

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-345-2019

Submission Date : 24-12-2019 05:17:35 AM

Applicant Type : Company

Project Type: ONGOING

FORM REP-I

Part - A

1. Name and registered address of the company

ATS REAL ESTATE BUILDERS PVT LTD

(Annex a copy in Folder A)

**ATS TOWER PLOT- 16
SECTOR 135, NOIDA -201305**

Phone(Landline)

01207111500

Phone(Mobile)

9643007884 (Number Shared by Promoter in Public)

Email ID

compliances@atsgreens.com

Website

http://www.atsgreens.com

Pan No.

(Annex a copy in Folder A)

XXXX766C

CIN No.

(Annex a copy in Folder A)

U70102DL2012PTC241202

2. Managing Director/HOD/CEO:

Name : **MR GETAMBER ANAND HOD**

Residential Address : **C-226 Sector 44 Noida UP 201301**

Phone (landline) **01207111500**

Phone (Mobile) **8929882792** (Number Shared by Promoter in Public)

Email ID **getamber@atsgreens.com**

PAN No. **XXXX868K**

(Annex a copy in Folder A)



3. Director 1:

Name : **MR GETAMBER ANAND**

Residential Address : **C-226 Sector 44 Noida UP 201301**

Phone (landline) **01207111500**

Phone (Mobile) **8929882792** (Number Shared by Promoter in Public)

Email ID **getamber@atsgreens.com**

PAN No. **XXXX868K**

(Annex a copy in Folder A)



4. Director 2:



Name : **MR VIPUL KUMAR MAHESHWARI**

Residential Address : **Flat No -24 Brothers Apartment- 16. I. P.Extension New Delhi 110092**

Phone (landline) **01207111500**

Phone (Mobile) **9532598333** (Number Shared by Promoter in Public)

Email ID **vipul.maheshwari@atsgreens.com**

PAN No. **XXXX743R**
(Annex a copy in Folder A)

5. Authorised representative for correspondance with Authority:



Name : **TIKA SINGH RAWAT**

Residential Address : **S-164 A SCHOOL BLOCK 2nd FLOOR SHAKARPUR DELHI 110092 DL IN**

Phone (landline) **01207111500**

Phone (Mobile) **9910490836** (Number Shared by Promoter in Public)

Email ID **Narendra.Kumar@atsgreens.com**

PAN No. **XXXX617R**
(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	ATS MARIGOLD
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR 89A, VILLAGE-HARSARU, TEHSIL & DISTRICT GURUGRAM, STATE-HARYANA
Tehsil	GURGAON
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	01207111500
Phone(Mobile)	9910490800 (Number Shared by Promoter in Public)
Email	compliances@atsgreens.com
4. Contact person at the site office:	
Name	MR ARUN THAKUR
Phone(Landline)	01207111500
Phone(Mobile)	9910490800 (Number Shared by Promoter in Public)
Email	arunthakur@atsgreens.com

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

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

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

-
-
-
-

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	237180	14-07-2017	2187229	KOTAK MAHINDRA BANK	HRERA Gurugram
2	244562	05-03-2021	458621	KOTAK MAHINDRA BANK	HRERA Gurugram

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

Signature of the Applicant

Mobile no. _____

Email ID _____

FORM REP-I**Part - B****Information relating to the project land and license:**

- | | |
|---|-------------------------------|
| 1. Land area of the project | 11.125 (Acre) |
| 2. Permissible FAR | 175 |
| 3. FAR proposed to be utilized in the project | 173.9 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 11.125 (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) | 87 of 2013(10-10-2017) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:

Name **VATIKA LIMITED**

Address **7TH
FLOOR, VATIKA
TRIANGLE, BOCK
-A, SHUSHANT
LOK-I, GURGAON-
122002**

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- IN VIEW OF THE DEVELOPMENT AGREEMENT ENTERED BETWEEN/AMONG THE PARTIED THE DEVELOPER, WE HAVE A RIGHT TO DEVELOPED THE PROJECT LAND, AS PER THE TERMS OF THE DEVELOPMENT AGREEMENT. IN THAT CAPACITY THE DEVELOPER HAS A RIGHT TO REGISTER THE PROJECT, AS PER RERA. THE DEVELOPER ALSO HAVE THE GPA IN ITS FAVOUR AUTHORISING THE DEVELOPER TO ACT ON BEHALF OF LAND OWNERS.

