

**HRERA Panchkula**

**Temp Project Id : RERA-PKL-PROJ-763-2019**

**Submission Date : 28-12-2019 05:36:01 AM**

**Applicant Type : Company**

**Project Type: ONGOING**

**FORM REP-I**

**Part - A**

1. Name and registered address of the company

**HL PROMOTERS PRIVATE LIMITED**

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

**TRIL COMMERCIAL CENTRE,  
INTELLION EDGE, TOWER A 1ST  
FLOOR, SECTOR 72, GURUGRAM  
122101 HARYANA.**

Phone(Landline)

**01276297403**

Phone(Mobile)

**9958488889** (Number Shared by Promoter in Public)

Email ID

**rk.joon@gmail.com**

Website

**https://www.tatavaluehomes.com/**

Pan No.

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

**XXXX401C**

CIN No.

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

**U45200DL2013PTC254832**

2. Managing Director/HOD/CEO:

Name : **SANJAY DUTT**

Residential Address : **VIVAREA RESIDENCIES B 1102 11th Floor  
Sane Guruji Marg Mahalaxmi Mumbai- 400011 Maharashtra**

Phone (landline)

Phone (Mobile) **9820226677** (Number Shared by Promoter in Public)

Email ID **sanjaydutt@tatarealty.in**

PAN No. **XXXX159F**

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



3. Director 1:

Name : **ATUL NARANG**

Residential Address : **B-12 VISHRANTIKA APARTMENT DWARKA  
PLOT NO 5A SECTOR -3 DELHI 110075**



Phone (landline)

Phone (Mobile) **9810155593** (Number Shared by Promoter in Public)

Email ID **atulnarang1@gmail.com**

PAN No. **XXXX259J**  
**(Annex a copy in Folder A)**

4. Director 2:



Name : **SURESH ANAND**

Residential Address : **164 PRINCESS PARK SECTOR 6 PLOT NO 33 DWARKA NEW DELHI- 110075**

Phone (landline)

Phone (Mobile) **9810055188** (Number Shared by Promoter in Public)

Email ID **sureshanand2006@gmail.com**

PAN No. **XXXX122G**  
**(Annex a copy in Folder A)**

5. Director 3:



Name : **RAKESH JOON**

Residential Address : **B 44 VISHRANTIKA APARTMENT PLOT NO.5A SECTOR 3 DWARKA DELHI - 110075**

Phone (landline)

Phone (Mobile) **9958488889** (Number Shared by Promoter in Public)

Email ID **rk.joon@gmail.com**

PAN No. **XXXX126R**  
**(Annex a copy in Folder A)**

6. Director 4:



Name : **SANJEEV SURI**

Residential Address : **BESTECH PARK VIEW SPA NEXT BADSHAHPUR SECTOR 67 GURGAON HARYANA 122101**

Phone (landline)

Phone (Mobile) **9910149911** (Number Shared by Promoter in Public)

Email ID **sanjeevsuri@tatarealty.in**

PAN No. **XXXX744F**  
**(Annex a copy in Folder A)**

7. Authorised representative for  
correspondance with Authority:

Name : **ASHOK PAL SINGH**

Residential Address : **B-1201 BPTP Freedom Park Life Sector 57**

Phone (landline)

Phone (Mobile) **9971711166** (Number Shared by Promoter in Public)

Email ID **ashoksingh@tatarealty.in**

PAN No. **XXXX124M**  
**(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

**NEW HAVEN BAHADURGARH  
PHASE 1**

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

**HL PROMOTERS PRIVATE  
LIMITED SECTOR 37, VILLAGE  
NUNA MAJRA, BAHADURGARH**

Tehsil

**BAHADURGARH**

District

**JHAJJAR**

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

Phone(Landline)

Phone(Mobile)

Email

**9971711166** (Number Shared by Promoter in Public)

**reracompliance@tatahousing.com**

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

**ASHOK PAL SINGH**

**9971711166** (Number Shared by Promoter in Public)

**ashoksingh@tatarealty.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:-

| <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             | 924043                  | 07-07-2017        | 558000        | HDFC BANK         | HRERA<br>Panchkula |

