

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
139-2018
Submission Date : 31-12-2018 02:12:06
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-
MARATHALLI OURE
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 : **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 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 : **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 : **MS 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	SOBHA CITY PHASE IV
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR-108, GURUGRAM
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	17309	21-12-2018	653792	AXIS BANK LIMITED	HRERA Gurugram
2	17575	08-02-2019	373595	AXIS BANK	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 | 2.6778 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 0.16 |
| 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-110 003 Address 44, GOLF LINKS, NEW DELHI-110 003
Licensee 7:	Name MR. RAMESH SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110 003
Licensee 8:	Name MRS. CHANDERLEKHA SOLOMON	Address 44, GOLF LINKS, NEW DELHI-110 003

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 LANDOWNER.

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

No

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

Yes

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

Yes

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

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

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

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	40470 Lakhs
i. Cost of the land (if included in the estimated cost)	5730 Lakhs
ii. Estimated cost of construction of apartments	14262 Lakhs
iii. Estimated cost of infrastructure and other structures	368 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	20110 Lakhs

2. The total land of the project measuring **2.6778 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	0.5129
3	CONSTRUCTION OF ROADS	0.47516
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.81689
6	GREEN BELTS	0

7	VEHICLE PARKINGS	0.15443
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0.7184
	Total	2.67778

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	HUDA	Yes
WATER SUPPLY	HUDA	Yes
ELECTRICITY	DHBVN	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	105	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	120	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	49	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	0	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	67	AS PER PROJECT REPORT
6	STREET LIGHTING	23	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	4	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	0	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	0	AS PER PROJECT REPORT
16	RAIN WATER HARVESTING	0	AS PER PROJECT REPORT
17	STP	0	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 **01-02-2019**
- ii) Likely date of completing the project **31-12-2024**
- 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	78.80	72	1
Apartment/Shops/Other Buildings	103.26	72	1
Apartment/Shops/Other Buildings	118.93	72	1
Apartment/Shops/Other Buildings	103.26	72	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
-------------	-------------

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	502	561	737	767
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	878	1336	1721	2097
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2195	2739	2511	2715
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2206	2165	2194	2201
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	2200	1979	1899	1726
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1923	1544	363	0
Shops	0	0	0	0
Plots	0	0	0	0

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

Particulars	Expenditure
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)

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
STP	0	0	0	0

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	5	5	6	6
Water Supply System	5	5	6	6
Sewerage treatment & garbage disposal	2	2	3	3
Electricity Supply System	0	0	0	0
Storm Water Drainage	1	1	2	3
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light		0	1	1

Rain Water Harvesting		0	0	0
Underground Tank	0	0	0	
STP	0	0		
Security and Fire Fighting			0	0

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6	6	6	6
Water Supply System	6	6	6	6
Sewerage treatment & garbage disposal	4	4	3	3
Electricity Supply System	0	0	0	0
Storm Water Drainage	3	3	3	3
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2	3	2	2
Security and Fire Fighting Services	0	0	0	0
Rain Water Harvesting	0			

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6	6	7	7
Water Supply System	6	6	7	7
Sewerage treatment & garbage disposal	4	4	4	4
Electricity Supply System	0	0	0	0
Storm Water Drainage	3	3	4	4
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0

Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	2	3	3	3
Security and Fire Fighting Services	0	0	0	0

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	6	7	7	7
Water Supply System	6	7	7	7
Sewerage treatment & garbage disposal	4	4	4	4
Electricity Supply System	0	0	0	0
Storm Water Drainage	3	3	2	2
Parks and Playgrounds	1	1	1	1
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Street Light	1	0		
Security and Fire Fighting Services	0	0	0	0
Renewable Energy System			0	0

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	3	2	1	0
Water Supply System	8	12	1	0
Sewerage treatment & garbage disposal	6	4	1	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	3	2	1	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0

