

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
1675-2024**

**Submission Date : 25-06-2024 11:49:23
PM**

Applicant Type : Company

Project Type: NEW

FORM REP-I

Part - A

1. Name and registered
address of the company

**MAX ESTATES GURGAON
LIMITED**

(Annex a copy in Folder A)

**MAX TOWERS, C-
001/A/1, SECTOR- 16B
NOIDA, NOIDA, GAUTAM
BUDDHA NAGAR, NOIDA,
UTTAR PRADESH, INDIA,
201301**

Phone(Landline)

01204743222

Phone(Mobile)

9810411360 (Number
Shared by Promoter in
Public)

Email ID

rera@maxestates.in

Website

<https://maxestates.in/>

Pan No.

(Annex a copy in Folder A) XXXX571K

CIN No.

(Annex a copy in Folder A) U70109UP2022PLC170197

2. Managing
Director/HOD/CEO:

Name : **RISHI RAJ**

Residential Address : **House No.-27 Akash Neem
Marg DLF City Phase-2 DLF QE Gurugram Haryana
PIN-122002**



Phone (landline) **01204743222**

Phone (Mobile) **9810411360** (Number Shared by Promoter in Public)

Email ID **rera@maxestates.in**

PAN No. **XXXX480R**
(Annex a copy in Folder A)

3. Director 1:

Name : **RISHI RAJ**

Residential Address : **House No.-27 Akash Neem Marg DLF City Phase-2 DLF QE Gurugram Haryana PIN-122002**

Phone (landline) **01204743222**

Phone (Mobile) **9810411360** (Number Shared by Promoter in Public)

Email ID **rera@maxestates.in**

PAN No. **XXXX480R**
(Annex a copy in Folder A)



4. Director 2:

Name : **NITIN KUMAR**

Residential Address : **266 Near Mother Dairy Sector-5 Rajendra Nagar Sahibabad Ghaziabad Uttar Pradesh PIN-201005**

Phone (landline) **01204743222**

Phone (Mobile) **9810411360** (Number Shared by Promoter in Public)

Email ID **rera@maxestates.in**

PAN No. **XXXX568K**
(Annex a copy in Folder A)



5. Director 3:

Name : **VENKATRAMAN KRISHNAN**

Residential Address : **A-38 Behind Sahibabad Police Station Lajpat Nagar Sahibabad Ghaziabad Uttar**

Pradesh PIN-201005

Phone (landline) **01204743222**

Phone (Mobile) **9810411360** (Number Shared by Promoter in Public)

Email ID **rera@maxestates.in**

PAN No. **XXXX417F**
(Annex a copy in Folder A)



6. Authorised representative for correspondance with Authority:

Name : **RISHI RAJ**

Residential Address : **House No.-27 Akash Neem Marg DLF City Phase-2 DLF QE Gurugram Haryana PIN-122002**

Phone (landline) **01204743222**

Phone (Mobile) **9810411360** (Number Shared by Promoter in Public)

Email ID **rera@maxestates.in**

PAN No. **XXXX480R**
(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

ESTATE 360

2. Address of the site of the project
(Annex a copy in Folder A)

**VILLAGE-
HARSARU, SECTOR
36-A,**

Tehsil

HARSARU ST

District

GURUGRAM

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

Phone(Landline)

01204743222

Phone(Mobile)

9810411360 (Number Shared by Promoter in Public)

Email

rera@maxestates.in

4. Contact person at the site office:

Name

**PRABHAKAR
MUDGAL**

Phone(Landline)

01204743222

Phone(Mobile)

9810411360 (Number Shared by Promoter in Public)

Email

rera@maxestates.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	586267	25-06-2024	4730000	ICICI BANK	HRERA Gurugram
2	3497152	31-07-2024	470000	ICICI BANK (M3497152)	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 | 11.80 (Acre) |
| 2. Permissible FAR | 1.75 |
| 3. FAR proposed to be utilized in the project | 1.75 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 26.1563 (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) | 38 of 2013 Valid upto 03.06.2026
97 of 2013 Valid upto 07.11.2024
167 of 2023
Valid upto 17.08.2028 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name	DELTA PROPCON PVT. LTD.	Address	3RD FLOOR, CENTRAL PLAZA MALL, GOLF COURSE ROAD, SECTOR 53, GURUGRAM, HARYANA, PIN-122002
-------------	------	--------------------------------	---------	--

