

**HRERA  
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-  
1730-2024**

**Submission Date : 03-09-2024 12:50:12  
PM**

**Applicant Type : Company**

**Project Type: NEW**

**FORM REP-I**

**Part - A**

1. Name and registered  
address of the company

**EXPERION DEVELOPERS  
PRIVATE LIMITED**

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

**8TH FLOOR, WING B,  
MILESTONE EXPERION  
CENTRE, SECTOR -15,  
PART -2, GURUGRAM  
122001, HARYANA**

Phone(Landline)

**01246281630**

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 : **NAGARAJU ROUTHU**

Residential Address : **A-61 2nd Floor South City 2  
Islampur97 Gurugram-122018 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)**

3. Director 1:

Name : **BASAVARADDI KRISHNARADDI MALAGI**

Residential Address : **WB 04 301 Experion Windchants Sector-112 Dwarka Expressway Choma62 Gurgaon-122017 Haryana**

Phone (landline) **01246281630**

Phone (Mobile) **9845162343** (Number Shared by Promoter in Public)

Email ID **bk.malagi@experion.net.in**

PAN No. **XXXX965C**  
**(Annex a copy in Folder A)**



4. Director 2:

Name : **SUNEET PURI**

Residential Address : **E-013 Richmond Park DLF Phase IV 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)**



5. Director 3:

Name : **VAIBHAV KUMAR SHIVHARE**

Residential Address : **Flat No. 404 Tower WT 07  
Windchants Dwarka Expressway Sector 112  
Choma62 Gurgaon-122017 Haryana**

Phone (landline) **01246281630**

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

Email ID **vaibhav.shivhare@experion.net.in**

PAN No. **XXXX891A**  
**(Annex a copy in Folder A)**



6. Director 4:

Name : **SANJAY KUMAR BAKLIWAL**

Residential Address : **K-5-1 DLF City Phase 2  
Sikanderpur Ghosi 68 DLF Qe Farrukhnagar  
Gurugram Haryana 122002**

Phone (landline) **01246281630**

Phone (Mobile) **9650062343** (Number Shared by Promoter in Public)

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

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



7. Director 5:

Name : **HEMANT TIKOO**

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

Phone (landline) **01246281630**

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

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

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



8. Director 6:

Name : **ARVIND TIKU**

Residential Address : **C17 PDI SAHARA GRACE  
BEHIND SAHARAMALL CHAKKARPUR GURGAON  
122001 HARYANA**

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)**



9. Director 7:

Name : **NAJARAJU ROUTHU**

Residential Address : **A-61 2ND FLOOR SOUTH CITY-  
2 GURUGRAM 122018**

Phone (landline) **01246281630**

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

Email ID **NAGARAJU.ROUTHU@EXPERION.NET.IN**

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

10. Authorised representative  
for correspondance with  
Authority:

Name : **SUNEET PURI**

Residential Address : **E-013 Richmond Park DLF  
Phase IV 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	<b>WINDCHANTS PHASE C</b>
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>SECTOR 112 GURUGRAM</b>
Tehsil	<b>GURGAON</b>
District	<b>GURUGRAM</b>
3. Contact details of the site office of the project:	
Phone(Landline)	<b>01246281630</b>
Phone(Mobile)	<b>0124628163</b> (Number Shared by Promoter in Public)
Email	<b>accounts@experion.net.in</b>
4. Contact person at the site office:	
Name	<b>KASHI NATH SHARMA</b>
Phone(Landline)	<b>01246281630</b>
Phone(Mobile)	<b>9910024897</b> (Number Shared by Promoter in Public)
Email	<b>kashi.nath@experion.in</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:-

<b>Sr No.</b>	<b>Draft/Cheque No.</b>	<b>Draft Date</b>	<b>Amount</b>	<b>Payee Bank</b>	<b>Payable To</b>
1	50174	19-09-2024	740500	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>1.1965 (Acre)</b>   |
| 2. Permissible FAR  | <b>3.474</b>   |
| 3. FAR proposed to be utilized in the project   | <b>3.432</b>   |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>24.6275 (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>210/2008 dated 08.02.2008 and 28 of 2012 dated 07.04.2012 and 99 of 2019 Dated 04.09.2019</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>No</b>  |

