

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-403-2019
Submission Date : 30-11-2019 07:24:37 AM
Applicant Type : Company
Project Type: ONGOING

FORM REP-I

Part - A

1. Name and registered address of the company

WONDER CITY BUILDCON PRIVATE 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)	1244956150 (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)	U70100MH2013PTC247696

2. Managing Director/HOD/CEO:

Name : **GAGAN CHOPRA DIRECTOR**
Residential Address : **02 Bashisr Bagh Lake Delhi**
Phone (landline) **01244956150**
Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)
Email ID **Notice_aria@godrejproperties.com**
PAN No. **XXXX373M**
(Annex a copy in Folder A)



3. Director 1:

Name : **AMIT BIREN CHOUDHURY**
Residential Address : **C304 Golden Oak CHS Mumbai**



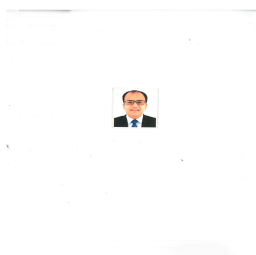
Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)

Email ID **Notice_aria@godrejproperties.com**

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

4. Director 2:



Name : **GIRISH SINGHI**

Residential Address : **Punjab Para Siliguri WN 13**

Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)

Email ID **Notice_aria@godrejproperties.com**

PAN No. **XXXX808P**
(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : **DEEPENDRA SINGH**

Residential Address : **Sector 70 Gurgaon**

Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)

Email ID **Notice_aria@godrejproperties.com**

PAN No. **XXXX582Q**
(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 I)
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR 79
Tehsil	GURGAON
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	01244956150
Phone(Mobile)	9871386779 (Number Shared by Promoter in Public)
Email	Notice_aria@godrejproperties.com
4. Contact person at the site office:	
Name	GIRISH SINGH
Phone(Landline)	01244956150
Phone(Mobile)	9871386779 (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	96436	18-07-2017	2758117	HDFC	HRERA Gurugram
2	457072	19-07-2017	133868	HDFC	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 | 13.60625 (Acre) |
| 2. Permissible FAR | 123447.894 |
| 3. FAR proposed to be utilized in the project | 175 |
| 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 and 109 of 2014 |
| 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- DEVELOPMENT AGREEMENT

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

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

AFTER

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)**

REVENUE SHARE BETWEEN LANDOWNERS AND DEVELOPERS IS 66.66 AND 33.34 SUBJECT TO TERMS OF THE DEVELOPMENT 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)	41273.84 Lakhs
i. Cost of the land (if included in the estimated cost)	4022.72 Lakhs
ii. Estimated cost of construction of apartments	26325.80 Lakhs
iii. Estimated cost of infrastructure and other structures	6199.60 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	8744.41 Lakhs

2. The total land of the project measuring **55062.439 Square Meters** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	7682.77
3	CONSTRUCTION OF ROADS	9562.48
4	PAVEMENTS	2288.64
5	PARKS AND PLAYGROUNDS	13084.76
6	GREEN BELTS	0
7	VEHICLE PARKINGS	3840.6
8	ELECTRICITY SUB-STATION	71.12
9	CLUB HOUSE	1014.814
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	14600.24
	Total	52145.424

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 /GMDA	No
WATER SUPPLY	HUDA /GMDA	No
ELECTRICITY	DHBVN	Yes
SEWAGE DISPOSAL	HUDA /GMDA	No
STORM WATER DRAINAGE	HUDA /GMDA	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	815.20	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	240.73	YET TO BE PREPARED
3	STORM WATER DRAINAGE	349.80	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	890.60	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	149.45	YET TO BE PREPARED
6	STREET LIGHTING	153.96	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	166.54	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	263.10	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	1348.74	YET TO BE PREPARED
10	SHOPPING AREA	121.08	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	21.75	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	1678.66	YET TO BE PREPARED

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

07-08-2015 (date)