Licensee 2:	Name	PROMPT INFRAVISION PVT. LTD.	Address	3RD FLOOR, CENTRAL PLAZA MALL, GOLF COURSE ROAD, SECTOR 53, GURUGRAM, HARYANA, PIN-122002
-------------	------	-------------------------------------	---------	--

Licensee 3:

Name **NAMO REALTECH
PVT. LTD.**

Address **461-
462, UDYOG
VIHAR, PHASE-
III,
GURUGRAM,
HARYANA, PIN-
122016**

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- BIP HOLDER

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)**

AFTER GRANT OF LICENSE

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)**

ANNEX IN FOLDER B) AS PER ANNEXURE

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

Yes

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)	431517.37 Lakhs
i. Cost of the land (if included in the estimated cost)	197769 Lakhs
ii. Estimated cost of construction of apartments	127057 Lakhs
iii. Estimated cost of infrastructure and other structures	26663 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	80028.37 Lakhs

2. The total land of the project measuring **47752.91 Square Meters** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	3093.01
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	9664.3
5	PARKS AND PLAYGROUNDS	21955.81
6	GREEN BELTS	0

7	VEHICLE PARKINGS	424.92
8	ELECTRICITY SUB-STATION	1492.48
9	CLUB HOUSE	6459.862
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	1000.38
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	3102.534
13	UNDERGROUND WATER TANK	559.68
	Total	47752.976

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	CONNECTED	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	383.5	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	382.20	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	70.90	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	1500	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	61.12	AS PER PROJECT REPORT
6	STREET LIGHTING	46	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	1200	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	34.35	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	8127.93	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	90	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT

14	ANY OTHER	2731	AS PER PROJECT REPORT
15	COVERED PARKING	9725.46	AS PER PROJECT REPORT
16	STP	168.82	AS PER PROJECT REPORT
17	UNDERGROUND WATERTANK	101.20	AS PER PROJECT REPORT
18	RAINWATER HARVESTING	110.50	AS PER PROJECT REPORT
19	ELECTRIC SUB STATION	300	AS PER PROJECT REPORT
20	ELECTRIFICATION COST TILL PROJECT SITE	1630	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.

07-06-2024
(date)

6. Date of approval of Building Plans

07-06-2024 (date)

7. New projects:

i) Likely date of starting the construction work **01-11-2024**

ii) Likely date of completing the project **31-08-2030**

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	130.48	140	2
Apartment/Shops/Other Buildings	163.55	66	2
Apartment/Shops/Other Buildings	176.46	140	2
Apartment/Shops/Other Buildings	261.52	4	2
Apartment/Shops/Other Buildings	277.34	4	2
Apartment/Shops/Other Buildings	255.07	2	2
Apartment/Shops/Other Buildings	281.47	2	2
Apartment/Shops/Other Buildings	342.73	4	2
Apartment/Shops/Other Buildings	19.18	41	1
Apartment/Shops/Other Buildings	19.00	112	1
Apartment/Shops/Other Buildings	18.72	1	1
Apartment/Shops/Other Buildings	20.00	1	1

Apartment/Shops/Other Buildings	89.27	1	1
Apartment/Shops/Other Buildings	24.67	1	1
Apartment/Shops/Other Buildings	21.52	1	1
Apartment/Shops/Other Buildings	24.55	1	1
Apartment/Shops/Other Buildings	43.78	1	1
Apartment/Shops/Other Buildings	65.37	1	1
Apartment/Shops/Other Buildings	112.72	6	2
Apartment/Shops/Other Buildings	107.05	6	2
Apartment/Shops/Other Buildings	134.68	6	2
Apartment/Shops/Other Buildings	107.91	72	2
Apartment/Shops/Other Buildings	122.98	144	2
Apartment/Shops/Other Buildings	142.11	134	2
Apartment/Shops/Other Buildings	140.01	134	2