Licensee 1:	Name <b>JOVIAL BUILDTECH PVT. LIMITED</b>	Address <b>WZ-991, RANI BAGH, DELHI 110038</b>
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Licensee 2:	Name <b>GOLD DEVELOPERS PVT. LTD ( NOW KNOWN AS EXPERION DEVELOPERS PVT. LTD )</b>	Address <b>8TH FLOOR, WING B, MILESTONE EXPERION CENTRE, SECTOR -15, PART -2, GURUGRAM 122001, HARYANA</b>
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**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-COLLABORATOR**

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

- Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

**YES**

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)**

**COLLABORATION AGREEMENT ATTACHED**

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>17147.29 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>2266.57 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>11398.67 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>1625.33 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>1856.72 Lakhs</b>

2. The total land of the project measuring **1.1965 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>0.1849</b>
3	CONSTRUCTION OF ROADS	<b>0.3123</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>0.1842</b>
6	GREEN BELTS	<b>0</b>

7	VEHICLE PARKINGS	<b>0.3521</b>
8	ELECTRICITY SUB-STATION	<b>0</b>
9	CLUB HOUSE	<b>0.1630</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>1.1965</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	<b>ALREADY CONNECTED</b>	<b>No</b>
WATER SUPPLY	<b>GMDA</b>	<b>Yes</b>
ELECTRICITY	<b>GMDA</b>	<b>Yes</b>
SEWAGE DISPOSAL	<b>GMDA</b>	<b>Yes</b>
STORM WATER DRAINAGE	<b>DHAVPN</b>	<b>Yes</b>

**4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:**

<b>Sr. No.</b>	<b>Name of the facility</b>	<b>Estimated cost (In Lakhs) (Within the project area only)</b>	<b>Remarks: Yet to be prepared / Submitted to HUDA, Town &amp; Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)</b>
1	INTERNAL ROADS AND PAVEMENTS	185.59	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	45.42	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	14.59	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	85.17	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	14.74	AS PER PROJECT REPORT
6	STREET LIGHTING	13.61	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	303.93	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	156.02	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	467.99	AS PER PROJECT REPORT
10	SHOPPING AREA	29.90	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	32.75	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT

14	ANY OTHER	0	AS PER PROJECT REPORT
15	SEWAGE SYSTEM	8.73	AS PER PROJECT REPORT
16	UNDER GROUND WATER TANK	7.10	AS PER PROJECT REPORT
17	RAIN WATER HARVESTING	14.74	AS PER PROJECT REPORT
18	ELECTRICAL SUB STATION	245.05	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.

**NA** (date)

6. Date of approval of Building Plans

**09-08-2024** (date)

**7. New projects:**

i) Likely date of starting the construction work **01-01-2025**

ii) Likely date of completing the project **30-06-2030**

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>	218.72	<b>60</b>	<b>1</b>
<b>Apartment/Shops/Other Buildings</b>	17.89	<b>4</b>	<b>1</b>
<b>Apartment/Shops/Other Buildings</b>	11.70	<b>1</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)

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

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

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	17.80	56.18	120.71	116.81
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	311.49	725.11	922.43	551.98
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1057.35	852.53	863.58	470.05
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	819.43	923.34	1016.06	516.37
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	806.95	673.31	508.16	69.04
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2030			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0		
Shops	0	0		
Plots	0	0		

**(d) Infrastructure**

**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-2026</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	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	22.33	56.76	10.43	5.75
Shopping area	0	0	1.16	1.71
Other	0	0	0	0

<b>Particulars</b>	<b>Year-2027</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	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	10.16	0.27	0	0
Shopping area	3.03	3.91	4.03	2.19
Other	0	0	0	0
Security and Fire Fighting		52.12		29.11
STP	2.85	3.78	3.88	2.11

Under Ground Water Tank		2.28	2.34	0.77
Security and fire fighting	42.64		53.47	
Electrical Sub Station				72.29
Rain Water Harvesting				1.04
underground Water Tank	1.71			

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	14.85
Water Supply System	0	0	18.67	10.60
Sewerage treatment & garbage disposal	0	0	2.69	0
Electricity Supply System	0	0	5.96	17.89
Storm Water Drainage	0	0	4.50	2.55
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	26.57	92.99	94.20	50.72
Shopping area	0.65	2.72	2.75	1.09
Other	0	0	0	0
Security and fire fighting	52.12	52.12	22.34	
STP	2.11	0	0	
Electrical Sub Station	72.29	94.35	78.42	
Rain Water Harvesting	4.73	4.73	4.24	
Renewable Energy System				1.91
Sewage System				1.53

