

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-947-2021

Submission Date : 12-07-2023 02:30:56 PM

Applicant Type : Company

Project Type: ONGOING

FORM REP-I

Part - A

1. Name and registered address
of the company

**WONDER CITY BUILDCON
LIMITED**

(Annex a copy in Folder A)

**GODREJ ONE, 5TH FLOOR,
PIROJSHANAGAR, EASTERN
EXPRESS HIGHWAY, VIKHROLI
(EAST) MUMBAI MUMBAI CITY
MH 400079**

Phone(Landline)

01244956150

Phone(Mobile)

0122495615 (Number Shared by
Promoter in Public)

Email ID

notice_aria@godrejproperties.com

Website

http://godrejproperties.com/

Pan No.

(Annex a copy in Folder A)

XXXX346B

CIN No.

(Annex a copy in Folder A)

U70100MH2013PLC247696

2. Managing Director/HOD/CEO:

Name : **MR SUSHIL KUMAR**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern
Express Highway Vikhroli East Mumbai Maharashtra - 400079**

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX809R**

(Annex a copy in Folder A)



3. Director 1:

Name : **MR AMIT BIREN CHOUDHURY**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern
Express Highway Vikhroli East Mumbai Maharashtra - 400079**



4. Director 2:

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX516K**
(Annex a copy in Folder A)



5. Director 3:

Name : **MR ANUJ SHANDILYA**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern Express Highway Vikhroli East Mumbai Maharashtra - 400079**

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX641D**
(Annex a copy in Folder A)



6. Director 4:

Name : **MR NITISH DUBEY**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern Express Highway Vikhroli East Mumbai Maharashtra - 400079**

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX641G**
(Annex a copy in Folder A)



7. Authorised representative for
correspondance with Authority:

Name : **MS GEETIKA TREHAN**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern Express Highway Vikhroli East Mumbai Maharashtra - 400079**

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX360J**
(Annex a copy in Folder A)

Name : **MR NITISH DUBEY**

Residential Address : **Godrej One 5th Floor Pirojshanagar Eastern Express Highway Vikhroli East Mumbai Maharashtra - 400079**

Phone (landline) **02261698500**

Phone (Mobile) **2261698500** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX641G**
(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	GODREJ ARIA & 101 (VOL. II)
2. Address of the site of the project (Annex a copy in Folder A)	SEC 79, NAURANGPUR
Tehsil	GURGAON
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	8448991901
Phone(Mobile)	8448991902 (Number Shared by Promoter in Public)
Email	notice_aria@godrejproperties.com
4. Contact person at the site office:	
Name	NITISH DUBEY
Phone(Landline)	8448991901
Phone(Mobile)	8448991902 (Number Shared by Promoter in Public)
Email	notice_aria@godrejproperties.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	2253	04-07-2023	79925	HDFC BANK	HRERA Gurugram
2	2331	06-09-2023	927297	HDFC 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 | 0.9875 (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 | 17.43125 (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) | 47 of 2013 dated 06.06.2013(14.59375 acres) 109 of 2014 dated 14.08.2014 (2.8375 acres) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name STERLING INFRASTRUCTURE LLP (PREVIOUSLY K/A STERLING INFRASTRUCTURE PVT. LTD	Address 7TH FLOOR, PLOT NO. 15, SECTOR-44, GURGAON-122022
-------------	---	---

Licensee 2:	Name KJS COLONIZERS LLP (PREVIOUSLY KNOWN AS RIZON DEVELOPERS PVT. LTD)	Address 7TH FLOOR, PLOT NO. 15, SECTOR-44, GURGAON-122022
-------------	---	---

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- APPLICANT HAS DEVELOPMENT RIGHTS OVER THE LICENSED LAND ADMEASURING 14.59375 ACRES (LICENSE NO. 47 OF 2013 DATED 06.06.2013) VIDE DEVELOPMENT AGREEMENT EXECUTED BETWEEN THE LICENSEE AND THE APPLICANT.

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 AGREEMENT WAS MADE AFTER THE 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)**

THE DEVELOPMENT AGREEMENT IS BASED ON REVENUE SHARE BETWEEN THE PARTIES AND THE SAME SHALL BE GOVERNED AS PER THE TERMS AND CONDITIONS OF THE AGREEMENT.