(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	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments				3644
Shops				0
Plots				0

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	4724	4724	4724	4724
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	4204	4768	4587	2519

Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	3823	7017	8773	6931
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	7246	8629	8638	8008
Shops	0	0	0	9
Plots	0	0	0	0

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	7060	5289	4859	4229
Shops	20	20	20	20
Plots	0	0	0	0

Particulars	Year-2030			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	3832	3149	850	
Shops	17	0	0	
Plots	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
Covered Parking	0
Electric Sub Station	0
Electrification Cost	0
Rainwater Harvesting	0
Renewable Energy Systems	0
Security and Fire Fighting services	0
STP	0
Street Lights	0
Underground Tank	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				0
Water Supply System				0
Sewerage treatment & garbage disposal				0
Electricity Supply System				0
Storm Water Drainage				0
Parks and Playgrounds				0
Clubhouse/community centres				0
Shopping area				0
Other				0
Street Lights				0
Security and Fire Fighting services				0
Renewable Energy Systems				0
Covered Parking				0
STP				0
Underground Tank				0
Rainwater Harvesting				0
Electric Sub Station				0
Electrification Cost				0

Particulars	Year-2025			
	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
Street Lights	0	0	0	0
Security and Fire Fighting services	0	0	0	0
Renewable Energy Systems	0	0	0	0
Rainwater Harvesting	0	0	0	0
Electric Sub Station	0	0	0	0
Covered Parking	0	0	0	0
STP	0	0	0	0
Electrification Cost till Project Site	0	0	0	0
Underground Tank	0	0	0	0

Particulars	Year-2026			
	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	1366
Renewable Energy Systems	0	0	0	0
Electrification Cost till Project Site	0	0	0	0

Electric Sub Station	0	0	0	0
Rainwater Harvesting	0	0	0	0
Underground Tank	0	0	0	0
STP	0	0	0	0
Street Lights	0	0	0	0
Security and Fire Fighting services	0	0	0	0
Covered Parking	0	0	252	773

Particulars	Year-2027			
	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	1366	0	0	0
Street Lights	0	0	0	0
Renewable Energy Systems	0	0	0	0
Covered Parking	757	765	773	773
STP	0	0	0	0
Electric Sub Station	0	0	0	0
Electrification Cost till Project Site	0	0	0	0
Security and Fire Fighting services	0	0	0	0
Underground Tank	0	0	0	0
Rainwater Harvesting	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	18
Sewerage treatment & garbage disposal	0	0	0	7
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	18
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	975	975	975
Shopping area	0	0	0	0
Other	0	0	0	0
Rainwater Harvesting	0	0	0	13
Electric Sub Station	0	0	0	0
Electrification Cost till Project Site	0	0	0	0
Renewable Energy Systems	0	0	0	0
Street Lights	0	0	0	0
Security and Fire Fighting services	0	0	0	47
STP	0	0	0	6
Underground Tank	0	0	0	
Covered Parking	765	765	773	773
Underground Water Tank				9

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	79	104	106	94
Water Supply System	94	95	96	79
Sewerage treatment & garbage disposal	13	13	13	13
Electricity Supply System	169	301	304	304
Storm Water Drainage	21	21	10	0

Parks and Playgrounds	5	6	7	7
Clubhouse/community centres	975	975	975	975
Shopping area	0	0	0	0
Other	0	0	0	0
Covered Parking	757	765	773	261
STP	42	42	43	37
Underground Water Tank	21	22	22	
Security and Fire Fighting services	237	240	243	243
Rainwater Harvesting	33	33	31	0
Electrification Cost till Project Site	0	0	0	116
Electric Sub Station	0	0	91	91
Renewable Energy Systems	0	0	16	27
Street Lights	8	13	13	13
Underground Water Tank				22