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	71.45	71.45	27.84	0
Water Supply System	16.15	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0

Electricity Supply System	32.79	28.53	0	0
Storm Water Drainage	4.68	2.86	0	0
Parks and Playgrounds	0	59.81	96.21	0
Clubhouse/community centres	92.99	4.83	0	0
Shopping area	1.93	2.57	2.17	0
Other	0	0	0	0
Sewage System	2.80	1.71		
Street Lighting		5.67	7.94	
Renewable Energy System		9.83		
Renewable Energy	21.02			

Particulars	Year-2030			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0		
Water Supply System	0	0		
Sewerage treatment & garbage disposal	0	0		
Electricity Supply System	0	0		
Storm Water Drainage	0	0		
Parks and Playgrounds	0	0		
Clubhouse/community centres	0	0		
Shopping area	0	0		
Other	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. **Yes**  
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	<b>DBS BANK INDIA LIMITED ADDRESS UGF, TOWER C, DLF BUILDING 10, DLF CYBER CITY, GURGAON, 122002</b>
Bank Account number	<b>8858210000025337</b>
IFSC code	<b>DBSS0IN0858</b>
MICR code	<b>110641003</b>
Branch code	<b>IN0858</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. Nagaraju Routhu R/o A-61, 2nd Floor South City 2, Islampur(97), Gurugram-122018, Haryana & Mr. Basavaraddi Krishnaraddi Malagi R/o WB 04 301 Experion Windchants, Sector-112, Dwarka Expressway, Choma(62), Gurgaon-122017, Haryana**

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	<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. AAI	<b>ALREADY BEEN OBTAINED</b>	<b>27-11-2019</b>
II. HUDA CONSTRUCTION	<b>ALREADY BEEN OBTAINED</b>	<b>30-07-2024</b>
III. ELECTRICAL LOAD	<b>ALREADY BEEN OBTAINED</b>	<b>22-07-2024</b>
IV. LICENCE 21 OF 2008 DATED 08.02.2008	<b>ALREADY BEEN OBTAINED</b>	<b>08-02-2008</b>
V. BUILDING PLAN	<b>ALREADY BEEN OBTAINED</b>	<b>09-08-2024</b>
VI. WATER ASSURANCE	<b>ALREADY BEEN OBTAINED</b>	<b>10-12-2018</b>
VII. SEWERAGE ASSURANCE	<b>ALREADY BEEN OBTAINED</b>	<b>26-02-2019</b>
VIII. STROM WATER ASSURANCE	<b>ALREADY BEEN OBTAINED</b>	<b>26-02-2019</b>
IX. LICENCE 28 OF 2012 DATED 07.04.2012	<b>ALREADY BEEN OBTAINED</b>	<b>07-04-2012</b>
X. LICENCE 99 OF 2019 DATED 04.09.2019	<b>ALREADY BEEN OBTAINED</b>	<b>04-09-2019</b>
XI. ENVIRONMENT CLEARANCE	<b>APPLIED FOR BUT YET TO RECEIVE</b>	<b>17-07-2024</b>
XII. FIRE SCHEME APPROVAL	<b>APPLIED FOR BUT YET TO RECEIVE</b>	<b>22-08-2024</b>
XIII. SERVICE ESTIMATE AND PLAN	<b>APPLIED FOR BUT YET TO RECEIVE</b>	<b>06-09-2024</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

**as per Norms**

**(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 **THE HEARTSONG PHASE-6**
2. Particulars of the project in brief:
- i. Total area of the project **0.585**
- ii. Total number of apartments **52**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **52**
- (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>2680</b>	<b>2680</b>	<b>2680</b>
Cost of the apartments	<b>2096</b>	<b>2096</b>	<b>2096</b>
Cost of the infrastructure	<b>0</b>	<b>0</b>	<b>0</b>
Others costs	<b>584</b>	<b>584</b>	<b>584</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments.	<b>0 Lakhs</b>
7. Loan sanctioned by the banks/ other financial institutions against the project.	<b>0 Lakhs</b>
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.	<b>0 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>19-12-2017</b>
11. Likely date of completion of the project.	<b>17-12-2017</b>

