

HRERA Gurugram

Temp Project Id : RERA-GRG-PROJ-249-2019

Submission Date : 07-05-2019 12:51:15 PM

Applicant Type : Company

Project Type: ONGOING

FORM REP-I

Part - A

1. Name and registered address of the company

**EXPERION DEVELOPERS
PVT. LTD.**

(Annex a copy in Folder A)

**SECOND FLOOR,PLOT NO
18,SECTOR
32,GURUGRAM**

Phone(Landline)

01244422630

Phone(Mobile)

9560454296 (Number Shared by Promoter in Public)

Email ID

suneet.puri@experion.net.in

Website

http://www.experion.co

Pan No.

(Annex a copy in Folder A)

XXXX138L

CIN No.

(Annex a copy in Folder A)

U70109DL2006FTC151343

2. Chairman of the company:

Name : **HEMANT TIKOO**

Residential Address : **1 7PDI Sahara Grace Behind Sahara
MallChakkarpur Gurgaon 122001 Haryana**

Phone (landline) **01244422630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **hemant@atcapital.com.sg**

PAN No. **XXXX343E**

(Annex a copy in Folder A)



3. Managing Director/HOD/CEO:

Name : **RAKESH KAUL**

Residential Address : **C 1 7PDI Sahara Grace Behind Sahara
MallChakkarpur Gurgaon 122001 Haryana**



Phone (landline) **01244422630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **rakesh.kaul@experion.net.in**

PAN No. **XXXX343E**
(Annex a copy in Folder A)

4. Director 1:

Name : **SANJAY BAKLIWAL**

Residential Address : **K-5-1 DLF Phase-2 Gurgaon Haryana 122002**

Phone (landline) **01244422630**

Phone (Mobile) **9810728515** (Number Shared by Promoter in Public)

Email ID **sanjay.bakliwal@atcapital.com.sg**

PAN No. **XXXX767B**
(Annex a copy in Folder A)



5. Director 2:

Name : **ARVIND TIKU**

Residential Address : **C 1 7PDI Sahara Grace Behind Sahara Mall Chakkarpur Gurgaon 122001 Haryana**

Phone (landline) **01244422630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in Public)

Email ID **arvind.tiku@atcapital.com.sg**

PAN No. **XXXX527L**
(Annex a copy in Folder A)



6. Director 3:

Name : **BASAVARADDI KRISHNARADDI MALAGI**

Residential Address : **Flat No 611B Central Park 2Opp Raheja Mall Sohna Road Sector 48 Gurgaon 122001**

Phone (landline) **01244422630**

Phone (Mobile) **9845162343** (Number Shared by Promoter in Public)

Email ID **bk.malagi@experion.net.in**

PAN No. **XXXX965C**
(Annex a copy in Folder A)



7. Authorised representative for
correspondance with Authority:



Name : **SUNEET PURI**

Residential Address : **B1 151 Regency Park 1 DLF Phase 4
Gurgaon Haryana 122009**

Phone (landline) **01244422630**

Phone (Mobile) **9560454296** (Number Shared by Promoter in
Public)

Email ID **suneet.puri@experion.net.in**

PAN No. **XXXX215G**
(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	HEARTSONG PHASE 6
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR 108
Tehsil	KADIPUR ST
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	01244422630
Phone(Mobile)	9560454296 (Number Shared by Promoter in Public)
Email	suneet.puri@experion.net.in
4. Contact person at the site office:	
Name	VAIBHAV KUMAR SHIVHARE
Phone(Landline)	01244422630
Phone(Mobile)	9818559575 (Number Shared by Promoter in Public)
Email	vaibhav.shivhare@experion.net.in

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

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

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

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

-
-
-
-

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

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	42286	15-07-2017	731690	AXIS 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 | 15.025 (Acre) |
| 2. Permissible FAR | 175 |
| 3. FAR proposed to be utilized in the project | 0.098 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 15.025 (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) | License No 38 of 2010 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name	EXPERION REAL ESTATE DEVELOPERS PVT. LTD.	Address	EXPERION REAL ESTATE DEVELOPERS PVT. LTD.
Licensee 2:	Name	EXPERION REALTY PVT. LTD.	Address	EXPERION REALTY PVT. LTD.