6. Date of approval of Building Plans

07-08-2015 (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 1BHK+STUDY	74	1	0	1	1
2	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY - TYPE 10	102	2	0	2	1
3	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY - TYPE 3	99	30	15	15	2
4	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY - TYPE 7	107	120	74	46	2
5	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY - TYPE 8	100	26	6	20	2
6	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY - TYPE 9	105	2	0	2	1
7	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY-TYPE 4	98	26	16	10	1
8	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK + STUDY-TYPE 5	104	16	7	9	1
9	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK - TYPE 1	92	16	8	8	1
10	APARTMENT/SHOPS/OTHER BUILDINGS Type 2 BHK - TYPE 2	84	2	2	0	1
11	APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK	89	144	93	51	3
12	APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK+STUDY TYPE-1	99	35	30	5	3
13	APARTMENT/SHOPS/OTHER BUILDINGS Type 2BHK+STUDY TYPE-2	100	32	28	4	3
14	APARTMENT/SHOPS/OTHER BUILDINGS Type 3 BHK + UTILITY ROOM -TYPE 1	149	26	15	11	2

15	APARTMENT/SHOPS/OTHER BUILDINGS Type 3 BHK + UTILITY ROOM -TYPE 2	158	60	30	30	2
16	APARTMENT/SHOPS/OTHER BUILDINGS Type 3 BHK + UTILITY ROOM -TYPE 3	151	26	10	16	2
17	APARTMENT/SHOPS/OTHER BUILDINGS Type 3BHK	131	90	48	42	3
18	APARTMENT/SHOPS/OTHER BUILDINGS Type 3BHK+UTILITY ROOM	151	84	51	33	3

(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
2 BHK + STUDY - TYPE 3	15	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK + STUDY - TYPE 7	74	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK + STUDY - TYPE 8	6	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK + STUDY- TYPE 4	16	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK + STUDY- TYPE 5	7	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK -TYPE 1	8	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2 BHK -TYPE 2	2	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2BHK	93	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2BHK+STUDY TYPE-1	30	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
2BHK+STUDY TYPE-2	28	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
3 BHK + UTILITY ROOM -TYPE 1	15	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
3 BHK + UTILITY ROOM -TYPE 2	30	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
3 BHK + UTILITY ROOM -TYPE 3	10	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP

3BHK	48	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
3BHK+UTILITY ROOM	51	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP
SHOPS	6	STRUCTURE - DONE , BLOCK WORK - DONE , FLOORING - DONE , PAINTING - WIP

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

Start Date	01-02-2016
Earlier date of completion	28-02-2021
Revised date of completion	28-02-2021

(c) Time schedule for development of infrastructure:

Start Date	01-02-2016
Percentage completion Upto the date of application	81
Projected date of completion	28-02-2021

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

(a)

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

(b) Schedule for development of Infrastructure:

Start Date	01-11-2019
Percentage completion	0
Projected date of completion	01-11-2019

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

a) Underground parking	856
b) Stilt parking	0
c) Covered parking	0
d) Open parking	295
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	20630.718
Shops	99.81
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1444.18			959
Shops	0			0
Plots	0			0

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	1757	165	341.9	878
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2021			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments		26	71	53
Shops		0	0	0
Plots		0	0	0

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

Particulars	Expenditure
Roads & Pavements	234.67
Water Supply System	20.83
Sewerage treatment & garbage disposal	65.59
Electricity Supply System	768.47
Storm Water Drainage	145.84
Parks and Playgrounds	41.32
Clubhouse/community centres	849.44
Shopping area	87.80
Other	91.77
Renewable Energy System	21.75
Security and Fire Fighting	60.63
Street Lighting	77.50

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				7
Sewerage treatment & garbage disposal				4
Electricity Supply System				30
Storm Water Drainage				0
Parks and Playgrounds				0
Clubhouse/community centres				25
Shopping area				0
Other				782.23
Security and Firefighting Systems				0
Street Lighting				0

Particulars	Year-2020			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	202	310	69.10	0
Water Supply System	107	106	0	0
Sewerage treatment & garbage disposal	44	30	6	0
Electricity Supply System	51	36	5	0
Storm Water Drainage	65	85	54	0
Parks and Playgrounds	17	55	120	30
Clubhouse/community centres	150	250	74	0
Shopping area	12	15	6	0
Other	257	261	257.66	111
Street Lighting	0	0	0	0
Security and Firefighting Systems	50	0	0	0

