

**HRERA  
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-150-2019**  
**Submission Date : 04-01-2019 04:50:52 AM**  
**Applicant Type : Company**  
**Project Type: NEW**

**FORM REP-I**

**Part - A**

1. Name and registered address of the company

**SOBHA LTD.**

**(Annex a copy in Folder A)**

**SOBHA, SARJAPUR  
MARATHAHALLI, OUTER  
RING ROAD, BANGLORE-  
560103**

Phone(Landline)

**8049320000**

Phone(Mobile)

**9871196826** (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 : **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 : **SAIBAL KANTI GUPTA**

Residential Address : **No. 14 Singapore Gardens  
Kanakapura Road Doddakalasangra PO Bangalore -  
560 062**

Phone (landline) **08049320000**

Phone (Mobile) **9480693998** (Number Shared by Promoter in Public)

Email ID **saibalkgupta@gmail.com**

PAN No. **XXXX633J**  
**(Annex a copy in Folder A)**



5. Director 3:

Name : **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. **XXXX7835**  
**(Annex a copy in Folder A)**



6. Director 4:

Name : **PUNITA KUMAR SINHA**

Residential Address : **51 Gate House Road Newton  
MA Massachusetts 024671320 United States of  
America**

Phone (landline) **08049320000**

Phone (Mobile) **9833363533** (Number Shared by  
Promoter in Public)

Email ID **officeofpunitakumarsinha@gmail.com**

PAN No. **XXXX631M**  
**(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	<b>SOBHA CITY PHASE III</b>
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>SECTOR-108, GURUGRAM</b>
Tehsil	<b>GURGAON</b>
District	<b>GURUGRAM</b>
3. Contact details of the site office of the project:	
Phone(Landline)	<b>01244855555</b>
Phone(Mobile)	<b>9870429922</b> (Number Shared by Promoter in Public)
Email	<b>scg.rera@sobha.com</b>
4. Contact person at the site office:	
Name	<b>JOBY FRANCIS</b>
Phone(Landline)	<b>01244855555</b>
Phone(Mobile)	<b>8800389988</b> (Number Shared by Promoter in Public)
Email	<b>joby.francis@sobha.com</b>

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:

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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	16433	05-07-2018	281994	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   | <b>0.754 (Acre)</b>                 |
| 2. Permissible FAR  | <b>1.75</b>                         |
| 3. FAR proposed to be utilized in the project   | <b>1.75</b>                         |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>39.375 (Acre)</b>                |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>107 of 2008<br/>(26.05.2020)</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>No</b>                           |

Licensee 1:	Name <b>M/S CHINTELS INDIA LIMITED</b>	Address <b>A-11, KAILASH COLONY, NEW DELHI-110048</b>
Licensee 2:	Name <b>M/S VIDU PROPERTIES PRIVATE LIMITED</b>	Address <b>A-11, KAILASH COLONY, NEW DELHI-110048</b>
Licensee 3:	Name <b>M/S CHINTELS CREDIT CORPORATION LIMITED</b>	Address <b>A-11, KAILASH COLONY, NEW DELHI-110048</b>
Licensee 4:	Name <b>M/S MADHYANCHAL LEASING LIMITED</b>	Address <b>A-11, KAILASH COLONY, NEW DELHI-110048</b>
Licensee 5:	Name <b>MR. PRASHANT SOLOMON</b>	Address <b>44, GOLF LINKS,</b>

Licensee 6:	Name <b>MR. ROHAN SOLOMON</b>	<b>NEW DELHI-110 003</b> Address <b>44, GOLF LINKS, NEW DELHI-110 003</b>
Licensee 7:	Name <b>MR. RAMESH SOLOMON</b>	Address <b>44, GOLF LINKS, NEW DELHI-110 003</b>
Licensee 8:	Name <b>MRS. CHANDERLEKHA SOLOMON</b>	Address <b>44, GOLF LINKS, NEW DELHI-110 003</b>