1. Name and location of the project	<b>HUB @108</b>
2. Particulars of the project in brief:	
i. Total area of the project	<b>1.15</b>
ii. Total number of apartments	<b>0</b>
iii. Total number of plots	<b>18</b>
3. The number of plots/ apartments booked/sold to the allottees:	
(a) Apartments	<b>0</b>
(b) Plots	<b>18</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>845.46</b>	<b>845.46</b>	<b>740.44</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>340.39</b>	<b>340.39</b>	<b>235.37</b>
Others costs	<b>505.07</b>	<b>505.07</b>	<b>505.07</b>



5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.	<b>361.86 Lakhs</b>
6. Remaining amount of sale price money to be collected from the current allottees of the apartments.	<b>0 Lakhs</b>
7. Loan sanctioned by the banks/ other financial institutions against the project.	<b>0 Lakhs</b>
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.	<b>0 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>05-05-2024</b>
11. Likely date of completion of the project.	<b>05-05-2024</b>

1. Name and location of the project	<b>WESTERLIES PHASE-3</b>
2. Particulars of the project in brief:	
i. Total area of the project	<b>10.046125</b>
ii. Total number of apartments	<b>0</b>
iii. Total number of plots	<b>123</b>
3. The number of plots/ apartments booked/sold to the allottees:	
(a) Apartments	<b>0</b>
(b) Plots	<b>11</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>1972.00</b>	<b>1972.00</b>	<b>1964.51</b>

Cost of the apartments	0	0	0
Cost of the infrastructure	549.51	549.51	549.51
Others costs	1422.49	1422.49	1415.00

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **606.19 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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. **30-01-2024**
11. Likely date of completion of the project. **30-01-2024**

1. Name and location of the project **WESTERLIES PHASE-4**
2. Particulars of the project in brief:
- i. Total area of the project **16.03125**
- ii. Total number of apartments **0**
- iii. Total number of plots **172**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **115**
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>2985.33</b>	<b>2985.33</b>	<b>3005.01</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>927.26</b>	<b>927.26</b>	<b>488.38</b>
Others costs	<b>2058.07</b>	<b>2058.07</b>	<b>2516.63</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **7306.77 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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. **30-01-2024**
11. Likely date of completion of the project. **30-01-2024**

1. Name and location of the project **WESTERLIES PHASE-1**
2. Particulars of the project in brief:
- i. Total area of the project **46.2570**
- ii. Total number of apartments **0**
- iii. Total number of plots **487**

3. The number of plots/ apartments booked/sold to the allottees:

- (a) Apartments **0**  
 (b) Plots **220**

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>8791.60</b>	<b>8791.60</b>	<b>8791.60</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>2408.92</b>	<b>2408.92</b>	<b>2408.92</b>
Others costs	<b>6382.68</b>	<b>6382.68</b>	<b>6382.68</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **52721.36 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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. **31-07-2017**

11. Likely date of completion of the project. **31-07-2017**

1. Name and location of the project **WESTERLIES PHASE-2**
2. Particulars of the project in brief:
- i. Total area of the project **44.1780**
- ii. Total number of apartments **0**
- iii. Total number of plots **203**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **220**
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>7703.21</b>	<b>7703.21</b>	<b>7703.21</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>2300.65</b>	<b>2300.65</b>	<b>2300.65</b>
Others costs	<b>5402.56</b>	<b>5402.56</b>	<b>5402.56</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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. **22-03-2018**
11. Likely date of completion of the project. **22-03-2018**

1. Name and location of the project

**ZEPHYR AT THE  
WESTERLIES**

2. Particulars of the project in brief:

- i. Total area of the project **0.3633**
- ii. Total number of apartments **28**
- iii. Total number of plots **0**

3. The number of plots/ apartments booked/sold to the allottees:

- (a) Apartments **28**
- (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>1405.93</b>	<b>1405.93</b>	<b>1405.93</b>
Cost of the apartments	<b>1250</b>	<b>1250</b>	<b>1250</b>
Cost of the infrastructure	<b>0</b>	<b>0</b>	<b>0</b>
Others costs	<b>155.93</b>	<b>155.93</b>	<b>155.93</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**