Particulars	Year-2021			
	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	100			

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	NA
ii. No. of Flats/ Apartments booked	433	NA
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	5474816776 Lakhs	NA
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	4587598932 Lakhs	NA
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	887217843 Lakhs	NA
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	428107103 Lakhs	NA
vii. Amount invested in the project upto the date of application	588.25 Lakhs	NA
Land cost (If any)	140.94 Lakhs	NA
Apartments	0 Lakhs	NA
Infrastructure	329.10 Lakhs	NA
EDC/ Taxes Etc.	118.21 Lakhs	NA
viii. Balance cost to be incurred for completion of the project and delivery of possession	198.36 Lakhs	NA
(a) In respect of existing allottees	0 Lakhs	NA
(b) In respect of rest of the project	198.36 Lakhs	NA
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	NA
x. Total liabilities against the project up-to-date. (Annex details in folder C)	7537393088 Lakhs	NA

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	815.20	234.67
II. WATER SUPPLY SYSTEM	240.73	20.83
III. STORM WATER DRAINAGE	349.80	145.84
IV. ELECTRICITY SUPPLY SYSTEM	890.60	768.47
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	149.45	65.59
VI. CLUB HOUSE/COMMUNITY CENTRE	1348.74	849.44
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	149.45	79.72
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	263.10	41.32
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	166.54	60.63
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	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. **Yes**
3. Bank account to which the deposits received from apartment buyers will be credited
- Bank and Branch address **HDFC BANK LTD FORT BRANCH MUMBAI**
- Bank Account number **00600310035566**
- 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) **Nitesh kataria**
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	Yes
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	Yes
II. ELECTRICITY SUPPLY PLAN	Yes
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	Yes

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE	ALREADY BEEN OBTAINED	06-06-2013
II. RENEWAL OF LICENCE	ALREADY BEEN OBTAINED	12-06-2019
III. ADDITIONAL LICENCE	ALREADY BEEN OBTAINED	14-08-2014
IV. RENEWAL OF ADDITIONAL LICENCE	ALREADY BEEN OBTAINED	30-09-2019
V. BUILDING PLAN	ALREADY BEEN OBTAINED	20-08-2014
VI. ADDITIONAL/REVISED BUILDING PLAN	ALREADY BEEN OBTAINED	07-08-2015
VII. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	01-05-2017
VIII. FIRE SCHEME APPROVAL	ALREADY BEEN OBTAINED	12-12-2017
IX. SERVICE PLAN ESTIMATE	ALREADY BEEN OBTAINED	08-03-2018

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 **Agreement for Sale shall be executed between the Developer and allottee towards allotted unit**
(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	LAMINATED WOODEN FLOOR IN BEDROOMS/ANTI SKID CERAMIC TILES IN TOILETS/ANTI SKID TILES IN KITCHEN AND BALCONY
2	WALL FINISHING DETAILS	ACRYLIC EMULSION/CERAMIC TILE 2'-0" ABOVE COUNTER FOR WALLS/TILE /STONE ARCHITRAVE WITH ARCYLIC EMULSION FOR TOWER LOBBIES
3	KITCHEN DETAILS	ANTI SKID TILE FLOOR/CERAMIC TILE 2'-0" ABOVE COUNTER FOR WALLS/GRANITE TOP WITH STAINLESS STEEL SINK WITH DRAINBOARD
4	BATHROOM FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	EXTERNAL- ANODIZED/POWER COATED ALUMINUM/UPVC ,INTERNAL- HARDWOOD FRAME
7	GLASS WORK	ON EXTERNAL BUILDING FAçADE AND ENTRANCE LOBBIES
8	ELECTRIC FITTINGS	MODULAR SWITCHES
9	CONDUCTING AND WIRING DETAILS	HIGH QUALITY FIRE RESISTANT LOW SMOKE COPPER WIRING
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	UNDERGROUND AND OVERHEAD STORAGE TANK
12	LIFT DETAILS	TILE/STONE ARCHITRAVE WITH ACRYLIC EMULSION
13	EXTERNAL GLAZINGS	ANNEALED GLASS
13.1	WINDOWS/GLAZINGS	ANNEALED GLASS
14	DOORS	EXTERNAL -ANODIZED/POWDER COATED ALUMINUM/UPVC ,INTERNAL- TEAK FINISH FLUSH DOORS/MOULDED SHUTTER/LAMINATED FLUSH DOORS
14.1	MAIN DOORS	TEAK FINISH FLUSH DOORS/MOULDED SHUTTER
14.2	INTERNAL DOORS	LAMINATED FLUSH DOORS/MOULDED SHUTTER
15	AIR CONDITIONING	FOR TOWER 9,10,11,12,13&14; -SPLIT AC'S IN ALL BEDROOMS FOR 1,2,3,4,8&15;-PROVISION OF SPLIT AC'S IN ALL ROOMS
16	ELECTRICAL FITTINGS	MODULAR SWITCHES
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	YES