**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:

- o 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 LANDOWNERS.**

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: <b>(Annex a copy of the project in Folder C)</b>	<b>19023 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>6726 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>6200 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>131 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>5966 Lakhs</b>

2. The total land of the project measuring **0.754 Acres** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>0</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0.1659</b>
3	CONSTRUCTION OF ROADS	<b>0.52948</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>0</b>
6	GREEN BELTS	<b>0</b>

7	VEHICLE PARKINGS	<b>0.05862</b>
8	ELECTRICITY SUB-STATION	<b>0</b>
9	CLUB HOUSE	<b>0</b>
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	<b>0</b>
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	<b>0</b>
12	ANY OTHER	<b>0</b>
	<b>Total</b>	<b>0.754</b>

**3.Approvals/ NOCs from various agencies for connecting external services.**

<b>Facility</b>	<b>External/ connecting service to be provided by (Name the agency)</b>	<b>Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)</b>
ROADS	HUDA	No
WATER SUPPLY	HUDA	Yes
ELECTRICITY	DHWVN	Yes
SEWAGE DISPOSAL	HUDA	Yes
STORM WATER DRAINAGE	HUDA	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	38	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	74	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	16	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	88	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	74	AS PER PROJECT REPORT
6	STREET LIGHTING	6	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	207	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	21	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	16	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT

14	ANY OTHER	0	YET TO BE PREPARED
15	UNDERGROUND TANK	7	AS PER PROJECT REPORT
16	RAIN WATER HARVESTING	7	AS PER PROJECT REPORT
17	STP	37	AS PER PROJECT REPORT

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 **21-02-2019**

ii) Likely date of completing the project **31-10-2023**

iii) Sizes of the plots to be offered in the project

<b>Plot Area(In Square Meter)</b>	<b>Number of plots in the project</b>
<b>0</b>	<b>0</b>

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

<b>Type</b>	<b>Carpet area(In Square Meter)</b>	<b>Number of apartments</b>	<b>Number of towers</b>
<b>Apartment/Shops/Other Buildings</b>	121.58	<b>48</b>	<b>1</b>
<b>Apartment/Shops/Other Buildings</b>	140.47	<b>48</b>	<b>1</b>

**(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)**

<b>Particulars</b>	<b>Expenditure</b>
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**Expenditure to be made in each quarter (In Lakhs)**

<b>Particulars</b>	<b>Year-2019</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Apartments		271	213	292
Shops		0	0	0
Plots		0	0	0

<b>Particulars</b>	<b>Year-2020</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Apartments	368	412	373	404
Shops	0	0	0	0
Plots	0	0	0	0

<b>Particulars</b>	<b>Year-2021</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Apartments	562	499	524	428
Shops	0	0	0	0
Plots	0	0	0	0



Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	623	374	361	277
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	219			
Shops	0			
Plots	0			

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

<b>Particulars</b>	<b>Expenditure</b>
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

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

<b>Particulars</b>	<b>Year-2020</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	0	0	0	0
Water Supply System	0.1	1.1	1.1	2.5
Sewerage treatment & garbage disposal	0.1	0.8	0.9	2
Electricity Supply System	0.1	1.2	1.4	0.5
Storm Water Drainage	0	0.2	0.9	0.5
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
Security and Fire Fighting Services		2.7	3.5	4.7
Street Light	0.1	0.7	0.1	0.1
Renewable Energy System	0.2	0.2	0.2	0.2

<b>Particulars</b>	<b>Year-2021</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	1.2	1	0.7	1.3
Water Supply System	2.3	1	0	0
Sewerage treatment & garbage disposal	1.3	1.4	1.6	0
Electricity Supply System	2.4	1.8	0.5	1
Storm Water Drainage	0.1	0	0	0
Parks and Playgrounds	0	0	0.4	0.9
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0

Other	0	0	0	0
Street Light	0.1	0.1		
Renewable Energy System	0.2	1.2	0.2	0.2
Security and Fire Fighting Services	5.1	2.4	1.8	1.3
STP		1.1	1.1	1.1
street light			0	