Particulars	Year-2030			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	
Water Supply System	0	0	0	
Sewerage treatment & garbage disposal	2	0	0	
Electricity Supply System	297	126	0	
Storm Water Drainage	0	0	0	
Parks and Playgrounds	6	3	0	
Clubhouse/community centres	975	325	0	
Shopping area	0	0	0	
Other	0	0	0	
Renewable Energy Systems	27	20	0	
Covered Parking	0	0	0	
STP	0	0	0	
Underground Tank		0	0	

Rainwater Harvesting	0	0	0	
Electric Sub Station	89	30	0	
Electrification Cost till Project Site	806	708	0	
Street Lights	0	0	0	
Security and Fire Fighting services	190	0	0	
Underground WaterTank	6			

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	ICICI BANK LTD., K6/7 ,K12 & KB12, QUTUB PLAZA, DLFPAGE 1, GURGAON, GURGAON, HARYANA, 122002;
Bank Account number	017705014681
IFSC code	ICIC0000177
MICR code	110229030
Branch code	000177

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) **1.Nitin Kumar, Sector-5, Rajendra Nagar, Sahibabad, Ghaziabad, Uttar Pradesh, PIN-201005 2.Rishi Raj , House No.-27, Akash Neem Marg, DLF City Phase-2, DLF QE, Gurugram, Haryana, PIN-122002**

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) **Uploaded**

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. LOI	ALREADY BEEN OBTAINED	28-03-2013
II. LICENSE NO. 38	ALREADY BEEN OBTAINED	12-10-2021
III. LICENSE NO. 97	ALREADY BEEN OBTAINED	18-12-2020
IV. LICENSE NO. 167	ALREADY BEEN OBTAINED	18-08-2023
V. BUILDING PLAN APPROVAL (BR-III)	ALREADY BEEN OBTAINED	07-06-2024
VI. ASSURANCE-SEWERAGE	ALREADY BEEN OBTAINED	12-01-2024
VII. ASSURANCE-STORM WATER	ALREADY BEEN OBTAINED	19-01-2024
VIII. ASSURANCE-DRINKING WATER	ALREADY BEEN OBTAINED	19-01-2024
IX. ASSURANCE-ELECTRICAL LOAD	ALREADY BEEN OBTAINED	06-02-2024
X. AAI NOC	ALREADY BEEN OBTAINED	16-02-2024
XI. APPROVAL OF ARAVALI NOC	ALREADY BEEN OBTAINED	01-03-2024
XII. FOREST NOC	ALREADY BEEN OBTAINED	26-02-2024
XIII. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	25-06-2024

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)

No

(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement

Attached

(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	BEDROOMS : LAMINATED WOODEN FLOORING OR EQUIVALENT LIVING/ DINING : IMPORTED MARBLE OR EQUIVALENT KITCHEN : PREMIUM QUALITY VITRIFIED TILES
2	WALL FINISHING DETAILS	INTERNAL WALL: ACRYLIC EMULSION PAINT EXTERNAL WALL: COMBINATION OF TILE CLADDING + WEATHERSHIELD EXTERIOR EMULSION PAINT OF APPROPRIATE COLOUR.
3	KITCHEN DETAILS	FLOORING: PREMIUM QUALITY VITRIFIED TILES WALL: CERAMIC/ VITRIFIED TILES AND ACRYLIC EMULSION PAINT
4	BATHROOM FITTINGS	ALL CHROME PLATED FITTINGS, TAPS AND MIXTURES IN EACH BATHROOM OF KOHLER / GROHE / JAQUAR OR EQUIVALENT. GLASS PARTITIONS IN SHOWER AREA OF ALL BATHROOMS.
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	ALUMINIUM/ UPVC FRAME
7	GLASS WORK	IN EXTERNAL DOORS AND WINDOWS ONLY
8	ELECTRIC FITTINGS	MODULAR SWITCHES & SOCKETS
9	CONDUCTING AND WIRING DETAILS	FRLS CABLE & WIRE
10	CUPBOARD DETAILS	STYLISH MODULAR WARDROBE WITH HIGHEST STANDARD HARDWARE OF BLUM, HETTICH OR EQUIVALENT.
11	WATER STORAGE	HALF DAY STORAGE CAPACITY IN OHT
12	LIFT DETAILS	4 LIFTS - 15 PAX + 1 LIFT - 15 PAX (41 LANDING) 2.5 M/S
13	EXTERNAL GLAZINGS	ALUMINIUM/ UPVC FRAME WITH GLASS