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)	11147.43 Lakhs
i. Cost of the land (if included in the estimated cost)	4053.23 Lakhs
ii. Estimated cost of construction of apartments	3550.5 Lakhs
iii. Estimated cost of infrastructure and other structures	259.60 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	3284.1 Lakhs

2. The total land of the project measuring **0.9875 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	0.16
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0.1480
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0

12	ANY OTHER	0.6795
	Total	0.9875

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	NA	Yes
WATER SUPPLY	GMDA	Yes
ELECTRICITY	DHBVN	Yes
SEWAGE DISPOSAL	GMDA	Yes
STORM WATER DRAINAGE	NA	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	23.4	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	29.6	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	11.6	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	16.0	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	13.5	AS PER PROJECT REPORT
6	STREET LIGHTING	3.8	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	7.0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	0	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	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
15	ELECTRICAL SUB STATION	58.0	AS PER PROJECT REPORT
16	STP	13.0	AS PER PROJECT REPORT
17	UNDERGROUND WATER TANK	4.0	AS PER PROJECT REPORT

18	COMPOUND WALL AND ENTRANCE GATE	22.0	AS PER PROJECT REPORT
19	LANDSCAPE	1.10	AS PER PROJECT REPORT
20	SOFTSCAPE	25.50	AS PER PROJECT REPORT
21	HIGHSIDE	31.20	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.

10-02-2020 (date)

6. Date of approval of Building Plans

10-02-2020 (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 TYPE 2BHK	950.45	1	0	1	1
2	APARTMENT/SHOPS/OTHER BUILDINGS Type TYPE 3.5 BHK	1323.32	27	0	27	1
3	APARTMENT/SHOPS/OTHER BUILDINGS Type TYPE 3.5 BHK	1292.64	14	0	14	1
4	APARTMENT/SHOPS/OTHER BUILDINGS Type TYPE 3.5 BHK	1324.93	14	0	14	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
	0	0

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

Start Date	N/A
Earlier date of completion	28-02-2021
Revised date of completion	31-08-2028

(c) Time schedule for development of infrastructure:

Start Date	01-11-2024
Percentage completion Upto the date of application	0
Projected date of completion	14-02-2028

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

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

(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	01-02-2016
Percentage completion	0
Projected date of completion	31-08-2028

(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	1000
b) Stilt parking	14
c) Covered parking	97
d) Open parking	383
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	1443.42
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments				35.51
Shops				0
Plots				0

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	71.01	106.52	106.52	35.51
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	142.02	213.03	248.54	71.01
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	106.52	177.53	213.03	71.01
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	106.52	106.52	71.01	71.01
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	81.66	35.51	37.16	0
Shops	0	0	0	0
Plots	0	0	0	0

(b) 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

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	0
Water Supply System			0	0
Sewerage treatment & garbage disposal			0	0
Electricity Supply System			0	0
Storm Water Drainage			0	0
Parks and Playgrounds			0	0
Clubhouse/community centres			0	0
Shopping area			0	0
Other			0	0
Underground Water Tank			0	0.08
High Side Work			0.76	2.04
STP			1.25	4.68

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0.70	1.87	3.27
Water Supply System	0.59	0.89	3.55	3.55
Sewerage treatment & garbage disposal	0	0.54	2.02	2.97
Electricity Supply System	0.32	0.48	1.28	2.24
Storm Water Drainage	0.23	0.35	0.93	1.62
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	93.87	0
STP	0.52	1.95	2.86	2.60
High Side	5.62	6.24	4.68	3.12
Electrical Sub Station	0	2.32	8.70	10.44
Compound Wall and Entrance Gate	0	0.66	1.76	3.00
Softscape	2.55	2.55	2.55	2.55

Landscape	0	0.04	0.17	0.24
Underground Water Tank	0.12	0.48	0.48	0.48
Security and Firefighting	0	0.28	1.05	1.26
Street Lighting	0.08	0.11	0.45	0.45

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	4.21	1.87	2.34	2.34
Water Supply System	3.55	4.74	5.92	4.44
Sewerage treatment & garbage disposal	2.70	2.02	1.62	1.08
Electricity Supply System	2.88	1.28	1.60	1.60
Storm Water Drainage	2.08	0.93	1.50	2.08
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 Lighting	0.45	0.61	0.76	0.57
STP	1.95	1.56	1.04	0.26
Underground Water Tank	0.64	0.80	0.60	0.32
High Side	2.50	1.25	0.94	0.94
Softscape	2.04	2.04	2.04	1.78
Landscape	0.22	1.17	0.13	0.09
Compound Wall and Entrance Gate	3.96	1.76	2.86	3.96
Electrical Sub Station	11.60	8.70	5.80	4.64
Security and Firefighting	1.40	1.05	0.70	0.56