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)**

THE DEVELOPER WILL OBTAIN LICENCE AND ZONING PLAN FROM THE RELEVANT GOVERNMENT AUTHORITIES AND THE NAME OF THE DEVELOPER WILL BE REPLACED IN PLACE OF THE FORMER DEVELOPER I.E. VATIKA IN DTCP

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)**

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: (Annex a copy of the project in Folder C)	76539.52 Lakhs
i. Cost of the land (if included in the estimated cost)	14879 Lakhs
ii. Estimated cost of construction of apartments	24310.50 Lakhs
iii. Estimated cost of infrastructure and other structures	1390.5 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	35959.52 Lakhs

2. The total land of the project measuring **11.125 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	2.028
3	CONSTRUCTION OF ROADS	1.239
4	PAVEMENTS	0.460
5	PARKS AND PLAYGROUNDS	3.259
6	GREEN BELTS	0.367
7	VEHICLE PARKINGS	1.085
8	ELECTRICITY SUB-STATION	0.007
9	CLUB HOUSE	0.050
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.007
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0.106

12	ANY OTHER	2.517
	Total	11.125

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HUDA	No
WATER SUPPLY	HUDA	No
ELECTRICITY	DHBVN	No
SEWAGE DISPOSAL	HUDA	No
STORM WATER DRAINAGE	HUDA	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:

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	121	SUBMITTED TO HUDA
2	WATER SUPPLY SYSTEM	13	SUBMITTED TO HUDA
3	STORM WATER DRAINAGE	54	SUBMITTED TO HUDA
4	ELECTRICITY SUPPLY SYSTEM	0	SUBMITTED TO HUDA
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	23.36	SUBMITTED TO HUDA
6	STREET LIGHTING	18	SUBMITTED TO HUDA
7	SECURITY AND FIRE FIGHTING	2	SUBMITTED TO HUDA
8	PLAYGROUNDS AND PARKS	17	SUBMITTED TO HUDA
9	CLUB HOUSE/COMMUNITY CENTRE	395	SUBMITTED TO HUDA
10	SHOPPING AREA	0	SUBMITTED TO HUDA
11	RENEWABLE ENERGY SYSTEM	0	SUBMITTED TO HUDA
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	SUBMITTED TO HUDA
14	ANY OTHER	12.60	SUBMITTED TO HUDA
15	PARKING	15	SUBMITTED TO HUDA
16	STP	113.53	SUBMITTED TO HUDA
17	UNDERGROUND WATER TANK AND PUMP ROOM	180.96	SUBMITTED TO HUDA

18	RAINWATER HARVESTING	13.50	SUBMITTED TO HUDA
19	BOUNDARY WALL AND ENTRANCE AND EXIT GATES	90	SUBMITTED TO HUDA
20	ELECTRICAL SUBSTATION	322	SUBMITTED TO HUDA

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.

06-06-2014 (date)

6. Date of approval of Building Plans

06-06-2014 (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 APARTMENT TYPE A(TOWER NO-3,6)	148.83	90	21	69	2
2	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE A PENTHOUSE(TOWER NO-3,6)	240.62	4	0	4	2
3	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE B(TOWER NO-1,2,4,5)	124.49	156	115	41	4
4	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE B GROUND FLOOR(TOWER NO-1,2,4,5)	204.66	8	0	8	4
5	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE B PENTHOUSE(TOWER NO-1,2,4,5)	331.57	4	0	4	4
6	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE C(TOWER NO-1,2,4,5)	103.77	156	151	5	14
7	APARTMENT/SHOPS/OTHER BUILDINGS Type APARTMENT TYPE C PENTHOUSE(TOWER NO-1,2,4,5)	321.35	4	0	4	4
8	APARTMENT/SHOPS/OTHER BUILDINGS Type ROW HOUSE	446.67	6	0	6	1
9	APARTMENT/SHOPS/OTHER BUILDINGS Type EWS	16.07	76	0	76	1
10	APARTMENT/SHOPS/OTHER BUILDINGS Type COMMERCIAL	2.11	7	5	2	1

(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
APARTMENT TYPE A(TOWER NO-3,6)	21	ATTACHED
APARTMENT TYPE B(TOWER NO-1,2,4,5)	115	ATTACHED
APARTMENT TYPE C(TOWER NO-1,2,4,5)	151	ATTACHED
COMMERCIAL	5	ATTACHED