13.1	WINDOWS/GLAZINGS	ALUMINIUM/ UPVC FRAME WITH GLASS
14	DOORS	ENGINEERED/ FLUSH DOOR
14.1	MAIN DOORS	1 HOUR FIRE RATED ENGINEERED DOOR WITH VENEER, HANDLE AND LOCK SYSTEM
14.2	INTERNAL DOORS	ENGINEERED/ FLUSH DOOR WITH LAMINATE
15	AIR CONDITIONING	VRV/VRF AC SYSTEM. DUCTABLE UNIT IN LIVING AND DINING ROOM AND HIGH WALL SPLIT AC IN BEDROOMS.
16	ELECTRICAL FITTINGS	MODULAR SWITCHES & SOCKETS
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	PROVISION FOR WIFI ROUTER AND BROADBAND AT ONE LOCATION
19	EXTERNAL FINISHING/COLOUR SCHEME	COMBINATION OF TILE CLADDING + WEATHERSHIELD EXTERIOR EMULSION PAINT OF APPROPRIATE COLOUR.
20	INTERNAL FINISHING	AS PER DESIGN AND SPECIFICATIONS

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	IMPORTED MARBLE OR EQUIVALENT
1 . 2	WALLS	ACRYLIC EMULSION PAINT
1 . 3	CEILING	ACRYLIC EMULSION PAINT
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING OR EQUIVALENT
2 . 2	WALLS	ACRYLIC EMULSION PAINT
2 . 3	CEILING	ACRYLIC EMULSION PAINT
2 . 4	MODULAR WARDROBES	STYLISH MODULAR WARDROBE WITH HIGHEST STANDARD HARDWARE OF BLUM, HETTICH OR EQUIVALENT.
3 . MASTER TOILET		
3 . 1	FLOOR	PREMIUM QUALITY ANTI-SKID TILES
3 . 2	WALLS	CERAMIC DADO UP TO 7 FT. AND ACRYLIC EMULSION ABOVE IT
3 . 3	CEILING	GRID FALSE CEILING
3 . 4	COUNTERS	GRANITE OR EQUIVALENT
3 . 5	SANITARY WARE/CP FITTINGS	SINK AND CP FITTINGS
3 . 6	FITTING/FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
4 . BED ROOMS		
4 . 1	FLOOR	LAMINATED WOODEN FLOORING OR EQUIVALENT
4 . 2	WALLS	ACRYLIC EMULSION PAINT
4 . 3	CEILING	ACRYLIC EMULSION PAINT
4 . 4	WARDROBES	STYLISH MODULAR WARDROBE WITH HIGHEST STANDARD HARDWARE OF BLUM, HETTICH OR EQUIVALENT.
5 . TOILET		
5 . 1	FLOOR	PREMIUM QUALITY ANTI-SKID TILES