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>5.252 (Acre)</b>                    |
| 2. Permissible FAR  | <b>1.75</b>                            |
| 3. FAR proposed to be utilized in the project   | <b>1.75</b>                            |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>16.431 (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>60 OF 2014 DATED<br/>30-06-2014</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>Yes</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 - C****Project Details:**

|   |                       |
|---|-----------------------|
| 1. Estimated cost of the project:<br><b>(Annex a copy of the project in Folder C)</b> | <b>28867.55 Lakhs</b> |
| i. Cost of the land (if included in the estimated cost)                               | <b>2802.54 Lakhs</b>  |
| ii. Estimated cost of construction of apartments                                      | <b>22393.85 Lakhs</b> |
| iii. Estimated cost of infrastructure and other structures                            | <b>2248.94 Lakhs</b>  |
| iv. Other Costs including EDC, Taxes, Levies etc.                                     | <b>1422.22 Lakhs</b>  |

2. The total land of the project measuring **21246 Square Meters** will be utilised in the following manner:

| <b>Sr. No.</b> | <b>Land area under usage</b>                        | <b>Area of land (Square Meters)</b> |
|----------------|---|-------------------------------------|
| 1              | PLOTS TO BE SOLD                                    | 0                                   |
| 2              | LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS | <b>3634.317</b>                     |
| 3              | CONSTRUCTION OF ROADS                               | <b>2995</b>                         |
| 4              | PAVEMENTS   | <b>600</b>                          |
| 5              | PARKS AND PLAYGROUNDS                               | <b>2525</b>                         |
| 6              | GREEN BELTS   | 0                                   |
| 7              | VEHICLE PARKINGS                                    | <b>2500</b>                         |
| 8              | ELECTRICITY SUB-STATION                             | <b>315</b>                          |
| 9              | CLUB HOUSE  | <b>1805</b>                         |
| 10             | SEWAGE AND SOLID WASTE TREATMENT FACILITY           | <b>658</b>                          |

|    |   |              |
|----|---|--------------|
| 11 | AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES | 0            |
| 12 | ANY OTHER   | 6108.633     |
| 13 | CONVENIENT  | 105.05       |
|    | <b>Total</b>  | <b>21246</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                | HIGHWAY AUTHORITY AND TOWN PLANNING AUTHORITY                           | No  |
| WATER SUPPLY         | HARYANA SHAHARI VIKAS PRADHIKARAN                                       | Yes   |
| ELECTRICITY          | HARYANA VIDYUT PRASARAN NIGAM LTD                                       | No  |
| SEWAGE DISPOSAL      | DEPARTMENT OF HEALTH  | No  |
| STORM WATER DRAINAGE | URBAN LOCAL BODIES DEPARTMENT/PUBLIC WORKS DEPARTMENT                   | No  |

**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        | 264.35  | AS PER PROJECT REPORT  |
| 2              | WATER SUPPLY SYSTEM                 | 350.37  | AS PER PROJECT REPORT  |
| 3              | STORM WATER DRAINAGE                | 125.56  | AS PER PROJECT REPORT  |
| 4              | ELECTRICITY SUPPLY SYSTEM           | 844.31  | AS PER PROJECT REPORT  |
| 5              | SEWAGE TREATMENT & GARBAGE DISPOSAL | 143.63  | AS PER PROJECT REPORT  |
| 6              | STREET LIGHTING                     | 43  | AS PER PROJECT REPORT  |
| 7              | SECURITY AND FIRE FIGHTING          | 0   | AS PER PROJECT REPORT  |
| 8              | PLAYGROUNDS AND PARKS               | 150.97  | AS PER PROJECT REPORT  |
| 9              | CLUB HOUSE/COMMUNITY CENTRE         | 326.77  | 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   | 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.

26-02-2015 (date)

6. Date of approval of Building Plans

26-02-2015 (date)

**(i) Details of the plots/apartments in the project:**

| Sr. No. | Plot/ apartment type                              | Size of the plot/carpet area of the apartments | Total number of plots/apartments in the project | Plots/apartments booked/ sold upto the date of application | Yet to be sold/ booked | No. of towers to be/ being constructed for booked apartments |
|---------|---|--|---|--|------------------------|--|
| 1       | APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK SMALL 1 | 73.12  | 42  | 28   | 14                     | 3  |
| 2       | APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK SMALL 2 | 73.90  | 84  | 69   | 15                     | 3  |
| 3       | APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK LARGE   | 82.96  | 90  | 46   | 44                     | 3  |
| 4       | APARTMENT/SHOPS/OTHER BUILDINGS Type 3BHK         | 106.43   | 117   | 48   | 69                     | 2  |