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	9		
Water Supply System	0	0		
Sewerage treatment & garbage disposal	0	0		
Electricity Supply System	0.7	0		
Storm Water Drainage	0	0		
Parks and Playgrounds	1	0		
Clubhouse/community centres	0	0		
Shopping area	0	0		
Other	0	0		
Security and Fire Fighting Services	0.7	0.5		
Undeground Tank		0.2		
Rain Water Harvesting	0.5	0.2		
STP	0	0		
Underground Tank	0.5			

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	<b>STANDARED CHARTTERED BANK, KORMANAGLA BANGLORE</b>
Bank Account number	<b>45505402131</b>
IFSC code	<b>SCBL003607</b>
MICR code	<b>560036002</b>
Branch code	<b>0360073</b>

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. Vigneshwer Bhat Compny Scretary, Mr. Ramesh Babu K Vice President Finance, Mr. Radha Krishanan Dupty General Manager, Mr Chander Shekher Gowda Senior manager Finance, Ms. Lakshmi Aananad Senior manager Internal Audit (SOBHA, Sarjapur-Marathahalli Outer Ring Road (ORR) Devarabisanahalli, Bellandur Post, Bangalore KA 560103)**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt **Yes**

liabilities in the past five years in folder D. (In case of default, give details)

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	<b>Yes</b>
ii. Demarcation Plan	<b>Yes</b>
iii. Zoning Plan	<b>Yes</b>
iv. Building Plan	<b>Yes</b>
Site Plan	<b>Yes</b>
Floor Plan	<b>Yes</b>
Apartment Plans	<b>Yes</b>
Elevation Section	<b>Yes</b>
Detail of Permissible FAR	<b>Yes</b>
Detail of covered area achieved FAR	<b>Yes</b>



**2. Annex copies of the following in Folder E:**

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

### 3. Statutory Approvals Status

<b>Statutory Approvals</b>	<b>Statutory Approvals Status</b>	<b>Date</b>
I. LICENCE	<b>ALREADY BEEN OBTAINED</b>	<b>27-05-2008</b>
II. FOREST NOC	<b>ALREADY BEEN OBTAINED</b>	<b>23-10-2013</b>
III. NATURAL CONSERVATION ZONE NOC	<b>ALREADY BEEN OBTAINED</b>	<b>05-11-2013</b>
IV. AIRPORT HEIGHT CLEARANCE NOC	<b>ALREADY BEEN OBTAINED</b>	<b>24-11-2017</b>
V. HUDA CONSTRUCTION WATER NOC	<b>ALREADY BEEN OBTAINED</b>	<b>03-04-2017</b>
VI. ELECTRICAL LOAD AVAILABILITY	<b>ALREADY BEEN OBTAINED</b>	<b>06-10-2016</b>
VII. ENVIRONMENTAL CLEARANCE	<b>ALREADY BEEN OBTAINED</b>	<b>29-08-2017</b>
VIII. CONSENT TO ESTABLISH	<b>ALREADY BEEN OBTAINED</b>	<b>30-11-2017</b>
IX. FIRE SCHEME APPROVAL	<b>ALREADY BEEN OBTAINED</b>	<b>24-05-2017</b>
X. SERVICES ESTIMATES AND PLANS	<b>ALREADY BEEN OBTAINED</b>	<b>04-06-2018</b>