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	2.34	2.34	2.10	0
Water Supply System	2.37	0	0	0
Sewerage treatment & garbage disposal	0.27	0.27	0	0
Electricity Supply System	1.60	1.60	1.12	0
Storm Water Drainage	0.93	0.93	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
Landscape	0.02	0	0	0
Softscape	0.51	0.10	0	0
Underground Water Tank	0	0	0	0
Street Lighting	0.30	0	0	0
Security and Firefighting	0.28	0.21	0.21	0
Electrical Sub Station	2.32	1.16	1.16	1.16
STP	0	0	0	0
High Side	0	0	0	0
Compound Wall and Entrance Gate	1.76	1.76	0.44	0

Particulars	Year-2028			
	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
Underground Water Tank	0	0	0	0
Street Lighting	0	0	0	0
Security and Firefighting	0	0	0	0
Compound Wall and Entrance Gate	0	0	0	0
Landscape	0	0	0	0
Softscape	0	0	0	0
High Side	0	0	0	0
STP	0	0	0	0
Electrical Sub Station	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:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	738	Units of Tower G (56 Units) for which approval is requested are not included.
ii. No. of Flats/ Apartments booked	711	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	74200 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	73000 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	1152 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	1152 Lakhs	
vii. Amount invested in the project upto the date of application	0 Lakhs	
Land cost (If any)	24896.15 Lakhs	
Apartments	28050.46 Lakhs	
Infrastructure	3907 Lakhs	
EDC/ Taxes Etc.	28005.08 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	0 Lakhs	
(a) In respect of existing allottees	2489 Lakhs	
(b) In respect of rest of the project	3810 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	0 Lakhs	

x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 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	23.40	0
II. WATER SUPPLY SYSTEM	29.60	0
III. STORM WATER DRAINAGE	11.60	0
IV. ELECTRICITY SUPPLY SYSTEM	16.0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	13.50	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	0	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	7.0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	158.4	0

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. **No**
3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**HDFC BANK LTD GROUND FLOOR
JEHANGIR BUILDING M G ROAD FORT
MUMBAI MAHARASHTRA 400001**

Bank Account number

57500000030882

IFSC code

HDFC0000060

MICR code

400240015

Branch code

000060

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)

**Sagar Teotia, Address- 3rd Floor, Tower
B, UM House Plot 35, (Gate:1) sector 44,
Gurugram 122001**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

Yes

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

**Signature of the Applicant / Authorised
Representative**

Stamp _____

Date _____

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	No
ii. Demarcation Plan	No
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	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	Yes

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE NO. 47 OF 2013	ALREADY BEEN OBTAINED	06-06-2013
II. RENEWAL OF LICENCE NO. 47 OF 2013	ALREADY BEEN OBTAINED	02-08-2021
III. LICENCE NO. 109 OF 2014	ALREADY BEEN OBTAINED	14-08-2014
IV. RENEWAL OF LICENCE NO. 109 OF 2014	ALREADY BEEN OBTAINED	30-09-2019
V. ZONING PLAN	ALREADY BEEN OBTAINED	14-08-2014
VI. NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	23-07-2014
VII. REVALIDATION OF NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	23-05-2019
VIII. NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	18-05-2015
IX. REVALIDATION OF NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	25-06-2020
X. APPROVAL OF BUILDING PLAN	ALREADY BEEN OBTAINED	20-08-2014
XI. APPROVAL OF REVISED BUILDING PLAN	ALREADY BEEN OBTAINED	07-08-2015
XII. HUDA NOC FOR CONSTRUCTION PURPOSE	ALREADY BEEN OBTAINED	24-07-2014
XIII. HUDA NOC FOR CONSTRUCTION PURPOSE	ALREADY BEEN OBTAINED	05-05-2015
XIV. APPROVAL OF SERVICE PLAN ESTIMATES	ALREADY BEEN OBTAINED	08-03-2018
XV. APPROVAL OF FIRE SCHEME	ALREADY BEEN OBTAINED	12-12-2017
XVI. MINING APPROVAL	ALREADY BEEN OBTAINED	12-01-2016
XVII. APPROVAL OF ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	01-05-2017
XVIII. FOREST NOC	ALREADY BEEN OBTAINED	11-08-2014
XIX. FOREST NOC	ALREADY BEEN OBTAINED	11-06-2015
XX. ASSURANCE OF ELECTRICAL LOAD	ALREADY BEEN OBTAINED	16-08-2016
XXI. ASSURANCE OF WATER SUPPLY	ALREADY BEEN OBTAINED	02-08-2016
XXII. ASSURANCE OF SEWERAGE CONNECTION	ALREADY BEEN OBTAINED	29-07-2016
XXIII. CTE	ALREADY BEEN OBTAINED	21-06-2017
XXIV. REVALIDATION OF BUILDING PLAN	ALREADY BEEN OBTAINED	10-02-2020
XXV. REVALIDATION OF BUILDING PLAN	ALREADY BEEN OBTAINED	01-12-2020
XXVI. MINING PERMISSION	ALREADY BEEN OBTAINED	11-01-2018
XXVII. NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	05-08-2022
XXVIII. NOC FOR HEIGHT CLEARANCE	ALREADY BEEN OBTAINED	05-06-2023