**(ii) Apartments/Shops/Other Buildings:-**

(a) Status of construction activities in respect of sold/booked apartments.

| Type | Number of apartments booked/ sold | Write or Annex the stage of construction of the booked/ sold apartments in folder C |
|------|-----------------------------------|---|
|      | 0                                 | 0   |

**(b) Time schedule of completion of already booked apartments:**

|                            |                   |
|----------------------------|-------------------|
| Start Date                 | <b>30-06-2014</b> |
| Earlier date of completion | <b>31-03-2021</b> |
| Revised date of completion | <b>31-03-2021</b> |

**(c) Time schedule for development of infrastructure:**

|  |                   |
|--|-------------------|
| Start Date   | <b>16-02-2016</b> |
| Percentage completion Upto the date of application | <b>21</b>         |
| Projected date of completion                       | <b>31-03-2021</b> |

(d) Provide further details in the proforma REP-I Part-C-X.

**AS  
PROVIDED**

(e) Plan of action for completing the Project along with requisite infrastructure.

**AS  
PROVIDED**

**(iii) Status in respect of plotted colony:-**

(a)

| <b>Plots</b> | <b>Booked/sold</b> | <b>Stage of handing over the possession (Write or Annex details)</b> |
|--------------|--------------------|--|
| <b>PLOT</b>  | <b>0</b>           | <b>0</b>   |

**(b) Schedule for development of Infrastructure:**

|                              |                   |
|------------------------------|-------------------|
| Start Date                   | <b>16-02-2016</b> |
| Percentage completion        | <b>0</b>          |
| Projected date of completion | <b>31-03-2021</b> |

(c) Provide further details in the proforma REP-I Part-C-X.

**AS  
PROVIDED**

(d) Schedule of completing the project and handing over possession of the plots.

**AS  
PROVIDED**

**(iv) Vehicle parkings details of the project-**

|                        |            |
|------------------------|------------|
| a) Underground parking | <b>363</b> |
| b) Stilt parking       | <b>38</b>  |
| c) Covered parking     | <b>401</b> |
| d) Open parking        | <b>116</b> |
| e) Independent garages | <b>0</b>   |

**(v) Quarterly schedule of development of whole/remaining part of the project:**

**(a) Apartments/Shops/Other Buildings****Expenditure incurred till the date of application (In Lakhs)**

| <b>Particulars</b> | <b>Expenditure</b> |
|--------------------|--------------------|
| Apartments         | 9863.85            |
| Shops              | 0                  |
| Plots              | 0                  |

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

| <b>Particulars</b> | <b>Year-2017</b> |                 |                 |                |
|--------------------|------------------|-----------------|-----------------|----------------|
|                    | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Apartments         | 1756             |                 | 1982            | 1144           |
| Shops              | 0                |                 | 0               | 0              |
| Plots              | 0                |                 | 0               | 0              |

| <b>Particulars</b> | <b>Year-2018</b> |                 |                 |                |
|--------------------|------------------|-----------------|-----------------|----------------|
|                    | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Apartments         | 480              | 1130            | 939             | 327            |
| Shops              | 0                | 0               | 0               | 0              |
| Plots              | 0                | 0               | 0               | 0              |

| <b>Particulars</b> | <b>Year-2019</b> |                 |                 |                |
|--------------------|------------------|-----------------|-----------------|----------------|
|                    | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Apartments         | 800              | 554             | 308             | 600            |
| Shops              | 0                | 0               | 0               | 0              |
| Plots              | 0                | 0               | 0               | 0              |

| <b>Particulars</b> | <b>Year-2020</b> |                 |                 |                |
|--------------------|------------------|-----------------|-----------------|----------------|
|                    | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Apartments         | 510              | 700             | 700             | 600            |
| Shops              | 0                | 0               | 0               | 0              |
| Plots              | 0                | 0               | 0               | 0              |



