

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
1147-2022**

**Submission Date : 30-08-2022 06:10:54
PM**

Applicant Type : Company

Project Type: NEW

FORM REP-I

Part - A

1. Name and registered
address of the company

**M/S EXPERION
DEVELOPERS PRIVATE
LIMITED**

(Annex a copy in Folder A)

**F-9, FIRST
FLOOR,MANISH PLAZA-
1, PLOTNO. 7, MLU,
SECTOR 10,DWARKA,
NEW DELHI-110075**

Phone(Landline)

01244422630

Phone(Mobile)

9560454296 (Number
Shared by Promoter in
Public)

Email ID

Accounts@experion.net.in

Website

http://www.experion.co

Pan No.

(Annex a copy in Folder A) XXXX138L

CIN No.

(Annex a copy in Folder A) U70109DL2006FTC151343

2. Managing
Director/HOD/CEO:

Name : **NA**

Residential Address : **NA**

Phone (landline) **0000000000**

Phone (Mobile) **0000000000** (Number Shared by Promoter in Public)

Email ID **xyd@mail.com**

PAN No. **XXXX000E**
(Annex a copy in Folder A)

3. Director 1:



Name : **ARVIND TIKU**

Residential Address : **House 7 Anthony Road 19-27 Orchard Scotts Singapore 229955**

Phone (landline) **01246281630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **Arvind.tiku@experion.net.in**

PAN No. **XXXX527L**
(Annex a copy in Folder A)

4. Director 2:



Name : **HEMANT TIKOO**

Residential Address : **Flat No. 925B Tower 9 DLF Magnolias Sector - 42 DLF City Gurugram Haryana - 122001**

Phone (landline) **01246281630**

Phone (Mobile) **9818559575** (Number Shared by Promoter in Public)

Email ID **Hemant.tikoo@experion.net.in**

PAN No. **XXXX343E**
(Annex a copy in Folder A)

5. Director 3:

Name : **SANJAY BAKLIWAL**

Residential Address : **K-51 DLF City phase 2
Sikanderpur Ghosi68 Farrukhnagar Gurugram
Haryana - 122002**

Phone (landline) **01246281630**

Phone (Mobile) **9818559575** (Number Shared by Promoter in Public)

Email ID **Sanjay.Bakliwal@experion.net.in**

PAN No. **XXXX767B**
(Annex a copy in Folder A)



6. Director 4:

Name : **SUNEET PURI**

Residential Address : **House No-E-013 DLF Phase-4
Richmond Park Gurgaon Haryana-122009**

Phone (landline) **01246281630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **suneet.puri@experion.net.in**

PAN No. **XXXX215G**
(Annex a copy in Folder A)



7. Director 5:

Name : **SUDHIR GOENKA**

Residential Address : **B-1001 Wembley Estate
Rosewood City Sector-50 Gurgaon Haryana-122018**

Phone (landline) **01246281630**

Phone (Mobile) **9958755330** (Number Shared by Promoter in Public)

Email ID **sudhir.goenka@experion.net.in**

PAN No. **XXXX690M**
(Annex a copy in Folder A)



8. Director 6:

Name : **MR NAGARAJU ROUTHU**

Residential Address : **A-16 2ND FLOOR SOUTH CITY-2 Islampur-97 Gurugram Haryana**

Phone (landline) **01246281630**

Phone (Mobile) **9910487721** (Number Shared by Promoter in Public)

Email ID **nagaraju.routhu@experion.net.in**

PAN No. **XXXX443Q**
(Annex a copy in Folder A)



9. Authorised representative for correspondance with Authority:

Name : **SUNEET PURI**

Residential Address : **House No-E-013 DLF Phase-4Richmond Park Gurgaon Haryana-122009**

Phone (landline) **01246281630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **suneet.puri@experion.net.in**

PAN No. **XXXX215G**
(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

WINDCHANTS PHASE 22. Address of the site of the project
(Annex a copy in Folder A)**VILLAGE CHOMA, SECTOR 112,
GURUGRAM, HARYANA**

Tehsil

GURGAON

District

GURUGRAM

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

Phone(Landline)

01246281630

Phone(Mobile)

9560456429 (Number Shared by Promoter in Public)