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
(Annex a copy in Folder F)

Agreement for Sale shall be executed between the Developer and allottee towards allotted unit

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	LIVING & DINING ROOM/KITCHEN- VITRIFIED TILES BEDROOMS-LAMINATED WOODEN FLOOR TOILETS - VITRIFIED TILES BALCONY- ANTI SKID TILES UTILITY ROOM- CERAMIC TILES
2	WALL FINISHING DETAILS	LIVING ROOM & DINING ROOM,BEDROOMS- OIL BASED LUSTRE - INTERNAL ACRYLIC DISTEMPER TOILETS - CERAMIC TILES BELOW GRID CEILING KITCHEN- CERAMIC TILES 2'-0" ABOVE COUNTER. UTILITY ROOM- OIL BOUND DISTEMPER
3	KITCHEN DETAILS	(FLOORS-VITRIFIED TILES EXTERNAL DOORS & WINDOWS- POWDER COATED ALUMINUM INTERNAL WALLS-CERAMIC TILES 2'-0" ABOVE COUNTER. FIXTURES & FITTINGS- GRANITE TOP WITH STAINLESS STEEL SINK WITH DRAIN BOARD)
4	BATHROOM FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
5	WOOD WORK ETC	N/A
6	DOORS AND WINDOS FRAMES	WOODEN FRAME /POWDERED COATED ALUMINIUM
7	GLASS WORK	N/A
8	ELECTRIC FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
9	CONDUCTING AND WIRING DETAILS	ISI MARKED AND STANDARD MAKE
10	CUPBOARD DETAILS	N/A
11	WATER STORAGE	AS PER BUILDING CODE
12	LIFT DETAILS	AS PER BUILDING CODE
13	EXTERNAL GLAZINGS	YES
13.1	WINDOWS/GLAZINGS	POWDER COATED ALUMINUM
14	DOORS	YES
14.1	MAIN DOORS	PREHUNG- LVL WITH VENEER
14.2	INTERNAL DOORS	(PREHUNG- LVL WITH LAMINATE)
15	AIR CONDITIONING	ALL PROVIDED OF STANDARD COMPANY MAKE
16	ELECTRICAL FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
17	CNG PIPE LINE	N/A
18	PROVISION OF WIFI AND BROADBAND FACILITY	YES

19	EXTERNAL FINISHING/COLOUR SCHEME	(EXTERIOR TEXTURE UPTO 3 FLOORS & WEATHERPROOF ACRYLIC EMULSION ABOVE THAT)
20	INTERNAL FINISHING	YES

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	VITRIFIED TILES
1 . 2	WALLS	OIL BASED LUSTRE – ACRYLIC DISTEMPER
1 . 3	CEILING	OIL BOUND DISTEMPER
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING
2 . 2	WALLS	OIL BASED LUSTRE – ACRYLIC DISTEMPER
2 . 3	CEILING	OIL BOUND DISTEMPER
2 . 4	MODULAR WARDROBES	N/A
3 . MASTER TOILET		
3 . 1	FLOOR	VITRIFIED TILES
3 . 2	WALLS	CERAMIC TILES BELOW GRID CEILING
3 . 3	CEILING	GRID CEILING
3 . 4	COUNTERS	GRANITE
3 . 5	SANITARY WARE/CP FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
3 . 6	FITTING/FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
4 . BED ROOMS		
4 . 1	FLOOR	LAMINATED WOODEN FLOOR
4 . 2	WALLS	OIL BASED LUSTRE – ACRYLIC DISTEMPER
4 . 3	CEILING	OIL BOUND DISTEMPER
4 . 4	WARDROBES	N/A
5 . TOILET		
5 . 1	FLOOR	VITRIFIED TILES
5 . 2	WALLS	CERAMIC TILES BELOW GRID CEILING
5 . 3	CEILING	GRID CEILING
5 . 4	COUNTERS	GRANITE
5 . 5	SANITARY WARE/CP FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
5 . 6	FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
6 . KITCHEN		
6 . 1	FLOOR	VITRIFIED TILES
6 . 2	WALLS	CERAMIC TILES 2'-0" ABOVE COUNTER & OIL BOUND DISTEMPER
6 . 3	CEILING	OIL BOUND DISTEMPER