- |  |                   |
|--|-------------------|
| 7. Loan sanctioned by the banks/ other financial institutions against the project.                             | <b>0 Lakhs</b>    |
| 8. Amount drawn from the banks/ other financial institutions till the date of filing this application.         | <b>0 Lakhs</b>    |
| 9. Whether any litigation is pending against the Project:<br>Yes/No<br>(If yes-give Annex details in folder G) | <b>No</b>         |
| 10. Initial date of completion of the project.   | <b>01-08-2024</b> |
| 11. Likely date of completion of the project.  | <b>01-08-2024</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 - 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>IMPORTED MARBLE, LAMINATED WOODEN FLOORING, ANTI SKID VITRIFIED TILES</b>
2	WALL FINISHING DETAILS	<b>VITRIFIED TILE UPTO FALSE CEILING</b>
3	KITCHEN DETAILS	<b>VITRIFIED TILES 2' ABOVE KITCHEN COUNTER, REST OF WALLS IN ACRYLIC EMULSION PAINT.</b>
4	BATHROOM FITTINGS	<b>VITRIFIED TILE UPTO FALSE CEILING</b>
5	WOOD WORK ETC	<b>PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME.</b>
6	DOORS AND WINDOS FRAMES	<b>MAIN DOOR TO FLAT - HARDWOOD FRAME WITH VENEERED FLUSH DOOR, ALUMINIUM/UPVC GLAZINGS WITH FLY NET IN ALL SLIDERS AND PERFORMANCE GLASS.</b>
7	GLASS WORK	<b>SINGLE GLAZED</b>
8	ELECTRIC FITTINGS	<b>AS PER DESIGN</b>
9	CONDUCTING AND WIRING DETAILS	<b>1.1 KV GRADE COPPER FLEXIBLEWIRE</b>
10	CUPBOARD DETAILS	<b>N.A</b>
11	WATER STORAGE	<b>NA</b>
12	LIFT DETAILS	<b>2 TO A CORE, TOTAL 60 NOS. FLATS</b>
13	EXTERNAL GLAZINGS	<b>ALUMINIUM / UPVC GLAZING WITH PERFORMANCE GLASS`</b>
13.1	WINDOWS/GLAZINGS	<b>UPVC GLAZINGS WITH FLY NET IN ALL SLIDERS AND PERFORMANCE GLASS.</b>
14	DOORS	<b>MAIN DOOR TO FLAT - HARDWOOD FRAME WITH VENEERED FLUSH DOOR.</b>



14.1	MAIN DOORS	<b>MAIN DOOR TO FLAT - HARDWOOD FRAME WITH VENEERED FLUSH DOOR.</b>
14.2	INTERNAL DOORS	<b>PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME.</b>
15	AIR CONDITIONING	<b>HI-WALL IDU</b>
16	ELECTRICAL FITTINGS	<b>AS PER DESIGN</b>
17	CNG PIPE LINE	<b>NA</b>
18	PROVISION OF WIFI AND BROADBAND FACILITY	<b>AS PER DESIGN</b>
19	EXTERNAL FINISHING/COLOUR SCHEME	<b>ACRYLIC EMULSION PAINT</b>
20	INTERNAL FINISHING	<b>HARDWOOD FRAME</b>

<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	IMPORTED MARBLE
1 . 2	WALLS	ACRYLIC EMULSION PAINT
1 . 3	CEILING	ACRYLIC EMULSION PAINT
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING
2 . 2	WALLS	ACRYLIC EMULSION PAINT
2 . 3	CEILING	ACRYLIC EMULSION PAINT
2 . 4	MODULAR WARDROBES	PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME.
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	ANTI SKID VITRIFIED TILES
3 . 2	WALLS	VITRIFIED TILE UPTO FALSE CEILING
3 . 3	CEILING	MOISTURE RESISTANT FALSE CEILING WITH ACRYLIC EMULSION PAINT
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	AS PER DESIGN
3 . 6	FITTING/FIXTURES	AS PER DESIGN
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	LAMINATED WOODEN FLOORING
4 . 2	WALLS	ACRYLIC EMULSION PAINT
4 . 3	CEILING	ACRYLIC EMULSION PAINT
4 . 4	WARDROBES	PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME.
<b>5 . TOILET</b>		
5 . 1	FLOOR	ANTI SKID VITIRFIED TILES
5 . 2	WALLS	VITRIFIED TILE UPTO FALSE CEILING