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

Start Date	03-09-2014
Earlier date of completion	02-09-2020
Revised date of completion	29-02-2024

(c) Time schedule for development of infrastructure:

Start Date	15-12-2017
Percentage completion Upto the date of application	51
Projected date of completion	29-02-2024

(d) Provide further details in the proforma REP-I Part-C-X.**ATTACHED****(e) Plan of action for completing the Project along with requisite infrastructure.****ATTACHED****(iii) Status in respect of plotted colony:-****(a)**

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	0	0

(b) Schedule for development of Infrastructure:

Start Date	15-12-2017
Percentage completion	0
Projected date of completion	29-02-2024

(c) Provide further details in the proforma REP-I Part-C-X.**(d) Schedule of completing the project and handing over possession of the plots.****(iv) Vehicle parkings details of the project-**

a) Underground parking	742
b) Stilt parking	0
c) Covered parking	0
d) Open parking	153
e) Independent garages	0

(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)**

Particulars	Expenditure
Apartments	12386.67
Shops	0
Plots	0
EDC and IDC	4672.32
Land Cost	14879
Other Cost	24523.85

Expenditure to be made in each quarter (In Lakhs)

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

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

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0	1832.72	1832.72
Shops	0	0	0	0
Plots	0	0	0	0
Land Cost	0	0	0	0
EDC and IDC	0	0	545	48.6
Other Cost			922.83	490.33

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1939.58	1616.93	640.79	640.79
Shops	0	0	100	100
Plots	0	0	0	0
Land Cost	0	0	0	0
EDC and IDC	0	0	0	0
Other Cost	562.37	487.22	450.66	170.25

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	917.71	810.98	597.51	597.51
Shops	54.59	94.59	0	0
Plots	0	0	0	0
Land Cost	0	0	0	0
Other Cost	192.67	2612.58	140.42	140.42
EDC and IDC	0	0	0	0

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	307.44			
Shops	0			
Plots	0			

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

Particulars	Expenditure
Roads & Pavements	18.15
Water Supply System	0
Sewerage treatment & garbage disposal	15.09
Electricity Supply System	0
Storm Water Drainage	35.87
Parks and Playgrounds	0.33
Clubhouse/community centres	0
Shopping area	0
Other	0
Boundary Wall and Entrance and Exit Gates	49
Electrical SubStation	10.21
Fire Fighting Services and Security System	0
Parking	0
Rainwater Harvesting	6.08
School	0
Security System	0
STP	61.08
Street Lighting	0
Underground Water Tank and Pump Room	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2019			
	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

Particulars	Year-2020			
	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

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	20	20
Water Supply System	0	0	3	3
Sewerage treatment & garbage disposal	0	0	2	2
Electricity Supply System	0	0	0	0

Storm Water Drainage	0	0	3	3
Parks and Playgrounds	0	0	0	5
Clubhouse/community centres	0	0	0	39.50
Shopping area	0	0	0	0
Other	0	0	1	1
Underground Water Tank and Pump Room	0	0	50	50
Fire Fighting System and Security	0	0	0	0
Other Cost	0	0		
Street Lighting	0	0	3	5
Rain Water Harvesting			0	5
Parking			5	5
Boundary Wall and Entry Exit Gate and Signage etc	0		0	15
STP			5	5
Electrical Sub Station			50	50

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	20	0	20	0
Water Supply System	3	0	0	2
Sewerage treatment & garbage disposal	1	0	1	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	3	2	2	1
Parks and Playgrounds	5	0	0	0
Clubhouse/community centres	80	100	100	115
Shopping area	0	0	0	0
Other	1	0	0	1
Street Lighting	5	0	0	2
Fire Fighting Services and Security	1.7	0	0	0
Underground Water Tank and Pump Room	30	30		10
Rain Water Harvesting	3	0	0	0
STP	32	0		5
Electrical SubStation	100	30	30	0
Boundary Wall and Entry Exit Gate and Signage etc	15	0	3	0
School	0		0	
Parking			0	5

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	15	0	7.86	0
Water Supply System	0	0	1.55	0
Sewerage treatment & garbage disposal	1	0	0	0.77
Electricity Supply System	0	0	0	0
Storm Water Drainage	1	1	1	1
Parks and Playgrounds	3	0	0	3.31
Clubhouse/community centres	39.50	0	0	0
Shopping area	0	0	0	0
Other	1	1	1	1
Street Lighting	0	0	0	0
Fire Fighting Services and Security	0	0	0	0