6 . 4	COUNTERS	GRANITE TOP
6 . 5	FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
6 . 6	KITCHEN APPLIANCES	ALL PROVIDED OF STANDARD COMPANY MAKE
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	CERAMIC TILES
7 . 2	WALLS & CEILING	OIL BOUND DISTEMPER
7 . 3	TOILET	ANTI SKID CERAMIC TILE
7 . 4	BALCONY	ANTI SKID CERAMIC TILES
8 . SIT-OUTS		
8 . 1	FLOOR	CERAMIC TILES IN BALCONIES
8 . 2	WALLS & CEILING	OIL BOUND DISTEMPER IN BALCONIES
8 . 3	RAILINGS	MS RAILING AS PER DESIGN
8 . 4	FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE

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	26-11-2021	View Document
2	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	26-11-2021	View Document
3	HUDA NOC FOR CONSTRUCTION PURPOSE	06-06-2023	-----
4	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	06-06-2023	View Document
5	HUDA NOC FOR CONSTRUCTION PURPOSE 2.83 ACRES	06-06-2023	-----
6	ZONING PLAN	06-06-2023	View Document
7	NOC FOR HEIGHT CLEARANCE (2.83 ACRES)	06-06-2023	-----
8	APPROVAL OF SERVICE PLAN ESTIMATE	06-06-2023	-----
9	RENEWAL OF NOC FOR HEIGHT CLEARANCE	06-06-2023	-----
10	ASSURANCE WATER	06-06-2023	-----
11	REVISED BUILDING PLAN	06-06-2023	-----
12	ASSURANCE SEWERAGE	06-06-2023	-----
13	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMATION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	10-06-2023	View Document
14	REVALIDATION OF BUILDING PLAN	05-07-2023	-----
15	MINING PERMISSION	05-07-2023	-----
16	ARAVALI NOC	05-07-2023	-----
17	RENEWAL OF NOC FOR HEIGHT CLEARANCE (2.83 ACS)	10-07-2023	-----
18	MINING PERMISSION	05-07-2023	-----
19	NOC FOR HEIGHT CLEARANCE	10-07-2023	-----
20	RENEWAL OF NOC FOR HEIGHT CLEARANCE	10-07-2023	-----
21	LANDSCAPE PLAN	05-10-2023	-----
22	ELECTRICAL LOAD AVAILABILITY	05-10-2023	-----
23	TOWER-7 FLOOR PLAN-1	05-10-2023	-----
24	TOWER-7 FLOOR PLAN_2	05-10-2023	-----

25	FIRE SCHEME APPROVAL	05-10-2023	-----
26	STORM PLAN	05-10-2023	-----
27	CA CERTIFICATE INVENTORY TOWER G	05-10-2023	-----
28	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	05-10-2023	View Document
29	TOWER-7 ELEVATION 1 & 2	05-10-2023	-----
30	OCCUPATION CERTIFICATE DATED 01.10.2019	05-10-2023	-----
31	AAI APPROVAL	05-10-2023	-----
32	ENVIRONMENT CLEARANCE	05-10-2023	-----
33	WATER SUPPLY PLAN	05-10-2023	-----
34	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	05-10-2023	View Document
35	CA CERTIFICATE COST CERTIFICATE TOWER G	05-10-2023	-----
36	BANK UNDERTAKING- TOWER G	05-10-2023	-----
37	TOWER-7 ELEVATION 3 & 4	05-10-2023	-----
38	BIP-JDR	05-10-2023	-----
39	APPROVAL OF BUILDING PLAN	05-10-2023	-----
40	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	05-10-2023	View Document
41	BASEMENT PARKING LAYOUT PLAN GODREJ-101	05-10-2023	-----
42	SUPERIMPOSED DEMARCATION PLAN	05-10-2023	-----
43	TOWER-G-SITE PLAN LAYOUTS	05-10-2023	-----
44	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	05-10-2023	View Document
45	AFFIDAVIT OF PROMOTER REGARDING ARRANGEMENT WITH THE BANK OF MASTER ACCOUNT- TOWER G	05-10-2023	-----
46	FOREST NOC	05-10-2023	-----
47	ROAD PLAN	05-10-2023	-----
48	SEWER PLAN	05-10-2023	-----
49	TOWER 7 SECTION AA& BB	05-10-2023	-----
50	TOWER J&H AND TOWER-G-LIGHTING LAYOUT	05-10-2023	-----

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 _____