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- CHANGE OF DEVELOPER**
- ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:
 - o Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)** **AFTER THE GRANT OF LICENCE**
- 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)** **PAYMENT OF AGREED SUM TO THE LICENCE HOLDER BY THE COLLABORATOR**
- 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)	2960 Lakhs
i. Cost of the land (if included in the estimated cost)	280 Lakhs
ii. Estimated cost of construction of apartments	2096 Lakhs
iii. Estimated cost of infrastructure and other structures	0 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	584 Lakhs

2. The total land of the project measuring **0.585 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	2367.41
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0
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
	Total	2367.41

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	G.M.D.A.	No
WATER SUPPLY	G.M.D.A.	Yes
ELECTRICITY	D.H.B.V.N.	Yes
SEWAGE DISPOSAL	H.U.D.A.	Yes
STORM WATER DRAINAGE	H.U.D.A.	Yes

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	0	SUBMITTED TO HUDA
2	WATER SUPPLY SYSTEM	0	SUBMITTED TO HUDA
3	STORM WATER DRAINAGE	0	SUBMITTED TO HUDA
4	ELECTRICITY SUPPLY SYSTEM	0	SUBMITTED TO HUDA
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	0	SUBMITTED TO HUDA
6	STREET LIGHTING	0	SUBMITTED TO HUDA
7	SECURITY AND FIRE FIGHTING	0	SUBMITTED TO HUDA
8	PLAYGROUNDS AND PARKS	0	SUBMITTED TO HUDA
9	CLUB HOUSE/COMMUNITY CENTRE	0	SUBMITTED TO HUDA
10	SHOPPING AREA	0	SUBMITTED TO HUDA
11	RENEWABLE ENERGY SYSTEM	0	SUBMITTED TO HUDA
12	SCHOOL	0	SUBMITTED TO HUDA
13	HOSPITAL/DISPENSARY	0	SUBMITTED TO HUDA
14	ANY OTHER	0	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.

18-09-2012 (date)

6. Date of approval of Building Plans

18-09-2012 (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 3BR+3T+U	106	28	0	28	3
2	APARTMENT/SHOPS/OTHER BUILDINGS Type 2BR+2T+U	67	16	1	15	1
3	APARTMENT/SHOPS/OTHER BUILDINGS Type 2BR+2T+U	68.23	8	1	7	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
3BR+3T+U	0	100% COMPLETED
2BR+2T+U	2	100% COMPLETED

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

Start Date	01-04-2013
Earlier date of completion	19-12-2017
Revised date of completion	19-12-2017

(c) Time schedule for development of infrastructure:

Start Date	01-04-2013
Percentage completion Upto the date of application	100
Projected date of completion	19-12-2017

(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	01-04-2013
Percentage completion	100
Projected date of completion	19-12-2017

(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	721
b) Stilt parking	240
c) Covered parking	0
d) Open parking	526
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	2960
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(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	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

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	52	
ii. No. of Flats/ Apartments booked	2	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	200 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	198 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	2 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	2 Lakhs	
vii. Amount invested in the project upto the date of application	2960 Lakhs	
Land cost (If any)	280 Lakhs	
Apartments	1838 Lakhs	
Infrastructure	0 Lakhs	
EDC/ Taxes Etc.	584 Lakhs	EDC including Interest
viii. Balance cost to be incurred for completion of the project and delivery of possession	0 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 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	0	0
II. WATER SUPPLY SYSTEM	0	0
III. STORM WATER DRAINAGE	0	0
IV. ELECTRICITY SUPPLY SYSTEM	0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	0	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	0	0
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	KOTAK MAHINDRA BANK, NARAIN MANZIL, GF, SHOP NO. G-1 TO G-5, 1ST FLOOR, SHOPNO. 1001 TO 1007, NEW DELHI-110001
Bank Account number	2113798515
IFSC code	KKBK0004605
MICR code	-
Branch code	4605

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)

Rakesh Kaul Add : D-902, NPSC Society, Plot No-5, Sector-2, Dwarka, South West Delhi, Delhi-11075 Suneet Puri Add: B1-151, Regency Park 1, DLF Phase-IV, Gurugram, Haryana-122009 Sanjay Bakliwal Add: K 5/1, DLF Phase-II, Gurgaon, Haryana-122002 Sachin Vora Add : 702, Silver Trove, Off Veera Desai Road, Opp Axis Bank, Andheri West, Mumbai, Maharashtra-400058