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

**(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:**

- SOBHA CITY (PHASE-1, PART-1)  
SECTOR-108, BABUPUR,  
GURUGRAM**
1. Name and location of the project
2. Particulars of the project in brief:
- i. Total area of the project **35676.48**
- 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 **161**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	<b>Initially estimated cost (In Lakhs)</b>	<b>Revised cost (In Lakhs)</b>	<b>Expenditure incurred upto the date of application (In Lakhs)</b>
Total cost of the project (Other than cost of land)	<b>14897</b>	<b>0</b>	<b>4601</b>
Cost of the apartments	<b>12972</b>	<b>0</b>	<b>3165</b>
Cost of the infrastructure	<b>670</b>	<b>0</b>	<b>371</b>
Others costs	<b>1255</b>	<b>0</b>	<b>1065</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **12511 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments.	<b>16604 Lakhs</b>
7. Loan sanctioned by the banks/ other financial institutions against the project.	<b>20000 Lakhs</b>
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.	<b>20000 Lakhs</b>
9. Whether any litigation is pending against the Project: Yes/No (If yes-give Annex details in folder G)	<b>No</b>
10. Initial date of completion of the project.	<b>30-10-2021</b>
11. Likely date of completion of the project.	<b>30-10-2021</b>

1. Name and location of the project	<b>SOBHA CITY, (PHASE-1, PART-2), SECTOR-108, BABUPUR, GURUGRAM</b>
2. Particulars of the project in brief:	
i. Total area of the project	<b>35734.98</b>
ii. Total number of apartments	<b>240</b>
iii. Total number of plots	<b>0</b>
3. The number of plots/ apartments booked/sold to the allottees:	
(a) Apartments	<b>187</b>
(b) Plots	<b>0</b>
4. Details of the expenditure incurred upto date:	

	<b>Initially estimated cost (In Lakhs)</b>	<b>Revised cost (In Lakhs)</b>	<b>Expenditure incurred upto the date of application (In Lakhs)</b>
Total cost of the project (Other than cost of land)	<b>14897</b>	<b>0</b>	<b>3478</b>
Cost of the apartments	<b>12972</b>	<b>0</b>	<b>2116</b>
Cost of the infrastructure	<b>670</b>	<b>0</b>	<b>235</b>

Others costs	1255	0	1127
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5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **9589 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **26025 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **20000 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **20000 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 **16113.936**
- 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 **33**
- (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)	<b>12285</b>	<b>0</b>	<b>396</b>
Cost of the apartments	<b>6020</b>	<b>0</b>	<b>4</b>
Cost of the infrastructure	<b>311</b>	<b>0</b>	<b>1</b>
Others costs	<b>5954</b>	<b>0</b>	<b>391</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **621 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **7308 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**

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**

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



14	DOORS	-
14.1	MAIN DOORS	<b>FRAME – TIMBER. SHUTTERS – WITH BOTH SIDE MASONITE SKIN.</b>
14.2	INTERNAL DOORS	<b>MAIN DOOR &amp; BEDROOM DOORS · FRAME – TIMBER. · SHUTTERS – WITH BOTH SIDE MASONITE SKIN. TOILET DOOR · FRAME – TIMBER SHUTTERS –WITH OUTSIDE MASONITE AND INSIDE LAMINATE.</b>
15	AIR CONDITIONING	<b>POWER CONNECTION MADE AVAILABLE FOR SPLIT AC IN LIVING, DINING AND ALL THE BED ROOMS.</b>
16	ELECTRICAL FITTINGS	<b>FITTINGS OF REPUTED MAKE APPROVED BY ISI &amp; IS SPECIFICATION.</b>
17	CNG PIPE LINE	-
18	PROVISION OF WIFI AND BROADBAND FACILITY	<b>CONDUIT PROVISION FOR DEDICATED INTERNET CONNECTION MADE AVAILABLE WITH RJ-45 SOCKET OUTLET IN ONE OF THE BEDROOMS.</b>
19	EXTERNAL FINISHING/COLOUR SCHEME	<b>ALL WALLS PAINTED IN TEXTURED PAINT.</b>
20	INTERNAL FINISHING	<b>PLASTIC EMULSION PAINT FOR WALLS &amp; CEILING.</b>