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

| <b>Particulars</b>                    | <b>Expenditure</b> |
|---------------------------------------|--------------------|
| Roads & Pavements                     | <b>25</b>          |
| Water Supply System                   | <b>0</b>           |
| Sewerage treatment & garbage disposal | <b>14</b>          |
| Electricity Supply System             | <b>3</b>           |
| Storm Water Drainage                  | <b>26</b>          |
| Parks and Playgrounds                 | <b>67</b>          |
| Clubhouse/community centres           | <b>70</b>          |
| Shopping area                         | <b>0</b>           |
| Other                                 | <b>0</b>           |

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

| <b>Particulars</b>                    | <b>Year-2017</b> |                 |                 |                |
|---------------------------------------|------------------|-----------------|-----------------|----------------|
|                                       | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Roads & Pavements                     | 9.98             |                 | 5.47            | 0              |
| Water Supply System                   | 0                |                 | 0               | 0              |
| Sewerage treatment & garbage disposal | 4.96             |                 | 0               | 0              |
| Electricity Supply System             | 5.93             |                 | 7.69            | 8.57           |
| Storm Water Drainage                  | 12.19            |                 | 0               | 0              |
| Parks and Playgrounds                 | 5.00             |                 | 0               | 0              |
| Clubhouse/community centres           | 0                |                 | 0               | 0              |
| Shopping area                         | 0                |                 | 0               | 0              |
| Other                                 | 0                |                 | 0               | 0              |

| <b>Particulars</b>                    | <b>Year-2018</b> |                 |                 |                |
|---------------------------------------|------------------|-----------------|-----------------|----------------|
|                                       | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Roads & Pavements                     | 11.29            | 0               | 0               | 0              |
| Water Supply System                   | 52.32            | 0               | 0               | 11.79          |
| Sewerage treatment & garbage disposal | 19.48            | 20.67           | 2.88            | 0              |
| Electricity Supply System             | 105.59           | 1.79            | 8.57            | 6.23           |
| Storm Water Drainage                  | 17.63            | 6.21            | 4.67            | 0              |
| Parks and Playgrounds                 | 15               | 10              | 15              | 15             |
| Clubhouse/community centres           | 22.77            | 15.71           | 0               | 14.57          |
| Shopping area                         | 0                | 0               | 0               | 0              |
| Other                                 | 0                | 0               | 0               | 0              |

| <b>Particulars</b>                    | <b>Year-2019</b> |                 |                 |                |
|---------------------------------------|------------------|-----------------|-----------------|----------------|
|                                       | <b>Jan-Mar</b>   | <b>Apr-June</b> | <b>July-Sep</b> | <b>Oct-Dec</b> |
| Roads & Pavements                     | 40.00            | 23.50           | 11.90           | 0              |
| Water Supply System                   | 40.00            | 47.14           | 66.90           | 0              |
| Sewerage treatment & garbage disposal | 0                | 19.27           | 10.98           | 17.17          |
| Electricity Supply System             | 100.00           | 57.87           | 41.20           | 21.43          |



|                             |       |       |       |    |
|-----------------------------|-------|-------|-------|----|
| Storm Water Drainage        | 15.00 | 5.06  | 2.01  | 0  |
| Parks and Playgrounds       | 3     | 5     | 5     | 5  |
| Clubhouse/community centres | 30    | 27.68 | 53.44 | 40 |
| Shopping area               | 0     | 0     | 0     | 0  |
| Other                       | 0     | 0     | 0     | 0  |

| Particulars                           | Year-2020 |          |          |         |
|---------------------------------------|-----------|----------|----------|---------|
|                                       | Jan-Mar   | Apr-June | July-Sep | Oct-Dec |
| Roads & Pavements                     | 27.21     | 40.00    | 40       | 30.00   |
| Water Supply System                   | 22.22     | 40.00    | 40       | 30.00   |
| Sewerage treatment & garbage disposal | 3.22      | 15       | 10       | 6       |
| Electricity Supply System             | 69.44     | 150.00   | 150      | 150.00  |
| Storm Water Drainage                  | 6.79      | 10.00    | 10       | 10.00   |
| Parks and Playgrounds                 | 1         | 2        | 1.5      | 1.47    |
| Clubhouse/community centres           | 4         | 30.00    | 10       | 8.6     |
| Shopping area                         | 0         | 0        | 0        | 0       |
| Other                                 | 0         | 0        | 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 - C-X****1.Financial information:**

