9650550333** (Number Shared by Promoter in Public)

Email ID **tina.talwar@sobha.com**

PAN No. **XXXX426K**
(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-6

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)

8800389988 (Number Shared by Promoter in Public)

Email

haryana.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	22126	06-09-2022	1597552	AXIS BANK LIMITED	HRERA Gurugram
2	22129	06-09-2022	912887	AXIS BANK LIMITED	HRERA Gurugram
3	22127	06-09-2022	26654	AXIS BANK LIMITED	HRERA Gurugram
4	22130	06-09-2022	7616	AXIS BANK LIMITED	HRERA Gurugram
5	22233	17-10-2022	6496824	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 | 16.3995 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 1.7366 |
| 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 dated 27.05.2008 valid upto 26.05.2025 |
| 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. ROSHAN 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 Annexure-B- BIP HOLDER collaboration agreements and Power of Attorney etc. in folder B)

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

- o 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 LAND OWNERS

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)	116844.82 Lakhs
i. Cost of the land (if included in the estimated cost)	44496.34 Lakhs
ii. Estimated cost of construction of apartments	42656.60 Lakhs
iii. Estimated cost of infrastructure and other structures	718.85 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	28973.03 Lakhs

2. The total land of the project measuring **16.3995 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	1.0380
3	CONSTRUCTION OF ROADS	3.7288
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	3.0351
6	GREEN BELTS	0

7	VEHICLE PARKINGS	0.2501
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0.38307
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.0761
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	6.234
13	COMMERCIAL	0.1880
14	SCHOOL	1.4042
15	RAIN	0.0622
	Total	16.39957

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	204.03	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	235.46	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	96.68	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	131.08	AS PER PROJECT REPORT
6	STREET LIGHTING	44.78	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	6.82	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.

27-09-2022
(date)

6. Date of approval of Building Plans

27-09-2022 (date)

7. New projects:

- i) Likely date of starting the construction work **01-03-2023**
- ii) Likely date of completing the project **31-12-2028**
- 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	148.35	205	4
Apartment/Shops/Other Buildings	125.73	10	4
Apartment/Shops/Other Buildings	124.860	4	4
Apartment/Shops/Other Buildings	146.940	68	4
Apartment/Shops/Other Buildings	177.60	36	2
Apartment/Shops/Other Buildings	176.55	36	2
Apartment/Shops/Other Buildings	125.25	34	2
Apartment/Shops/Other Buildings	102.51	2	2
Apartment/Shops/Other Buildings	132.57	1	1

(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	2471.23

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2022			
	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	0	0	0	161.26
Other Cost including Taxes Share and Marketing Cost etc	0	0	0	1085.56
Other Cost including EDC IDC Registration Cost etc	0	0	0	0

Particulars	Year-2023

	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	213.28	213.28	319.92
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	624.38	1274.81	2053.99	2552.11
Other Cost including Taxes Share and Marketing Cost etc	1165.93	1265.04	1378.22	1429.46

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	319.92	426.57	426.57	703.83
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	3240.69	3678.26	3961.58	4715.54
Other Cost including Taxes Share and Marketing Cost etc	1533.93	1578.69	1608.16	1737.79

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2350.38	2772.68	2789.74	2751.35
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	5296.37	3726.28	2208.36	1280.66
Other Cost including Taxes Sales and Marketing Cost etc	1806.52	1468.49	1265.62	1403.19

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2947.57	3007.29	2998.76	3028.62
Shops	0	0	0	0
Plots	0	0	0	0
Other Cost including Taxes Sales and Marketing Cost etc	674.94	679.15	678.55	680.65
Land Cost	1002.35	918.86	893.81	886.30

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2546.60	2444.22	2128.56	1945.14
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	884.04	883.37	883.17	883.10
Other Cost including Taxes Sales and Marketing Cost etc	646.70	639.49	617.26	604.34

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1518.57	3160.85	3642.87	0
Shops	0	0	0	0
Plots	0	0	0	0
Other Cost including Taxes Sales and Marketing Cost etc	574.30	689.97	944.41	687.84
Land Cost	883.09	883.08	264.92	113.54