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

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LISENSE APPROVAL (LISENSE NO 38 OF 2010)	ALREADY BEEN OBTAINED	14-05-2010
II. BUILDING PLAN APPROVAL	ALREADY BEEN OBTAINED	18-09-2012
III. ENVIRONMENT CLEARANCE APPROVAL	ALREADY BEEN OBTAINED	08-10-2012
IV. AIRPORT HEIGHT CLEARANCE APPROVAL	ALREADY BEEN OBTAINED	27-01-2012
V. SERVICE PLAN ESTIMATE APPROVAL	ALREADY BEEN OBTAINED	04-04-2013
VI. FOREST NOC	ALREADY BEEN OBTAINED	08-05-2012
VII. OCCUPATION CERTIFICATE	ALREADY BEEN OBTAINED	19-12-2017
VIII. HUDA CONSTRUCTION WATER NOC	ALREADY BEEN OBTAINED	23-02-2012
IX. MINING APPROVAL	ALREADY BEEN OBTAINED	07-03-2014

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 **Yes**
(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:**

1. Name and location of the project **WINDCHANTS, SECTOR
112,GURUGRAM**
2. Particulars of the project in brief:
- i. Total area of the project **94821.88**
- ii. Total number of apartments **563**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **258**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	100208	100208	89709
Cost of the apartments	109432	109432	98934
Cost of the infrastructure	0	0	0
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **65050 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **2940 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **Yes**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **31-08-2019**
11. Likely date of completion of the project. **31-08-2019**

1. Name and location of the project

**EXPERION CAPITAL,GOMTI
NAGAR,LUCKNOW**

2. Particulars of the project in brief:

i. Total area of the project

17069.98

ii. Total number of apartments

193

iii. Total number of plots

0

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments

166

(b) Plots

0

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	16505	16505	2170
Cost of the apartments	19787	19787	5452
Cost of the infrastructure	0	0	0
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.

3878 Lakhs

6. Remaining amount of sale price money to be collected from the current allottees of the apartments.

14790 Lakhs

7. Loan sanctioned by the banks/ other financial institutions against the project.

0 Lakhs

8. Amount drawn from the banks/ other financial institutions till the date of filing this application.

0 Lakhs

9. Whether any litigation is pending against the Project:

Yes/No

Yes

(If yes-give Annex details in folder G)

10. Initial date of completion of the project.

30-04-2023

11. Likely date of completion of the project.

30-04-2023

**WESTERLIES, SECTOR
112,GURUGRAM**

1. Name and location of the project
2. Particulars of the project in brief:
- i. Total area of the project **406631.54**
- ii. Total number of apartments **0**
- iii. Total number of plots **574**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **176**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	25135	25135	19065
Cost of the apartments	0	0	0
Cost of the infrastructure	51800	51800	45730
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **26494 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **5363 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **Yes**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **30-11-2019**
11. Likely date of completion of the project. **30-11-2019**

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	GOOD QUALITY VITRIFIED TILES, LAMINATED WOODEN FLOORING, CERAMIC TILES, IMPORTED AND INDIAN MARBLE ETC.
2	WALL FINISHING DETAILS	GVP WITH OBD PAINT, CERAMIC TILES IN TOILETS, EXTERIOR GRADE TEXTURE PAINT ON EXTERIOR, MARBLE IN LIFT JAMBS AS PER DESIGN.
3	KITCHEN DETAILS	GRANITE COUNTER AND SINK PROVIDED.
4	BATHROOM FITTINGS	CP FITTINGS AND SANITARY FIXTURES PROVIDED.
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	HARD WOOD DOOR FRAME SKIN MOULDED DOOR WITH ENAMEL PAINT AS APPLICABLE /LAYOUT, MAIN ENTRY DOOR FACTORY PRESSED VENEERED FLUSH DOOR, EXTERNAL DOORS AND WINDOW IN POWDER COATED ALUMINIUM WITH GLASS.
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	PROVIDED AS PER REQUIREMENT
9	CONDUCTING AND WIRING DETAILS	PROVIDED AS PER REQUIREMENT
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	SUFFICIENT TANKS AS PER APPROVED SERVICE ESTIMATE PROVIDED.
12	LIFT DETAILS	2 NOS. 13 PASSENGERS HAVE BEEN INSTALLED IN EACH TOWER.
13	EXTERNAL GLAZINGS	POWDER COATED ALUMINIUM WITH CLEAR GLASS.
13.1	WINDOWS/GLAZINGS	POWDER COATED ALUMINIUM WITH CLEAR GLASS.
14	DOORS	MAIN ENTRY DOOR FACTORY PRESSED VENEERED FLUSH DOOR.
14.1	MAIN DOORS	MAIN ENTRY DOOR FACTORY PRESSED VENEERED FLUSH DOOR.
14.2	INTERNAL DOORS	SKIN MOULDED DOOR WITH ENAMEL PAINT
15	AIR CONDITIONING	3 AND 5 STAR RATED TOSHIBA MAKE SPLIT AIR CONDITIONERS IN LIVING, DINNING, ALL BED ROOMS.
16	ELECTRICAL FITTINGS	PROVIDED AS PER REQUIREMENT
17	CNG PIPE LINE	NOT PROVIDED