| <b>Particulars</b>  |                          | <b>Remarks, if any</b> |
|---|--------------------------|------------------------|
| i. No. of Flats/Apartments constructed  | <b>333</b>               |                        |
| ii. No. of Flats/ Apartments booked   | <b>191</b>               |                        |
| iii. Total amount sale value of booked Flats, on the date of application/end of last quarter  | <b>13325.69828 Lakhs</b> |                        |
| iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter   | <b>8629.29022 Lakhs</b>  |                        |
| v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter  | <b>4696.40806 Lakhs</b>  |                        |
| vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter   | <b>340.99493 Lakhs</b>   |                        |
| vii. Amount invested in the project upto the date of application  | <b>14293.7 Lakhs</b>     |                        |
| Land cost (If any)  | <b>2802 Lakhs</b>        |                        |
| Apartments  | <b>9863.85 Lakhs</b>     |                        |
| Infrastructure  | <b>205 Lakhs</b>         |                        |
| EDC/ Taxes Etc.   | <b>1422 Lakhs</b>        |                        |
| viii. Balance cost to be incurred for completion of the project and delivery of possession  | <b>9630 Lakhs</b>        |                        |
| (a) In respect of existing allottees  | <b>4696.408 Lakhs</b>    |                        |
| (b) In respect of rest of the project   | <b>4933.592 Lakhs</b>    |                        |
| ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project<br><b>Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C</b> | <b>15295 Lakhs</b>       |                        |
| x. Total liabilities against the project up-to-date. (Annex details in folder C)  | <b>2406 Lakhs</b>        |                        |

**2.Additional information:**

| <b>Particulars</b>                           | <b>Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)</b> | <b>Actual expenditure incurred upto the date of application. (In Lakhs)</b> |
|--|---|---|
| I. INTERNAL ROADS AND PAVEMENTS              | <b>264.35</b>   | <b>25</b>   |
| II. WATER SUPPLY SYSTEM                      | <b>350.37</b>   | <b>0</b>  |
| III. STORM WATER DRAINAGE                    | <b>125.56</b>   | <b>26</b>   |
| IV. ELECTRICITY SUPPLY SYSTEM                | <b>887.31</b>   | <b>3</b>  |
| V. SEWAGE TREATMENT & GARBAGE DISPOSAL       | <b>143.63</b>   | <b>14</b>   |
| VI. CLUB HOUSE/COMMUNITY CENTRE              | <b>326.77</b>   | <b>70</b>   |
| VII. SCHOOL                                  | <b>0</b>  | <b>0</b>  |
| VIII. ANY OTHER                              | <b>0</b>  | <b>0</b>  |
| IX. SOLID WASTE COLLECTION & MGMT SYSTEM     | <b>0</b>  | <b>0</b>  |
| X. CLUBHOUSE                                 | <b>0</b>  | <b>0</b>  |
| XI. NEIGHBOURHOOD SHOPPING                   | <b>0</b>  | <b>0</b>  |
| XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.      | <b>150.97</b>   | <b>67</b>   |
| XIII. COVERED PARKING                        | <b>2657</b>   | <b>1600</b>   |
| XIV. OPEN PARKING                            | <b>357</b>  | <b>0</b>  |
| XV. GARAGES                                  | <b>0</b>  | <b>0</b>  |
| XVI. SECURITY SYSTEM                         | <b>0</b>  | <b>0</b>  |
| XVII. OTHER FACILITIES AS PER PROJECT REPORT | <b>0</b>  | <b>0</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 - D****Accounts related information:**