Email

suneet.puri@experion.net.in

4. Contact person at the site office:

Name

VAIBHAV KUMAR SHIVHARE

Phone(Landline)

01246281630

Phone(Mobile)

9818559575 (Number Shared by Promoter in Public)

Email

vaibhav.shivhare@experion.net.in

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	123333	17-08-2017	456667	YES 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 | 2.442 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 1.74 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 23.431 (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) | Licence No 21 of 2008,
Licence no 28 of 2012 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | 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)	25932 Lakhs
i. Cost of the land (if included in the estimated cost)	2170 Lakhs
ii. Estimated cost of construction of apartments	19753 Lakhs
iii. Estimated cost of infrastructure and other structures	0 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	4009 Lakhs

2. The total land of the project measuring **2.442 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	2.442
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0

7	VEHICLE PARKINGS	0
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
	Total	2.442

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	NHAI	No
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	0	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	0	YET TO BE PREPARED
3	STORM WATER DRAINAGE	0	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	0	YET TO BE PREPARED
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	0	YET TO BE PREPARED
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.

07-06-2012
(date)

6. Date of approval of Building Plans

07-06-2012 (date)

7. New projects:

- i) Likely date of starting the construction work **18-08-2017**
- ii) Likely date of completing the project **17-08-2018**
- 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	16377.65	110	1
Apartment/Shops/Other Buildings	11302.78	48	1
Apartment/Shops/Other Buildings	2022.034	6	1
Apartment/Shops/Other Buildings	2232.26	7	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

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

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. **Yes**

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

Bank and Branch address	STATE BANK OF INDIA, JAWAHAR VYAPAR BHAWAN, TOLSTOY MARG, NEW DELHI 110001
Bank Account number	30165511469
IFSC code	SBIN0004803
MICR code	00074029
Branch code	4803

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) **Suneet Puri, R/o House No-E-013, DLF Phase-4 Richmond Park, Gurgaon Haryana-122009. Sudhir Goenka R/o B-1001, Wembley Estate, Rosewood City, Sector-50, Gurgaon Haryana-122018 . Nagaraju Routhu, R/o A-61, 2nd floor, South City-2, Islampur (97), Gurgaon, Haryana-122018**

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) **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 - 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. LISENSE APPROVAL (LISENSE NO 21 OF 2008, LISENSE NO 28 OF 2012)	ALREADY BEEN OBTAINED	07-04-2012
II. BUILDING PLAN APPROVAL	ALREADY BEEN OBTAINED	NA
III. ENVIRONMENT CLEARANCE APPROVAL	ALREADY BEEN OBTAINED	NA
IV. AIRPORT HEIGHT CLEARANCE APPROVAL	ALREADY BEEN OBTAINED	NA
V. SERVICE PLAN ESTIMATE APPROVAL	ALREADY BEEN OBTAINED	NA
VI. FOREST NOC	ALREADY BEEN OBTAINED	NA

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 **Yes**
(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: (No Projects)

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	APPARTMNTS/DUPLEXES:IMPORTED MARBLE/WOODEN FLOORING/VITRIFIED TILES/CERAMIC TILES/GRANITE/KOTA
2	WALL FINISHING DETAILS	APPARTMENTS/DUPLEXES: GYPSUM PLASTER WITH ACRYLIC EMULSION PAINT/VITRIFIED TILES/EXTERIOR GRADE PAINT/STONE CLADDING/TEXTURE PAINT/WALL PANELLING/GRANITE
3	KITCHEN DETAILS	MODULAR KITCHEN.
4	BATHROOM FITTINGS	CP FITTINGS & SANITARY WARE
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	INTERNAL DOORS:WOODEN DOOR FRAMES EXTERNAL: ALUMINIUM DOOR FRAMES
7	GLASS WORK	GLASS IN EXTERNAL ALUMINIUM DOORS & WINDOWS
8	ELECTRIC FITTINGS	MODULAR SWITCH AND SOCKETS
9	CONDUCTING AND WIRING DETAILS	PVC CONDUITS & COPPER WIRES
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	APARTMENT &DUPLEXES;; RCC TANKS
12	LIFT DETAILS	APARTMENTS AND DUPLEX
13	EXTERNAL GLAZINGS	POWDER COATED ALUMINIUM WITH GLASS.
13.1	WINDOWS/GLAZINGS	POWDER COATED ALUMINIUM WITH GLASS.
14	DOORS	FLUSH DOORS WITH VENEER/ LAMINATE/ ALUMINIUM WITH GLASS.
14.1	MAIN DOORS	FLUSH DOORS WITH VENEER.
14.2	INTERNAL DOORS	FLUSH DOORS WITH VENEER/ LAMINATE.