Parking	0	0	0	0
Underground Water Tank and Pump Room	0	0	0	10.96
STP	0	0	5.45	0
Electrical SubStation	10	20	0	11.91
Boundary Wall and Entry Exit Gate and Signage etc	3	0	0	5
Rain Water Harvesting	0	0	0	0

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	0.48			
Parks and Playgrounds	0			
Clubhouse/community centres	0			
Shopping area	0			
Other	3.10			
Street Lighting	3.19			
Electrical SubStation	1			
Rain Water Harvesting	1.43			

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:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	292	287 Flats + 5 Shops
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	34890 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	23230.77 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	11659 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	0 Lakhs	
vii. Amount invested in the project upto the date of application	56657.64 Lakhs	
Land cost (If any)	14879.00 Lakhs	
Apartments	12386.67 Lakhs	
Infrastructure	195.80 Lakhs	
EDC/ Taxes Etc.	29196.17 Lakhs	other cost included
viii. Balance cost to be incurred for completion of the project and delivery of possession	19881.88 Lakhs	
(a) In respect of existing allottees	11722.11 Lakhs	
(b) In respect of rest of the project	8159.77 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	25096 Lakhs	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	19881.88 Lakhs	

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	121.01	18.15
II. WATER SUPPLY SYSTEM	193.51	0
III. STORM WATER DRAINAGE	67.85	41.95
IV. ELECTRICITY SUPPLY SYSTEM	340.30	10.21
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	136.39	76.17
VI. CLUB HOUSE/COMMUNITY CENTRE	395	0
VII. SCHOOL	0	0
VIII. ANY OTHER	12.60	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0.50	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	16.64	0.33
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	15	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	1.7	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	90	48.99

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 | Yes |
| 2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. | Yes |
| 3. Bank account to which the deposits received from apartment buyers will be credited | |
| Bank and Branch address | HDFC BANK LTD. SECTOR 18
NOIDA |
| Bank Account number | 57500000129256 |
| IFSC code | HDFC0000088 |
| MICR code | 110240181 |
| Branch code | 000088 |
| 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. Pritam Kumar Jha, Address:
ATS Tower, Plot No-16, Sector 135
Noida- 201305 |
| 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) | Attached |

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	No
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. FIRE FIGHTING (NOC)	ALREADY BEEN OBTAINED	29-12-2014
II. SERVICE ESTIMATE	ALREADY BEEN OBTAINED	08-01-2016
III. HEIGHT CLEARANCE (AAI)	ALREADY BEEN OBTAINED	02-01-2014
IV. NWBL NOC	ALREADY BEEN OBTAINED	12-06-2014
V. FOREST (ARAWALI) NOC	ALREADY BEEN OBTAINED	01-04-2013
VI. WATER NOC	ALREADY BEEN OBTAINED	28-11-2013
VII. STRUCTURE STABILITY	ALREADY BEEN OBTAINED	16-05-2015
VIII. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	03-09-2014
IX. HARYANA STATE POLLUTION CONTROL BOARD	ALREADY BEEN OBTAINED	20-11-2014
X. SANCTION LETTER	ALREADY BEEN OBTAINED	06-06-2016
XI. TEMPORARY STRUCTURE APPROVAL	ALREADY BEEN OBTAINED	24-12-2013
XII. ZONING PLAN	ALREADY BEEN OBTAINED	11-10-2013
XIII. ELECTRIC POWER UNDERTAKING & APPLICATION	ALREADY BEEN OBTAINED	27-11-2013