19	EXTERNAL FINISHING/COLOUR SCHEME	GOOD QUALITY EXTERNAL GRADE TEXTURE PAINT
20	INTERNAL FINISHING	WALLS-ACRYLIC EMULSION/TILE CLADDING , FLOOR-LAMINATED WOODEN FLOOR/ANTISKID CERAMIC TILES

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	VITRIFIED TILES
1 . 2	WALLS	ACRYLIC EMULSION
1 . 3	CEILING	OIL BOUND DISTEMPER
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOOR
2 . 2	WALLS	ACRYLIC EMULSION
2 . 3	CEILING	OIL BOUND DISTEMPER
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	ANTI SKID CERAMIC TILE
3 . 2	WALLS	TILE CLADDING TILL 7'-0" ON ALL SIDES
3 . 3	CEILING	GRID FALSE CEILING
3 . 4	COUNTERS	GRANITE STONE
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	ACRYLIC EMULSION
4 . 3	CEILING	OIL BOUND DISTEMPER
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	ANTI SKID CERAMIC TILE
5 . 2	WALLS	TILE CLADDING TILL 7'-0" ON ALL SIDES
5 . 3	CEILING	GRID FALSE CEILING
5 . 4	COUNTERS	GRANITE STONE
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	ANTI SKID TILES
6 . 2	WALLS	CERAMIC TILES 2'-0" ABOVE COUNTER
6 . 3	CEILING	OIL BOUND DISTEMPER
6 . 4	COUNTERS	MARBLE/GRANITE TOP

6 . 5	FIXTURES	STAINLESS STEEL SINK WITH DRAIN BOARD
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	ANTI SKID/CERAMIC TILES
7 . 2	WALLS & CEILING	ACRYLIC EMULSION IN UTILITY
7 . 3	TOILET	ROOM/EXTERNAL GRADE PAINT IN
7 . 4	BALCONY	BALCONY/OIL BOUND DISTEMPER IN CEILING
8 . SIT-OUTS		
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
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	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	28-11-2019	View Document
2	WONDER CITY BUILDCON PRIVATE LIMITED BALANCE SHEET 2019	28-11-2019	-----
3	DEVELOPMENT AGREEMENT	28-11-2019	-----
4	DEMARICATION PLAN	28-11-2019	View Document
5	AGREEMENT FOR SALE	28-11-2019	-----
6	WONDER CITY BUILDCON PRIVATE LIMITED BALANCE SHEET 2018	28-11-2019	-----
7	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	28-11-2019	View Document
8	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	28-11-2019	View Document
9	WONDER CITY BUILDCON PRIVATE LIMITED BALANCE SHEET 2017	28-11-2019	-----
10	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	28-11-2019	View Document
11	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	28-11-2019	View Document
12	ALLOTMENT LETTER	28-11-2019	-----
13	ZONING PLAN	28-11-2019	View Document
14	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	28-11-2019	View Document
15	GENERAL POWER OF ATTORNEY	28-11-2019	-----
16	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	28-11-2019	View Document
17	STATEMENT OF LIABILITIES AGAINST THE PROJECT	28-11-2019	-----
18	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	28-11-2019	View Document
19	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	30-11-2019	View Document

20	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	30-11-2019	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 _____

Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	Occupation Certificate	02-08-2024	View Document
2	Occupation Certificate	13-08-2024	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 _____