5 . 2	WALLS	CERAMIC DADO UP TO 7 FT. AND ACRYLIC EMULSION ABOVE IT
5 . 3	CEILING	GRID FALSE CEILING
5 . 4	COUNTERS	GRANITE OR EQUIVALENT
5 . 5	SANITARY WARE/CP FITTINGS	SANITARY FITTINGS OF KOHLER / GROHE / JAQUAR OR EQUIVALENT
5 . 6	FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
6 . KITCHEN		
6 . 1	FLOOR	PREMIUM QUALITY VITRIFIED TILES
6 . 2	WALLS	COMBINATION OF CERAMIC/ VITRIFIED TILES AND ACRYLIC EMULSION PAINT
6 . 3	CEILING	ACRYLIC EMULSION PAINT
6 . 4	COUNTERS	MARBLE/GRANITE TOP WITH STAINLESS STEEL SINK AND DRAIN BOARD
6 . 5	FIXTURES	FIXTURES OF STANDARD MAKE
6 . 6	KITCHEN APPLIANCES	CHIMNEY, HOB, MICROWAVE, REFRIGERATOR, RO, WASHING MACHINE, WASTE CRUSHER OF APPROVED MAKE.
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	VITRIFIED TILES
7 . 2	WALLS & CEILING	ACRYLIC EMULSION PAINT
7 . 3	TOILET	ANTI-SKID TILES
7 . 4	BALCONY	ANTI-SKID TILES
8 . SIT-OUTS		
8 . 1	FLOOR	ANTI-SKID TILES
8 . 2	WALLS & CEILING	COMBINATION OF TILE CLADDING + WEATHERSHIELD EXTERIOR EMULSION PAINT OF APPROPRIATE COLOUR.
8 . 3	RAILINGS	MS RAILING AS PER DESIGN
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	25-06-2024	View Document
2	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	25-06-2024	View Document
3	DEMARICATION PLAN	22-06-2024	View Document
4	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	25-06-2024	View Document
5	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	22-06-2024	View Document
6	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	22-06-2024	View Document
7	ZONING PLAN	22-06-2024	View Document
8	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	22-06-2024	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	02-08-2024	View Document
10	PLANS,SECTIONS&ELEVATIONS; WITH AREA DIAGRAMS NURSERY SCHOOL	02-08-2024	-----
11	LOI - 167 OF 2023	02-08-2024	-----
12	ROOF PLAN TOWER-02&04;	02-08-2024	-----
13	TOWER-01 GROUND COVERAGE	02-08-2024	-----
14	AFFIDAVIT 42LD	20-08-2024	-----

15	AKS SHAJRA & MUTATION	02-08-2024	-----
16	ARAVALLI NOC	02-08-2024	-----
17	BR III	02-08-2024	-----
18	NON ENCUMBRANCE CERTIFICATE	02-08-2024	-----
19	STP TREATED WATER CONSENT	02-08-2024	-----
20	GROUND FLOOR PLAN & AREA DIAGRAM EWS	02-08-2024	-----
21	TERRACE PLAN & AREA DIAGRAM TOWER-5&6	02-08-2024	-----
22	CA CERTIFICATE COST INCURRED TILL 31.05.2024	02-08-2024	-----
23	AAI NOC	02-08-2024	-----
24	GROUND-STILT FLOOR PLAN & AREA DIAGRAM TOWER-02	02-08-2024	-----
25	SECTION-A COMMUNITY BUILDING-03	02-08-2024	-----
26	TERRACE PLANS TOWER-01&03;	02-08-2024	-----
27	FINAL BIP	02-08-2024	-----
28	POWER ASSURANCE	02-08-2024	-----
29	TYPICAL FLOOR-1ST-4TH & AREA DIAGRAM EWS	02-08-2024	-----
30	GROUND FLOOR PLAN COMMUNITY BUILDING-02	02-08-2024	-----
31	LAYOUT SUPERIMPOSED ON THE DEMARCATION PLAN	02-08-2024	-----
32	REFUGE PLAN & AREA DIAGRAM TOWER-02&04;	02-08-2024	-----
33	TERRACE PLAN & AREA DIAGRAM COMMUNITY BUILDING-03	02-08-2024	-----
34	CA CERTIFICATE NET WORTH	02-08-2024	-----
35	ENVIRONMENT CLEARANCE	02-08-2024	-----
36	PHASING PLAN	02-08-2024	-----
37	REFUGE FLOOR PLANS TOWER-05&06;	02-08-2024	-----
38	REGISTERED JDA-PAGE 97-188	02-08-2024	-----
39	ELEVATIONS COMMUNITY BUILDING-03	02-08-2024	-----
40	ELEVATIONS TOWER-01&03;	02-08-2024	-----
41	JAMABANDI	02-08-2024	-----
42	STORM WATER ASSURANCE	02-08-2024	-----
43	TERRACE & ROOF PLAN EWS	02-08-2024	-----