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 **GIST 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	VITRIFIED TILES FLOORING IN LIVING, DINING & LOBBY- WOODEN/ VITRIFIED TILES FLOORING IN BEDROOMS- VITRIFIED TILES IN KITCHEN, UTILITY & SERVANT ROOM AND CERAMIC TILES IN TOILETS. STAIRCASE & LANDINGS TO BE IN WHITE MARBLE FLOORING. BALCONIES WILL BE IN ANTI-SKID CERAMIC FLOORING
2	WALL FINISHING DETAILS	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON INTERIOR WALLS
3	KITCHEN DETAILS	ALL KITCHEN COUNTERS IN PRE-POLISHED GRANITE/ MARBLE STONE, ELECTRICAL POINTS FOR KITCHEN CHIMNEY & HOB, WASHING MACHINE & FRIDGE TO BE PROVIDED. KITCHEN WILL BE PROVIDED WITH MODULAR CABINETS OF APPROPRIATE FINISH
4	BATHROOM FITTINGS	PREMIUM SANITARY FIXTURES, PREMIUM CHROME PLATED FITTINGS
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	MAIN ENTRANCE DOOR AS ENGINEERED DOOR WITH POLISHED WOOD VENEER AND SOLID WOOD/TIMBER FRAME. ALL INTERNAL DOORS ARE FLUSH/SKIN DOORS- POLISHED/ENAMEL PAINTED: STAINLESS/ BRASS FINISHED HARDWARE FITTINGS FOR MAIN DOOR & ALUMINIUM POWDER COATED HARDWARE FITTING AND LOCKS OF BRANDED MAKE. DOOR FRAMES AND WINDOW PANELS OF SEASONED HARDWOOD/ ALUMINIUM/ UPVC SECTIONS. ALL HARDWARE IN POWDER COATED ALUMINIUM. SIZE AND SECTION AS PER DESIGN OF THE ARCHITECT
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	PROVISION FOR ADEQUATE LIGHT & POWER POINTS. TELEPHONE & T.V. OUTLETS IN DRAWING, DINING AND ALL BEDROOM; MOULDED MODULAR PLASTIC SWITCHES & PROTECTIVE MCB'S
9	CONDUCTING AND WIRING DETAILS	ALL ELECTRICAL WIRING IN CONCEALED CONDUITS
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	UNDERGROUND WATER TANK WITH PUMP HOUSE FOR SUPPLY OF WATER. DUAL PLUMBING PROVISION FOR ALL TOILETS
12	LIFT DETAILS	LIFTS TO BE PROVIDED FOR ACCESS TO ALL FLOORS
13	EXTERNAL GLAZINGS	REFER SER NO 13.1
13.1	WINDOWS/GLAZINGS	UPVC AND ALUMINIUM FIXED AND OPENABLE WINDOWS
14	DOORS	REFER SER NO 14.1 AND 14.2

14.1	MAIN DOORS	FLUSH DOORS - POLISHED/ENAMEL PAINTED; STAINLESS STEEL/ BRASS FINISHED HARDWARE FITTINGS FOR MAIN DOOR & ALUMINIUM POWDER COATED HARDWARE FITTING AND LOCKS OF BRANDED MAKES. DOOR FRAMES OF SEASONED HARDWOOD
14.2	INTERNAL DOORS	FLUSH DOORS - POLISHED/ENAMEL PAINTED. DOOR FRAMES OF SEASONED HARDWOOD
15	AIR CONDITIONING	SPLIT UNITS IN LIVING ROOM, DINING & ALL BED ROOMS
16	ELECTRICAL FITTINGS	PROVISION FOR ADEQUATE LIGHT & POWER POINTS. TELEPHONE & T.V. OUTLETS IN DRAWING, DINING AND ALL BEDROOM; MOULDED MODULAR PLASTIC SWITCHES & PROTECTIVE MCB'S
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	PROVISION OF WI-FI AND BROAD BAND FACILITY PROVISION FOR OPTICAL FIBRE NETWORK; VIDEO SURVEILLANCE SYSTEM, PERIMETER SECURITY AND ENTRANCE LOBBY SECURITY WITH CCTV CAMERAS; FIRE PREVENTION, SUPPRESSION, DETECTION & ALARM SYSTEM AS PER FIRE NORMS
19	EXTERNAL FINISHING/COLOUR SCHEME	APPROPRIATE FINISH OF TEXTURE PAINT OF EXTERIOR GRADE WATER PROOF PAINT
20	INTERNAL FINISHING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON INTERIOR WALLS AND ON CEILINGS