(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-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	
Water Supply System			0	
Sewerage treatment & garbage disposal			0	
Electricity Supply System			0	
Storm Water Drainage			0	
Parks and Playgrounds			0	
Clubhouse/community centres			0	
Shopping area			0	
Other			0	

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	7.30	7.08
Water Supply System	0	0	8.43	8.17
Sewerage treatment & garbage disposal	0	0	4.69	4.55
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	3.46	3.35
Parks and Playgrounds	0	0	0.24	0.24
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	0	0	1.60	1.55

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	9.75	10.55	11.81	12.18
Water Supply System	11.26	12.17	13.63	14.06
Sewerage treatment & garbage disposal	6.27	6.78	7.59	7.83
Electricity Supply System	0	0	0	0
Storm Water Drainage	4.62	5.00	5.60	5.75
Parks and Playgrounds	0.33	0.35	0.39	0.41
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2.14	2.32	2.59	2.67

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	11.12	11.34	11.57	12.38
Water Supply System	12.83	13.09	13.35	14.29
Sewerage treatment & garbage disposal	7.14	7.29	7.43	7.96
Electricity Supply System	0	0	0	0
Storm Water Drainage	5.27	5.38	5.48	5.87
Parks and Playgrounds	0.37	0.38	0.39	0.41
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2.44	2.49	2.54	2.72

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Roads & Pavements	13.61	13.83	11.81	12.02
Water Supply System	15.71	15.96	13.63	13.87
Sewerage treatment & garbage disposal	8.74	8.89	7.59	7.72
Electricity Supply System	0	0	0	0
Storm Water Drainage	6.45	6.55	5.06	5.69
Parks and Playgrounds	0.45	0.46	0.39	0.40
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2.99	3.04	2.59	2.64

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	11.57	11.79	11.34	12.96
Water Supply System	13.35	13.61	13.09	14.95
Sewerage treatment & garbage disposal	7.43	7.58	7.29	8.32
Electricity Supply System	0	0	0	0
Storm Water Drainage	5.48	5.59	5.38	6.14
Parks and Playgrounds	0.39	0.39	0.38	0.43
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2.54	2.59	2.49	2.84

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	AXIS BANK LIMITED, 9, MG ROAD, ESQUIRE CENTRE, BANGALORE-560001
Bank Account number	922020045117364
IFSC code	UTIB0000009
MICR code	560211002
Branch code	000009

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. Yogesh Bansal (Chief Financial Officer) Mr. Vigneshwar G Bhat (Company Secretary) Mr. Ramesh Babu K (Vice President – Finance) Mr. M Radhakrishnan (General Manager-Finance) Mr. Chandrashekhra Gowda (Senior Manager II – Finance) Ms. Lakshmi Anand (Deputy General Manager II- 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. ELECTRICAL CONNECTION APPROVAL	ALREADY BEEN OBTAINED	15-11-2019
IV. HUDA CONNECTION WATER NOC	ALREADY BEEN OBTAINED	13-05-2022
V. AIRPORT HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	18-07-2018
VI. FOREST NOC	ALREADY BEEN OBTAINED	23-10-2013
VII. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	29-08-2017
VIII. FIRE SCHEME APPROVAL	APPLIED FOR BUT YET TO RECEIVE	07-09-2022
IX. SERVICE ESTIMATES PLAN	APPLIED FOR BUT YET TO RECEIVE	04-10-2022

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:
31.12.2028**

(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, SECTOR-108, GURUGRAM**
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 **240**
- (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	25420
Cost of the apartments	13299	0	13167
Cost of the infrastructure	343	0	198
Others costs	13419	0	12055

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **40639 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the **411 Lakhs**

apartments.