- |   |   |
|---|---|
| 1. Annex copy of the balance sheet of last 3 years  | <b>Yes</b>  |
| 2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.<br>Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. | <b>Yes</b>  |
| 3. Bank account to which the deposits received from apartment buyers will be credited   |   |
| Bank and Branch address   | <b>HDFC BANK LTD, KASTURBA<br/>GANDHI MARG, NEW DELHI-<br/>110001</b> |
| Bank Account number   | <b>00030310016139</b>   |
| IFSC code   | <b>HDFC0000003</b>  |
| MICR code   | <b>110240001</b>  |
| Branch code   | <b>000003</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)   | <b>ANNEXED</b>  |
| 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)                      | <b>ANNEXED</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 - 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. LICENSE FOR DEVELOPMENT OF GROUP HOUSING (16.43 ACRES)            | <b>ALREADY BEEN OBTAINED</b>          | <b>30-06-2014</b> |
| II. APPROVAL OF ZONING PLAN  | <b>ALREADY BEEN OBTAINED</b>          | <b>11-08-2014</b> |
| III. APPROVAL OF BUILDING PLANS FROM DTCP                            | <b>ALREADY BEEN OBTAINED</b>          | <b>26-02-2015</b> |
| IV. LOI (16.43 ACRES)  | <b>ALREADY BEEN OBTAINED</b>          | <b>20-06-2014</b> |
| V. FOREST AND ARAVALI CLEARANCE FROM DC OFFICE                       | <b>ALREADY BEEN OBTAINED</b>          | <b>01-10-2014</b> |
| VI. ENVIRONMENT CLEARANCE (MOEF)                                     | <b>ALREADY BEEN OBTAINED</b>          | <b>22-01-2016</b> |
| VII. CONSCENT TO ESTABLISH (APPROVAL FROM HSPCB)                     | <b>ALREADY BEEN OBTAINED</b>          | <b>30-03-2016</b> |
| VIII. NOC FROM FIRE DEPARTMENT                                       | <b>ALREADY BEEN OBTAINED</b>          | <b>16-07-2015</b> |
| IX. ASSURANCE LETTER FROM EE ELECT                                   | <b>ALREADY BEEN OBTAINED</b>          | <b>12-01-2015</b> |
| X. ASSURANCE LETTER FROM EE HUDA FOR WATER                           | <b>ALREADY BEEN OBTAINED</b>          | <b>10-12-2014</b> |
| XI. NOC FROM HUDA ADMINISTRATOR FOR USING STP WATER FOR CONSTRUCTION | <b>ALREADY BEEN OBTAINED</b>          | <b>05-12-2014</b> |
| XII. BOCWA REGISTRATION  | <b>ALREADY BEEN OBTAINED</b>          | <b>24-11-2014</b> |
| XIII. LABOUR LICENSE   | <b>ALREADY BEEN OBTAINED</b>          | <b>16-03-2015</b> |
| XIV. APPROVAL FROM MINING DEPT FOR EXCAVATION                        | <b>ALREADY BEEN OBTAINED</b>          | <b>14-10-2016</b> |
| XV. WATER CONNECTION FROM WATER                                      | <b>ALREADY BEEN OBTAINED</b>          | <b>14-05-2018</b> |
| XVI. NOC FROM AIRPORT AUTHORITY OF INDIA                             | <b>ALREADY BEEN OBTAINED</b>          | <b>20-01-2015</b> |
| XVII. CGWA APPROVAL FOR OPERATIONAL WATER                            | <b>APPLIED FOR BUT YET TO RECEIVE</b> | <b>NA</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 PROVIDED**  
**(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