Shopping area	0	0	0	0
Other	0	0	0	0
Security and Fire Fighting Services	0	0	0	0
Renewable Energy System	0	0	0	0
STREET LIGHTING	0	0		
STREETLIGHTING			0	0

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. **No**
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

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

Bank and Branch address **STANDARD CHARTERED BANK, KORAMANGALA, BENGALORE**
Bank Account number **45505402166**
IFSC code **SCBL003607**
MICR code **560036002**
Branch code **036073**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **Mr. J C Sharma (Managing Director) Mr. Subhash Mohan Bhat (Chief Financial Officer) Mr. Vigneshwar G Bhat (Company Secretary) Mr. Ramesh Babu K (Vice President – Finance) Mr. M Radhakrishnan (Deputy General Manager) Mr. Chandrashekhar Gowda (Senior Manager – Finance) Ms. Lakshmi Anand (Senior Manager- Internal Audit), SOBHA Limited, Sarjapur-Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore KA 560103.**

5. Attach certificate issued by a Chartered Accountant **Yes**

that the applicant has not defaulted in its debt 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	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 NOC	ALREADY BEEN OBTAINED	05-11-2013
IV. AIRPORT HEIGHT CLEARANCE NOC	ALREADY BEEN OBTAINED	24-11-2017
V. HUDA CONSTRUCTION WATER NOC	ALREADY BEEN OBTAINED	03-04-2017
VI. ELECTRICAL LOAD AVAILABILITY	ALREADY BEEN OBTAINED	06-10-2016
VII. ENVIRONMENTAL CLEARANCE	ALREADY BEEN OBTAINED	29-08-2017
VIII. CONSENT TO ESTABLISH	ALREADY BEEN OBTAINED	30-11-2017
IX. FIRE SCHEME APPROVAL	ALREADY BEEN OBTAINED	24-05-2017
X. SERVICES ESTIMATES AND PLANS	ALREADY BEEN OBTAINED	12-03-2018

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:

	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)	14897	0	4601
Cost of the apartments	12972	0	3165
Cost of the infrastructure	670	0	371
Others costs	1255	0	1065

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.	16604 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 (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.	30-10-2021

1. Name and location of the project	SOBHA CITY (PHASE-1, PART-2) SECTOR-108, BABUPUR, GURUGRAM
2. Particulars of the project in brief:	
i. Total area of the project	35734.98
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	187
(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)	14897	0	3478
Cost of the apartments	12972	0	2116
Cost of the infrastructure	670	0	235

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)
SECTOR-108, BABUPUR,
GURUGRAM**
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)	12285	0	396
Cost of the apartments	6020	0	4
Cost of the infrastructure	311	0	1
Others costs	5954	0	391

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**

1. Name and location of the project **SOBHA CITY PHASE 3**

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 **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)	19023	1778	0
Cost of the apartments	20801	0	0
Cost of the infrastructure	676	0	0
Others costs	5696	0	0

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. **31-10-2023**

11. Likely date of completion of the project. **31-10-2023**

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	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 - 2 NOS. OF 8 PASSENGER LIFT OF REPUTED MAKE IN ALL TOWERS.
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	FITTINGS 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	SUPERIOR QUALITY VITRIFIED TILE 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	-
7 . 2	WALLS & CEILING	-
7 . 3	TOILET	-
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	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	28-12-2018	View Document
2	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	28-12-2018	View Document
3	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	29-12-2018	View Document
4	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	29-12-2018	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	29-12-2018	View Document
6	DEMARICATION PLAN	29-12-2018	View Document
7	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	29-12-2018	View Document
8	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	29-12-2018	View Document
9	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	25-03-2019	View Document
10	ZONING PLAN	25-03-2019	View Document
11	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	25-03-2019	View Document
12	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	25-03-2019	View Document

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

Signature of the Applicant / Authorised Representative

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Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	Occupation Certificate	04-09-2024	View Document
2	Occupation Certificate	05-12-2024	View Document

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Date _____