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 (If yes-give Annex details in folder G)	No
10. Initial date of completion of the project.	30-10-2021
11. Likely date of completion of the project.	30-04-2022

1. Name and location of the project	SOBHA CITY, PHASE-1, PART-2, SECTOR-108, GURUGRAM
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	239
(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	22967
Cost of the apartments	13299	0	11388
Cost of the infrastructure	343	0	120
Others costs	14917	0	11459

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **36182 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **8724 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. **01-05-2022**
11. Likely date of completion of the project. **30-10-2022**

1. Name and location of the project **SOBHA CITY, PHASE-2, PART-1, SECTOR-108, GURUGRAM**
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 **95**

(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	8744
Cost of the apartments	6172	0	3824
Cost of the infrastructure	159	0	25
Others costs	7002	0	4895

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **15219 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **6395 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. **30-10-2022**

11. Likely date of completion of the project. **30-04-2023**

1. Name and location of the project

**SOBHA CITY, PHASE-3,
SECTOR-108, GURUGRAM**

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

96

(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	4968
Cost of the apartments	6361	0	1868
Cost of the infrastructure	159	0	8
Others costs	6746	0	3092

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

10091 Lakhs

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

11908 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. **30-10-2023**11. Likely date of completion of the project. **30-04-2024**

1. Name and location of the project

**SOBHA CITY, PHASE-4,
SECTOR-108, GURUGRAM**

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 **234**(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	7891
Cost of the apartments	14262	0	3713
Cost of the infrastructure	368	0	0
Others costs	13935	0	4178

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **13816 Lakhs**6. Remaining amount of sale price money to be collected from the current allottees of the **26869 Lakhs**

apartments.

- | | |
|--|-------------------|
| 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
(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. | 30-06-2025 |

- | | |
|--|--|
| 1. Name and location of the project | SOBHA CITY, PHASE-5,
SECTOR-108, GURUGRAM |
| 2. Particulars of the project in brief: | |
| i. Total area of the project | 5.10183 |
| ii. Total number of apartments | 192 |
| iii. Total number of plots | 0 |
| 3. The number of plots/ apartments booked/sold to the allottees: | |
| (a) Apartments | 192 |
| (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)	17125	0	3191
Cost of the apartments	14118	0	2132
Cost of the infrastructure	443	0	0
Others costs	2564	0	1059

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **10822 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **34599 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. **31-12-2026**

11. Likely date of completion of the project. **31-12-2026**

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	-
12	LIFT DETAILS	3 LIFTS IN EACH TOWER
13	EXTERNAL GLAZINGS	HEAVY-DUTY ALUMINIUM GLAZED SLIDING WINDOWS & FRENCH WINDOWS MADE FROM SPECIALLY DESIGNED AND MANUFACTURED SECTIONS
13.1	WINDOWS/GLAZINGS	HEAVY-DUTY ALUMINIUM GLAZED SLIDING WINDOWS & FRENCH WINDOWS MADE FROM

		SPECIALLY DESIGNED AND MANUFACTURED SECTIONS
14	DOORS	• FRAME – TIMBER. SHUTTERS – WITH BOTH SIDE MASONITE SKIN
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	-
16	ELECTRICAL FITTINGS	FITTING OF REPUTED MAKE APPROVED BY ISI & IS SPECIFICATION
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	NATURAL / ENGINEERED STONE FLOORING AND SKIRTING/ LAMINATED WOODEN FLOORING AND SKIRTING / VITRIFIED TILE FLOORING AND SKIRTING /CERAMIC TILE
1 . 2	WALLS	PLASTIC EMULSION PAINT FOR WALLS
1 . 3	CEILING	PLASTIC EMULSION PAINT FOR CEILING
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NATURAL / ENGINEERED STONE FLOORING AND SKIRTING/ LAMINATED WOODEN FLOORING AND SKIRTING / VITRIFIED TILE FLOORING AND SKIRTING /CERAMIC TILE/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
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	NATURAL / ENGINEERED STONE FLOORING AND SKIRTING/ LAMINATED WOODEN FLOORING AND SKIRTING / VITRIFIED TILE FLOORING AND SKIRTING / CERAMIC TILE
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	NATURAL / ENGINEERED STONE VANITY COUNTERS
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	SUPERIOR QUALITY CERAMIC TILE FLOORING
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	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	06-09-2022	View Document
2	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	06-09-2022	View Document
3	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	06-09-2022	View Document
4	LC-IV	06-09-2022	-----
5	LOI	06-09-2022	-----
6	FIRE NOC	06-09-2022	-----
7	ENVIRONMENT CLEARANCE	06-09-2022	-----
8	AIRPORT HEIGHT CLEARANCE	06-09-2022	-----
9	FOREST NOC	06-09-2022	-----
10	BOARD RESOLUTION	06-09-2022	-----
11	ZONING PLAN	07-09-2022	View Document
12	DEMARICATION PLAN	07-09-2022	View Document
13	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	07-09-2022	View Document
14	PARKING PLAN	12-10-2022	-----
15	APARTMENT PLANS-TOWER D1	12-10-2022	-----
16	APARTMENT PLANS-TOWER D2	12-10-2022	-----
17	APARTMENT PLANS-TOWER D3	12-10-2022	-----
18	APARTMENT PLANS-TOWER D4	12-10-2022	-----