| <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>TILES</b>   |
| 2   | WALL FINISHING DETAILS                     | <b>OIL-BOUND DISTEMPER</b>   |
| 3   | KITCHEN DETAILS                            | <b>VITRIFIED FLOOR TILES WITH GRANITE PLATFORM AND CERAMIC DADO TILES ABOVE PLATFORM</b>   |
| 4   | BATHROOM FITTINGS                          | <b>BATH AND TOILET WITH SUPERIOR QUALITY FITTINGS AND PROVISION FOR GEYSER</b>   |
| 5   | WOOD WORK ETC                              | <b>FLUSH/SKIN DOORS</b>  |
| 6   | DOORS AND WINDOS FRAMES                    | <b>FLUSH/SKIN DOORS</b>  |
| 7   | GLASS WORK                                 | <b>ALUMINIUM/UPVC WINDOWS</b>  |
| 8   | ELECTRIC FITTINGS                          | <b>AC POINTS IN LIVING ROOM AND ALL BEDROOMS, PRE-FIT ELECTRICAL SWITCHES, POWER BACKUP FOR DESIGNATED AREAS INSIDE THE BUILDING, CONCEALED ELECTRIC WIRING, PROVISION FOR FANS, CABLE TV/TELEPHONE CONNECTION POINT</b> |
| 9   | CONDUCTING AND WIRING DETAILS              | <b>CONCEALED ELECTRIC WIRING</b>   |
| 10  | CUPBOARD DETAILS                           | <b>NA</b>  |
| 11  | WATER STORAGE                              | <b>COMMON OVERHEAD WATER TANKS</b>   |
| 12  | LIFT DETAILS                               | <b>PASSENGER LIFTS FOR ALL BUILDINGS</b>   |
| 13  | EXTERNAL GLAZINGS                          | <b>ALUMINIUM/UPVC WINDOWS</b>  |
| 13.1  | WINDOWS/GLAZINGS                           | <b>ALUMINIUM/UPVC WINDOWS</b>  |
| 14  | DOORS                                      | <b>FLUSH/SKIN DOORS</b>  |
| 14.1  | MAIN DOORS                                 | <b>FLUSH/SKIN DOORS</b>  |
| 14.2  | INTERNAL DOORS                             | <b>FLUSH/SKIN DOORS</b>  |
| 15  | AIR CONDITIONING                           | <b>AC POINTS IN LIVING ROOM AND ALL BEDROOMS</b>   |
| 16  | ELECTRICAL FITTINGS                        | <b>AC POINTS IN LIVING ROOM AND ALL BEDROOMS, PRE-FIT ELECTRICAL SWITCHES, POWER BACKUP FOR DESIGNATED AREAS INSIDE THE BUILDING, CONCEALED ELECTRIC WIRING, PROVISION FOR FANS, CABLE TV/TELEPHONE CONNECTION POINT</b> |
| 17  | CNG PIPE LINE                              | <b>NA</b>  |
| 18  | PROVISION OF WIFI AND BROADBAND FACILITY   | <b>NA</b>  |

|    |                                  |                                       |
|----|----------------------------------|---------------------------------------|
| 19 | EXTERNAL FINISHING/COLOUR SCHEME | <b>EXTERNAL GRADE PAINT</b>           |
| 20 | INTERNAL FINISHING               | <b>TILES WITH OIL BOUND DISTEMPER</b> |

| <b>SPECIFICATION UNIT WISE</b>               |                           |   |
|--|---------------------------|---|
| <b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b> |                           |   |
| 1 . 1  | FLOOR                     | VITRIFIED FLOOR TILES   |
| 1 . 2  | WALLS                     | OIL BOUND DISTEMPER   |
| 1 . 3  | CEILING                   | OIL BOUND DISTEMPER   |
| <b>2 . MASTER BEDROOM/DRESSROOM</b>          |                           |   |
| 2 . 1  | FLOOR                     | VITRIFIED FLOOR TILES   |
| 2 . 2  | WALLS                     | OIL BOUND DISTEMPER   |
| 2 . 3  | CEILING                   | OIL BOUND DISTEMPER   |
| 2 . 4  | MODULAR WARDROBES         | NA  |
| <b>3 . MASTER TOILET</b>                     |                           |   |
| 3 . 1  | FLOOR                     | ANTI-SKID CERAMIC FLOOR TILES   |
| 3 . 2  | WALLS                     | CERAMIC DADO TILES UPTO DOOR HEIGHT   |
| 3 . 3  | CEILING                   | OIL BOUND DISTEMPER   |
| 3 . 4  | COUNTERS                  | NA  |
| 3 . 5  | SANITARY WARE/CP FITTINGS | SUPERIOR QUALITY FITTING  |
| 3 . 6  | FITTING/FIXTURES          | BATH AND TOILET WITH SUPERIOR QUALITY FITTINGS AND PROVISION FOR GEYSER AND EXHAUST FAN |
| <b>4 . BED ROOMS</b>                         |                           |   |
| 4 . 1  | FLOOR                     | VITRIFIED FLOOR TILES   |
| 4 . 2  | WALLS                     | OIL BOUND DISTEMPER   |
| 4 . 3  | CEILING                   | OIL BOUND DISTEMPER   |
| 4 . 4  | WARDROBES                 | NA  |
| <b>5 . TOILET</b>                            |                           |   |
| 5 . 1  | FLOOR                     | ANTI-SKID CERAMIC FLOOR TILES   |
| 5 . 2  | WALLS                     | CERAMIC DADO TILES UPTO DOOR HEIGHT   |
| 5 . 3  | CEILING                   | OIL BOUND DISTEMPER   |
| 5 . 4  | COUNTERS                  | NA  |
| 5 . 5  | SANITARY WARE/CP FITTINGS | SUPERIOR QUALITY FITTING  |
| 5 . 6  | FIXTURES                  | BATH AND TOILET WITH SUPERIOR QUALITY FITTINGS AND PROVISION FOR GEYSER AND EXHAUST FAN |
| <b>6 . KITCHEN</b>                           |                           |   |
| 6 . 1  | FLOOR                     | VITRIFIED FLOOR TILES   |
| 6 . 2  | WALLS                     | CERAMIC DADO TILES ABOVE PLATFORM   |