<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	<b>SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING.</b>
1 . 2	WALLS	<b>PLASTIC EMULSION PAINT FOR WALLS.</b>
1 . 3	CEILING	<b>PLASTIC EMULSION PAINT FOR CEILING.</b>
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	<b>LAMINATED WOODEN FLOORING AND SKIRTING.</b>
2 . 2	WALLS	<b>PLASTIC EMULSION PAINT FOR WALLS.</b>
2 . 3	CEILING	<b>PLASTIC EMULSION PAINT FOR CEILING.</b>
2 . 4	MODULAR WARDROBES	-
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	<b>SUPERIOR QUALITY CERAMIC TILE FLOORING.</b>
3 . 2	WALLS	<b>SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING</b>
3 . 3	CEILING	<b>FALSE CEILING WITH GRID PANELS.</b>
3 . 4	COUNTERS	<b>NATURAL/ENGINEERED STONE VANITY COUNTERS.</b>
3 . 5	SANITARY WARE/CP FITTINGS	<b>EUROPEAN WATER CLOSET WALL HUNG, COUNTER TOP WASH BASIN</b>
3 . 6	FITTING/FIXTURES	<b>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.</b>
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	<b>SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING.</b>
4 . 2	WALLS	<b>PLASTIC EMULSION PAINT FOR WALLS.</b>
4 . 3	CEILING	<b>PLASTIC EMULSION PAINT FOR CEILING.</b>
4 . 4	WARDROBES	-

	<b>5 . TOILET</b>	
5 . 1	FLOOR	<b>SUPERIOR QUALITY CERAMIC TILE FLOORING.</b>
5 . 2	WALLS	<b>SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING.</b>
5 . 3	CEILING	<b>FALSE CEILING WITH GRID PANELS.</b>
5 . 4	COUNTERS	<b>NATURAL / ENGINEERED STONE VANITY COUNTERS.</b>
5 . 5	SANITARY WARE/CP FITTINGS	<b>EUROPEAN WATER CLOSET WALL HUNG, COUNTER TOP WASH BASIN</b>
5 . 6	FIXTURES	<b>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.</b>
	<b>6 . KITCHEN</b>	
6 . 1	FLOOR	<b>SUPERIOR QUALITY CERAMIC TILE FLOORING.</b>
6 . 2	WALLS	<b>SUPERIOR QUALITY CERAMIC TILING UP TO CEILING.</b>
6 . 3	CEILING	<b>PLASTIC EMULSION PAINT FOR CEILING.</b>
6 . 4	COUNTERS	-
6 . 5	FIXTURES	<b>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).</b>
6 . 6	KITCHEN APPLIANCES	-
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	-
7 . 2	WALLS & CEILING	-
7 . 3	TOILET	-
7 . 4	BALCONY	<b>• 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.</b>

<b>8 . SIT-OUTS</b>		
8 . 1	FLOOR	<b>SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING.</b>
8 . 2	WALLS & CEILING	<b>PLASTIC EMULSION PAINT FOR CEILING. ALL WALLS PAINTED IN TEXTURED PAINT</b>
8 . 3	RAILINGS	<b>NATURAL / ENGINEERED STONE COPING FOR PARAPET/MS HANDRAIL AS PER DESIGN.</b>
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	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	28-02-2019	<a href="#">View Document</a>
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	04-01-2019	<a href="#">View Document</a>
3	ZONING PLAN	28-02-2019	<a href="#">View Document</a>
4	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	04-01-2019	<a href="#">View Document</a>
5	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	28-02-2019	<a href="#">View Document</a>
6	DEMARICATION PLAN	04-01-2019	<a href="#">View Document</a>
7	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	04-01-2019	<a href="#">View Document</a>
8	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	28-02-2019	<a href="#">View Document</a>
9	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	04-01-2019	<a href="#">View Document</a>
10	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	01-03-2019	<a href="#">View Document</a>
11	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	01-03-2019	<a href="#">View Document</a>
12	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	01-03-2019	<a href="#">View Document</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** \_\_\_\_\_

**Documents Uploaded After Registration**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	Part Occupation Certificate	05-08-2024	<a href="#">View Document</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** \_\_\_\_\_