19	APARTMENT PLANS-TOWER Z1	12-10-2022	-----
20	APARTMENT PLANS-TOWER Z2	12-10-2022	-----
21	ROAD PLAN	12-10-2022	-----
22	SEWERAGE PLAN	12-10-2022	-----
23	SOLID WASTE MANAGEMENT PLAN	12-10-2022	-----
24	STORM WATER DRAINAGE PLAN	12-10-2022	-----
25	WATER SUPPLY PLAN	12-10-2022	-----
26	STRUCTURE PLAN SCG_TOWER-D TYPICAL DETAILS-01	12-10-2022	-----
27	STRUCTURE PLAN SCG_TOWER-D TYPICAL DETAILS-02	12-10-2022	-----
28	STRUCTURE PLAN SCG_TOWER-D TYPICAL DETAILS-03	12-10-2022	-----
29	STRUCTURE PLAN SCG_TOWER-D TYPICAL DETAILS-04	12-10-2022	-----
30	STRUCTURE PLAN SCG_TOWER-Z TYPICAL DETAILS-01	12-10-2022	-----
31	STRUCTURE PLAN SCG_TOWER-Z TYPICAL DETAILS-02	12-10-2022	-----
32	STRUCTURE PLAN SCG_TOWER-Z TYPICAL DETAILS-03	12-10-2022	-----
33	STRUCTURE PLAN SCG_TOWER-Z TYPICAL DETAILS-04	12-10-2022	-----
34	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	12-10-2022	View Document
35	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	12-10-2022	View Document
36	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	12-10-2022	View Document
37	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	12-10-2022	View Document
38	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	12-10-2022	View Document
39	NON ENCUMBRANCE CERTIFICATE	12-10-2022	-----
40	FIRE SCHEME PLAN	12-10-2022	-----

41	LAYOUT SUPERIMPOSED ON THE DEMARCATION	12-10-2022	-----
42	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	12-10-2022	View Document
43	BUILDING PLAN APPROVAL LETTER (BR-III)	12-10-2022	-----
44	D1 & D2_SECTION -B	18-10-2022	-----
45	BASEMENT FLOOR PLAN PART-02 - PARKING	18-10-2022	-----
46	D3 & D4, SECTION-B	18-10-2022	-----
47	ELECTRICITY SUPPLY PLAN-SITE PLAN_17.08.2022	18-10-2022	-----
48	D1 & D2_ELEVATION-A	18-10-2022	-----
49	D3 & D4, ELEVATION-A	18-10-2022	-----
50	GF PLAN & ELEVATION COMMUNITY CENTER-02	18-10-2022	-----
51	Z1 & Z2, ELEVATION -A & SECTION-B	18-10-2022	-----
52	SECOND FLOOR AREA DIAGRAM AND SECTION COMMUNITY CENTER-02	18-10-2022	-----
53	Z1 & Z2, ELEVATION -A & SECTION-B	18-10-2022	-----
54	STILT FLOOR PLAN PART-02 - PARKING	18-10-2022	-----
55	PARKING_BASEMENT AND STILT	18-10-2022	-----
56	LANDSCAPE LAYOUT	18-10-2022	-----
57	SERVICE PLAN APPLIED ACK	18-10-2022	-----
58	STREET LIGHTING LAYOUT	18-10-2022	-----
59	BIP PERMISSION	18-10-2022	-----

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 _____