15	AIR CONDITIONING	AIR CONDITIONING UNITS
16	ELECTRICAL FITTINGS	MODULAR SWITCH AND SOCKETS
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	TEXTURE PAINT.
20	INTERNAL FINISHING	APPARTMENTS/DUPLEXES: GYPSUM PLASTER WITH ACRYLIC EMULSION PAINT/VITRIFIED TILES/EXTERIOR GRADE PAINT/STONE CLADDING/TEXTURE PAINT/WALL PANELLING/GRANITE

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	APARTMENTS/DUPLEXES:IMPORTED MARBLE/GRANITE.
1 . 2	WALLS	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
1 . 3	CEILING	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	WOODEN LAMINATED FLOORING
2 . 2	WALLS	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
2 . 3	CEILING	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	APARTMENTS & DUPLEXES:TILES
3 . 2	WALLS	APARTMENTS & DUPLEXES:VITRIFIED TILES
3 . 3	CEILING	FALSE CEILING
3 . 4	COUNTERS	GRANITE
3 . 5	SANITARY WARE/CP FITTINGS	CP FITTINGS & SANITARY WARE
3 . 6	FITTING/FIXTURES	CP FITTINGS & SANITARY WARE
4 . BED ROOMS		
4 . 1	FLOOR	WOODEN LAMINATED FLOORING
4 . 2	WALLS	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
4 . 3	CEILING	GYPSON PLASTER WITH ACRYLIC EMULSION PAINT.
4 . 4	WARDROBES	NA
5 . TOILET		

5 . 1	FLOOR	APARTMENTS & DUPLEXES:TILES
5 . 2	WALLS	APARTMENTS & DUPLEXES:VITRIFIED TILES
5 . 3	CEILING	FALSE CEILING
5 . 4	COUNTERS	GRANITE
5 . 5	SANITARY WARE/CP FITTINGS	CP FITTINGS & SANITARY WARE
5 . 6	FIXTURES	CP FITTINGS & SANITARY WARE
6 . KITCHEN		
6 . 1	FLOOR	APARTMENTS & DUPLEXES: ANTI SKID VITRIFIED TILES
6 . 2	WALLS	VITRIFIED TILES 2' ABOVE COUNTER, REST ALL OF WALL IN GYPSUM PLASTER WITH ACRYLIC EMULSION PAINT.
6 . 3	CEILING	GYPSUM PLASTER WITH ACRYLIC EMULSION PAINT.
6 . 4	COUNTERS	GRANITE
6 . 5	FIXTURES	SINK WITH MIXTURE
6 . 6	KITCHEN APPLIANCES	HOB & CHIMNEY
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	CERAMIC TILES
7 . 2	WALLS & CEILING	GYPSUM PLASTER WITH PAINT
7 . 3	TOILET	CERAMIC TILES/GYPSUM PLASTER WITH PAINT.
7 . 4	BALCONY	MS RAILING
8 . SIT-OUTS		
8 . 1	FLOOR	TILE.
8 . 2	WALLS & CEILING	EXTERIOR GRADE PAINT
8 . 3	RAILINGS	SS WITH GLASS RAILING/MS RAILING
8 . 4	FIXTURES	NA

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

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	29-08-2022	View Document
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	29-08-2022	View Document
3	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	29-08-2022	View Document
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	29-08-2022	View Document
5	DEMARICATION PLAN	29-08-2022	View Document
6	ZONING PLAN	29-08-2022	View Document
7	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	29-08-2022	View Document
8	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	29-08-2022	View Document
9	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	29-08-2022	View Document
10	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	30-08-2022	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
Stamp _____
Date _____

Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	OC for tower-2,12,13,14 and EWS uploaded	03-08-2023	View Document
2	OC Uploaded	08-08-2023	View Document

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

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____