18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	EXTERNAL PLASTER WITH EXTERIOR GRADE TEXTURE AND ACRYLIC EMULSION PAINT
20	INTERNAL FINISHING	NA

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	GOOD QUALITY VITRIFIED TILES
1 . 2	WALLS	GVP WITH OBD PAINT.
1 . 3	CEILING	CEMENT PLASTER WITH OBD PAINT.
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING
2 . 2	WALLS	GVP WITH OBD PAINT.
2 . 3	CEILING	CEMENT PLASTER WITH OBD PAINT.
2 . 4	MODULAR WARDROBES	N.A
3 . MASTER TOILET		
3 . 1	FLOOR	ANTI -SKID CERAMIC TILES.
3 . 2	WALLS	CERAMIC TILES
3 . 3	CEILING	GRID CEILING WITH PVC LAMINATED GYPSUM TILE
3 . 4	COUNTERS	GRANITE
3 . 5	SANITARY WARE/CP FITTINGS	CP BATH FITTING AND SANITARY FIXTURES PROVIDED.
3 . 6	FITTING/FIXTURES	CP BATH FITTING AND SANITARY FIXTURES PROVIDED.
4 . BED ROOMS		
4 . 1	FLOOR	LAMINATED WOODEN FLOORING
4 . 2	WALLS	GVP WITH OBD PAINT.
4 . 3	CEILING	CEMENT PLASTER WITH OBD PAINT.
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	ANTI -SKID CERAMIC TILES.
5 . 2	WALLS	CERAMIC TILES
5 . 3	CEILING	GRID CEILING WITH PVC LAMINATED GYPSUM TILE
5 . 4	COUNTERS	GRANITE ON R.C.C SLAB
5 . 5	SANITARY WARE/CP FITTINGS	CP BATH FITTING AND SANITARY FIXTURES PROVIDED
5 . 6	FIXTURES	CP BATH FITTING AND SANITARY FIXTURES PROVIDED
6 . KITCHEN		
6 . 1	FLOOR	ANTI -SKID CERAMIC TILES.
6 . 2	WALLS	CERAMIC TILES 2' ABOVE COUNTER WITH REST OF WALLS WITH GVP/OBD PAINT.

6 . 3	CEILING	CEMENT PLASTER WITH OBD PAINT
6 . 4	COUNTERS	GRANITE ON R.C.C SLAB
6 . 5	FIXTURES	CP FITTINGS AND SINK PROVIDED.
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	ANTI -SKID CERAMIC TILES.
7 . 2	WALLS & CEILING	UTILITY WALLS:GVP WITH OBD PAINT UTILITY CEILING: CEMENT PLASTER WITH OBD PAINT.
7 . 3	TOILET	FLOOR: ANTI -SKID CERAMIC TILES. WALLS: CERAMIC TILES. CEILING: GRID CEILING WITH PVC LAMINATED GYPSUM TILE
7 . 4	BALCONY	FLOOR: ANTI -SKID CERAMIC TILES. EXTERIOR GRADE TEXTURE AND ACRYLIC EMULSION PAINT RAILING: ENAMEL PAINTED MS SAFETY RAILING
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	SITE PLAN	05-09-2019	-----
2	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	04-05-2019	View Document
3	DEMARICATION PLAN	04-05-2019	View Document
4	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	04-05-2019	View Document
5	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	04-05-2019	View Document
6	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	04-05-2019	View Document
7	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	07-05-2019	View Document
8	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	06-05-2019	View Document
9	GIST OF AGREEMENT	07-05-2019	-----
10	DRAFT AGGREMENT	07-05-2019	-----
11	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	06-05-2019	View Document
12	ZONING PLAN	06-05-2019	View Document
13	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	06-05-2019	View Document
14	DRAFT ALLOTMENT LETTER	07-05-2019	-----
15	BALANCE SHEETS	07-05-2019	-----
16	NO DEBT CERTIFICATE	07-05-2019	-----

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	OC uploaded	08-08-2023	View Document
2	OC uploaded	08-08-2023	View Document

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Signature of the Applicant / Authorised Representative

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Date _____