|   |                    |   |
|---|--------------------|---|
| 6 . 3   | CEILING            | <b>OIL BOUND DISTEMPER</b>  |
| 6 . 4   | COUNTERS           | <b>GRANITE PLATFORM</b>   |
| 6 . 5   | FIXTURES           | <b>SINGLE BOWL STAINLESS STEEL SINK WITH DRAIN BOARD WITH EXHAUST FAN</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>OIL BOUND DISTEMPER</b>  |
| 7 . 3   | TOILET             | <b>NA</b>   |
| 7 . 4   | BALCONY            | <b>NA</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              | A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS  | 13-11-2019                     | <a href="#">View Document</a> |
| 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)              | 09-11-2019                     | -----                         |
| 3              | IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN  | 09-11-2019                     | <a href="#">View Document</a> |
| 4              | DEMARICATION PLAN   | 09-11-2019                     | <a href="#">View Document</a> |
| 5              | SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN- PART-II  | 16-11-2019                     | -----                         |
| 6              | SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN- PART-III   | 16-11-2019                     | -----                         |
| 7              | DEMAND DRAFT COPY   | 16-11-2019                     | -----                         |
| 8              | COPY OF LICENSE ALONG WITH SCHEDULE OF LAND   | 09-11-2019                     | <a href="#">View Document</a> |
| 9              | ZONING PLAN   | 09-11-2019                     | <a href="#">View Document</a> |
| 10             | A COPY OF THE DRAFT ALLOTMENT LETTER BY WHICH THE APARTMENT SHALL BE ALLOTTED/ BOOKED IN FAVOUR OF THE APARTMENT BUYERS   | 09-11-2019                     | -----                         |
| 11             | DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.  | 13-11-2019                     | <a href="#">View Document</a> |
| 12             | SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN   | 16-11-2019                     | <a href="#">View Document</a> |
| 13             | 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 | 11-12-2019                     | <a href="#">View Document</a> |
| 14             | DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD  | 12-12-2019                     | <a href="#">View Document</a> |
| 15             | 6 ZONING PLAN   | 25-12-2019                     | -----                         |
| 16             | NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT   | 11-12-2019                     | <a href="#">View Document</a> |
| 17             | IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN   | 12-12-2019                     | <a href="#">View Document</a> |

|    |   |            |                               |
|----|---|------------|-------------------------------|
| 18 | BALANCE SHEET FY 2016-17                    | 25-12-2019 | -----                         |
| 19 | FLOOR APARTMENT PLAN                        | 25-12-2019 | -----                         |
| 20 | 8 APPROVED BUILDING PLANS                   | 25-12-2019 | -----                         |
| 21 | BALANCE SHEET FY 2014-15                    | 25-12-2019 | -----                         |
| 22 | BALANCE SHEET FY 2015-16                    | 25-12-2019 | -----                         |
| 23 | DEMARICATION PLAN                           | 25-12-2019 | -----                         |
| 24 | SITE LAYOUT PLAN                            | 25-12-2019 | -----                         |
| 25 | CASH FLOW STATEMENT OF THE PROPOSED PROJECT | 28-12-2019 | <a href="#">View Document</a> |

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

**Signature of the Applicant / Authorised Representative**  
**Stamp** \_\_\_\_\_  
**Date** \_\_\_\_\_

#### **Documents Uploaded After Registration**

| <b>Sr. No.</b> | <b>Document Description</b> | <b>Date of Document Upload</b> | <b>View Document</b>          |
|----------------|-----------------------------|--------------------------------|-------------------------------|
| 1              | Occupation Certificate      | 23-10-2023                     | <a href="#">View Document</a> |

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

**Signature of the Applicant / Authorised Representative**  
**Stamp** \_\_\_\_\_  
**Date** \_\_\_\_\_