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	VITRIFIED TILES FLOORING
1 . 2	WALLS	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
1 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	WOODEN FLOORING
2 . 2	WALLS	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
2 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	CERAMIC TILES
3 . 2	WALLS	GLAZED TILES UPTO 2400MM AND OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ABOVE IT UPTO CEILING
3 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON CEILINGS
3 . 4	COUNTERS	COUNTERS IN PRE-POLISHED GRANITE/ MARBLE STONE
3 . 5	SANITARY WARE/CP FITTINGS	PREMIUM SANITARY FIXTURES, PREMIUM CHROME PLATED FITTINGS
3 . 6	FITTING/FIXTURES	PREMIUM CHROME PLATED FITTINGS
4 . BED ROOMS		
4 . 1	FLOOR	VITRIFIED TILES FLOORING
4 . 2	WALLS	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON INTERIOR WALLS
4 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON CEILINGS
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	CERAMIC TILES
5 . 2	WALLS	GLAZED TILES UPTO 2400MM AND OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ABOVE IT UPTO CEILING
5 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
5 . 4	COUNTERS	COUNTERS IN PRE-POLISHED GRANITE/ MARBLE STONE
5 . 5	SANITARY WARE/CP FITTINGS	PREMIUM SANITARY FIXTURES, PREMIUM CHROME PLATED FITTINGS
5 . 6	FIXTURES	PREMIUM CHROME PLATED FITTINGS
6 . KITCHEN		

6 . 1	FLOOR	VITRIFIED TILES IN KITCHEN
6 . 2	WALLS	600MM HEIGHT ABOVE KITCHEN COUNTER SLAB IN APPROPRIATE COLOUR & PAINT
6 . 3	CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ON CEILINGS
6 . 4	COUNTERS	ALL KITCHEN COUNTERS IN PRE-POLISHED GRANITE/ MARBLE STONE
6 . 5	FIXTURES	ELECTRICAL POINTS FOR KITCHEN CHIMNEY & HOB, KITCHEN WILL BE PROVIDED WITH MODULAR CABINETS OF APPROPRIATE FINISH
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	TILES
7 . 2	WALLS & CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
7 . 3	TOILET	GLAZED TILES UPTO 2400MM AND OIL BOUND DISTEMPER OF APPROPRIATE COLOUR ABOVE IT UPTO CEILING.CERAMIC TILES FLOORING
7 . 4	BALCONY	ANTI-SKID CERAMIC FLOORING
8 . SIT-OUTS		
8 . 1	FLOOR	ANTI-SKID CERAMIC FLOORING
8 . 2	WALLS & CEILING	OIL BOUND DISTEMPER OF APPROPRIATE COLOUR
8 . 3	RAILINGS	M S RAILING
8 . 4	FIXTURES	NA

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

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	REGISTRATION FEE DEMAND DRAFT	17-02-2020	-----
2	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	12-12-2019	View Document
3	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	12-12-2019	View Document
4	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	12-12-2019	View Document
5	ZONING PLAN	12-12-2019	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	12-12-2019	View Document
7	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	12-12-2019	View Document
8	GIST OF THE IMPORTANT PROVISIONS OF DRAFT AGREEMENT	28-01-2021	-----
9	AIRPORT HEIGHT CLEARANCE	07-02-2020	-----
10	ATS MARIGOLD LOI	07-02-2020	-----
11	BOARD RESOLUTION	07-02-2020	-----
12	NON ENCUMBRANCE CERTIFICATE	07-02-2020	-----
13	ENVIRONMENT CLEARANCE APPROVAL	07-02-2020	-----
14	DEMARICATION PLAN	07-02-2020	View Document
15	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	07-02-2020	View Document
16	FIRE NOC	07-02-2020	-----
17	LICENSE ALONG WITH LAND SCHEDULE	07-02-2020	-----
18	FOREST NOC	07-02-2020	-----
19	LC-IV	07-02-2020	-----
20	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	01-06-2021	View Document
21	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	22-07-2021	View Document
22	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN	22-07-2021	View Document

	FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT		
23	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	22-07-2021	View Document
24	COD	27-07-2021	-----
25	SERVICE PLAN ESTIMATES	28-07-2021	-----
26	BUILDING PLAN APPROVAL LETTER (BR-III)	27-07-2021	-----
27	RENEWAL OF LICENSE (MARIGOLD)	27-07-2021	-----
28	DEFICIT FEES	27-07-2021	-----
29	SERVICE PLAN ESTIMATES APPROVAL LETTER	28-07-2021	-----

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

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	PROJECT CONTINUATION- RC/REP/HARERA/GGM/55 of 2017/7(3)/2022/07 DATED 20.09.2022	26-12-2022	View Document
2	PROJECT CONTINUATION- RC/REP/HARERA/GGM/55 OF 2017/7(3)/2022/07 DATED 24.06.2024	09-07-2024	View Document

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

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