44	1ST FLOOR PLAN & AREA DIAGRAM COMMUNITY BUILDING-03	02-08-2024	-----
45	ELEVATION TOWER-02	02-08-2024	-----
46	ELEVATIONS EWS	02-08-2024	-----
47	SECTION-B EWS	02-08-2024	-----
48	SECTIONS TOWER-01&03;	02-08-2024	-----
49	LOWER PENTHOUSE & AREA DIAGRAM TOWER-01&03;	02-08-2024	-----
50	TERRACE PLANS & AREA DIAGRAMS TOWER-02&04;	02-08-2024	-----
51	UPPER PENTHOUSE TOWER-01&03;	02-08-2024	-----
52	TYPICAL FLOOR PLANS & AREA DIAGRAM TOWER-02&04;	02-08-2024	-----
53	LOI - 97 OF 2013	02-08-2024	-----
54	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	02-08-2024	View Document
55	LICENCE NO. 38 OF 2013	02-08-2024	-----
56	SECTION TOWER-5&6	02-08-2024	-----
57	LICENCE NO. 167 OF 2023	02-08-2024	-----
58	PLANS & AREA DIAGRAMS PRIMARY SCHOOL	02-08-2024	-----
59	1ST FLOOR PLAN COMMUNITY BUILDING-01	02-08-2024	-----
60	FLOOR PLAN BASEMENT-01	02-08-2024	-----
61	TYPICAL FLOOR PLAN TOWER-05&06;	02-08-2024	-----
62	SITE PLAN	02-08-2024	-----
63	38TH FLOOR PLAN & AREA DIAGRAM TOWER-5&6	02-08-2024	-----
64	SITE PLAN,ELEVATION&SECTIONS; PRIMARY SCHOOL	02-08-2024	-----
65	ELEVATIONS TOWER-5&6	02-08-2024	-----
66	GROUND FLOOR PLAN COMMUNITY BUILDING-01	02-08-2024	-----
67	REFUGE FLOOR PLANS & AREA DIAGRAM TOWER-01&03;	02-08-2024	-----
68	ROOF PLANS TOWER-01&03;	02-08-2024	-----
69	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	02-08-2024	View Document
70	SECTIONS TOWER-02&04;	02-08-2024	-----

71	FOREST NOC	02-08-2024	-----
72	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	02-08-2024	View Document
73	LOWER LEVEL PENTHOUSE & AREA DIAGRAM TOWER-02&04;	02-08-2024	-----
74	UPPER LEVEL PENTHOUSE & AREA DIAGRAM TOWER-02&04;	02-08-2024	-----
75	LC IV & IV-A	02-08-2024	-----
76	LICENCE NO. 97 OF 2013	02-08-2024	-----
77	LOI - 38 OF 2013	02-08-2024	-----
78	REGISTERED JDA-PAGE 1-96	02-08-2024	-----
79	1ST FLOOR AREA DIAGRAM COMMUNITY BUILDING-01	02-08-2024	-----
80	SEWER CONNECTION ASSURANCE	02-08-2024	-----
81	WATER SUPPLY ASSURANCE	02-08-2024	-----
82	1ST FLOOR PLAN COMMUNITY BUILDING-02	02-08-2024	-----
83	FLOOR PLAN BASEMENT-02	02-08-2024	-----
84	BANK UNDERTAKING	20-08-2024	-----
85	GROUND COVERAGE TOWER-02	02-08-2024	-----
86	GROUND FLOOR AREA DETAIL COMMUNITY BUILDING-01	02-08-2024	-----
87	GROUND FLOOR PLAN & AREA DIAGRAM COMMUNITY BUILDING-03	02-08-2024	-----
88	ROOF PLAN_TOWER-5&6	02-08-2024	-----
89	SECTION-A,C&D EWS	02-08-2024	-----
90	SECTION-B COMMUNITY BUILDING-03	02-08-2024	-----
91	TYPICAL FLOOR PLAN & AREA DIAGRAM TOWER-01&03;	02-08-2024	-----
92	ONLINE PAYMENT	20-08-2024	-----
93	DEMAND DRAFT	20-08-2024	-----
94	AFFIDAVIT BY LICENSEE COMPLANY REGARDING NON-CREATION OF THIRD PARTY RIGHTS	20-08-2024	-----

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 _____