5 . 3	CEILING	<b>MOISTURE RESISTANT FALSE CEILING WITH ACRYLIC EMULSION PAINT</b>
5 . 4	COUNTERS	<b>NA</b>
5 . 5	SANITARY WARE/CP FITTINGS	<b>AS PER DESIGN</b>
5 . 6	FIXTURES	<b>AS PER DESIGN</b>
	<b>6 . KITCHEN</b>	
6 . 1	FLOOR	<b>VITRIFIED TILES</b>
6 . 2	WALLS	<b>VITRIFIED TILES 2' ABOVE KITCHEN COUNTER, REST OF WALLS IN ACRYLIC EMULSION PAINT.</b>
6 . 3	CEILING	<b>ACRYLIC EMULSION PAINT</b>
6 . 4	COUNTERS	<b>NA</b>
6 . 5	FIXTURES	<b>AS PER DESIGN</b>
6 . 6	KITCHEN APPLIANCES	<b>NA</b>
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	<b>CERAMIC TILES</b>
7 . 2	WALLS & CEILING	<b>ACRYLIC EMULSION PAINT.</b>
7 . 3	TOILET	<b>ANTI SKID VITIRFIED TILES, MOISTURE RESISTANT FALSE CEILING WITH ACRYLIC EMULSION PAINT</b>
7 . 4	BALCONY	<b>CERAMIC TILES, EXTERIOR GRADE TEXTURE PAINT, ALUMINIUM / UPVC GLAZING WITH PERFORMANCE GLASS</b>
	<b>8 . SIT-OUTS</b>	
8 . 1	FLOOR	<b>NA</b>
8 . 2	WALLS & CEILING	<b>NA</b>
8 . 3	RAILINGS	<b>NA</b>
8 . 4	FIXTURES	<b>NA</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** \_\_\_\_\_

### List of Uploaded Documents

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	COLLABRATION AGREEMENT	03-09-2024	-----
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	03-09-2024	<a href="#">View Document</a>
3	ZONING PLAN	03-09-2024	<a href="#">View Document</a>
4	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	03-09-2024	<a href="#">View Document</a>
5	PHASING PLAN	03-09-2024	-----
6	SALE DEED	03-09-2024	-----
7	CLUB PLAN	03-09-2024	-----
8	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	03-09-2024	<a href="#">View Document</a>
9	SWERAGE ASSURANCE	03-09-2024	-----
10	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	03-09-2024	<a href="#">View Document</a>
11	GROUND FLOOR PLAN	03-09-2024	-----
12	NOC AAI	03-09-2024	-----
13	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	03-09-2024	<a href="#">View Document</a>
14	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	03-09-2024	<a href="#">View Document</a>
15	HUDA CONSTRUCTION	03-09-2024	-----
16	WATER ASSURANCE	03-09-2024	-----
17	SALE DEED	03-09-2024	-----

18	SALE DEED	03-09-2024	-----
19	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	03-09-2024	<a href="#">View Document</a>
20	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	03-09-2024	<a href="#">View Document</a>
21	ELECTRICAL LOAD	03-09-2024	-----
22	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	03-09-2024	<a href="#">View Document</a>
23	STROM ASSURANCE	03-09-2024	-----
24	SUPERIMPOSED PLAN	03-09-2024	-----
25	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	03-09-2024	<a href="#">View Document</a>
26	DEMARICATION PLAN	03-09-2024	<a href="#">View Document</a>
27	BRIII	03-09-2024	-----
28	FLOOR PLAN	03-09-2024	-----
29	3RD BASEMENT PLAN	03-09-2024	-----
30	1ST BASEMENT PLAN	25-10-2024	-----
31	1ST FLOOR PLAN	25-10-2024	-----
32	2ND BASEMENT PLAN	25-10-2024	-----
33	2ND FLOOR PLAN	25-10-2024	-----
34	3RD 4TH 5TH FLOOR PLAN	25-10-2024	-----
35	3RD BASEMENT PLAN	25-10-2024	-----
36	6TH TO 30TH FLOOR PLAN	25-10-2024	-----
37	18TH & 27TH FLOOR PLAN	25-10-2024	-----
38	CONVIENIENT SHOP & EWS	25-10-2024	-----
39	EAST ELEVATION	25-10-2024	-----
40	GROUND FLOOR PLAN	25-10-2024	-----
41	NORTH ELEVATION	25-10-2024	-----
42	PLAN RERA DTCP PHASING PLAN_COMPRESSED	25-10-2024	-----
43	SECTION -1-7	25-10-2024	-----
44	SECTION-2_8	25-10-2024	-----

45	SOUTH ELEVATION	25-10-2024	-----
46	TERRACE PLAN	25-10-2024	-----
47	TOWER PLAN WITH GROUND FLOOR PLAN	25-10-2024	-----
48	TOWER PLAN WITH TERRACE PLAN	25-10-2024	-----
49	WEST ELEVATION	25-10-2024	-----

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

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_