

**HRERA  
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-1773-2024**

**Submission Date : 15-01-2025 02:54:05 PM**

**Applicant Type : Company**

**Project Type: NEW**

**FORM REP-I**

**Part - A**

1. Name and registered  
address of the company

**EXPERION DEVELOPERS  
PRIVATE LIMITED**

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

**8TH FLOOR, WING B,  
MILESTONE EXPERION  
CENTRE, SECTOR-15,  
PART-2, GURUGRAM  
122001, HARYANA**

Phone(Landline)

**01246281630**

Phone(Mobile)

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

Email ID

**accounts@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. Managing  
Director/HOD/CEO:

**Name : NAGARAJU ROUTHU**

**Residential Address : A-61 2nd Floor South City 2  
Islampur97 Gurugram-122018 Haryana**



Phone (landline) **01246281630**

Phone (Mobile) **9910487721** (Number Shared by Promoter in Public)

Email ID **nagaraju.routhu@experion.net.in**

PAN No. **XXXX443Q**  
(Annex a copy in Folder A)

3. Director 1:

Name : **NAGARAJU ROUTHU**

Residential Address : **A-61 2nd Floor South City 2  
Islampur97 Gurugram-122018 Haryana**

Phone (landline) **01246281630**

Phone (Mobile) **9910487721** (Number Shared by Promoter in Public)

Email ID **nagaraju.routhu@experion.net.in**

PAN No. **XXXX443Q**  
(Annex a copy in Folder A)



4. Director 2:

Name : **BASAVARADDI KRISHNARADDI MALAGI**

Residential Address : **WB 04 301 Experion Windchants  
Sector-112 Dwarka Expressway Choma62 Gurgaon-  
122017 Haryana**

Phone (landline) **01246281630**

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)



5. Director 3:

Name : **SUNEET PURI**

Residential Address : **E-013 Richmond Park DLF Phase IV Gurgaon Haryana-122009**

Phone (landline) **01246281630**

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)



6. Director 4:

Name : **ARVIND TIKU**

Residential Address : **C1-7 PDI SAHARA GRACE BEHIND SAHARAMALL CHAKKARPUR GURGAON - 122001 HARYANA**

Phone (landline) **01246281630**

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

Email ID **arvind.tiku@experion.net.in**

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



7. Director 5:

Name : **SANJAY KUMAR BAKLIWAL**

Residential Address : **K-5-1 DLF City phase 2 Sikanderpur Ghosi68 DLF Qe Farrukhnagar Gurugram Haryana - 122002**

Phone (landline) **01246281630**

Phone (Mobile) **9650062343** (Number Shared by Promoter in Public)

Email ID **Sanjay.bakliwal@experion.net.in**

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



8. Director 6:

Name : **HEMANT TIKOO**

Residential Address : **Flat No. 925B Tower 9 DLF  
Magnolias Sector - 42 DLF City Gurugram Haryana -  
122001**

Phone (landline) **01246281630**

Phone (Mobile) **9910487721** (Number Shared by  
Promoter in Public)

Email ID **hemant.tikoo@experion.net.in**

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



9. Authorised representative for  
correspondance with Authority:

Name : **SUNEET PURI**

Residential Address : **E-013 Richmond Park DLF Phase  
IV Gurgaon Haryana-122009**

Phone (landline) **01246281630**

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	THE TRILLION
2. Address of the site of the project (Annex a copy in Folder A)	PLOT NO. GH3, SECTOR 48, GURUGRAM
Tehsil	BADSHAHPUR ST
District	GURUGRAM
3. Contact details of the site office of the project:	
Phone(Landline)	01246281630
Phone(Mobile)	9560454296 (Number Shared by Promoter in Public)
Email	accounts@experion.net.in
4. Contact person at the site office:	
Name	DHIRAJ VIG
Phone(Landline)	01246281630
Phone(Mobile)	7898905269 (Number Shared by Promoter in Public)
Email	dhiraj.vig@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	725736	15-01-2025	6975598	DBS BANK INDIA LIMITED	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 **5.496 (Acre)**

2. Permissible FAR **5.12**

3. FAR proposed to be utilized in the project **5.0989**

4. Total licensed area, if the land area of the present project is a part thereof **5.496 (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)**

**Plot No. GH3 Alloted by HSVP vide Memo No- ZO002/EO018/UE029/GALOT/0000001455, Dated- 04/01/2024 and conveyance deed Reg. No. 9563 dated 24.10.2024**

6. Is the applicant owner-licensee of the land for which the registration is being sought.  
**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)**
- 158609.72 Lakhs
- i. Cost of the land (if included in the estimated cost)
- 57198.65 Lakhs
- ii. Estimated cost of construction of apartments
- 77412.66 Lakhs
- iii. Estimated cost of infrastructure and other structures
- 15096.94 Lakhs
- iv. Other Costs including EDC, Taxes, Levies etc.
- 8901.47 Lakhs
2. The total land of the project measuring **5.496 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	0.924
3	CONSTRUCTION OF ROADS	1.5971
4	PAVEMENTS	0.7049
5	PARKS AND PLAYGROUNDS	0.0848

6	GREEN BELTS	1.2830
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.08
9	CLUB HOUSE	0.5412
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.171
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0.11
	<b>Total</b>	<b>5.496</b>



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

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



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

<b>Sr. No.</b>	<b>Name of the facility</b>	<b>Estimated cost (In Lakhs) (Within the project area only)</b>	<b>Remarks: Yet to be prepared / Submitted to HUDA, Town &amp; Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)</b>
1	INTERNAL ROADS AND PAVEMENTS	1151.33	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	424.28	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	384.13	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	608.04	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	105.21	AS PER PROJECT REPORT
6	STREET LIGHTING	117.13	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	2004.74	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	967.90	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	6890.59	AS PER PROJECT REPORT
10	SHOPPING AREA	123.21	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	253.81	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	UNDERGROUND WATER TANK	50.66	AS PER PROJECT REPORT
16	RAIN WATER HARVESTING	105.21	AS PER PROJECT REPORT
17	ELECTRICAL SUB STATION	1521.13	AS PER PROJECT REPORT
18	SEWERAGE SYSTEM	387.33	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.

**14-01-2025**  
(date)

6. Date of approval of Building Plans

**14-01-2025** (date)



**7. New projects:**

- i) Likely date of starting the construction work **01-01-2026**
- ii) Likely date of completing the project **31-12-2032**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
<b>0</b>	<b>0</b>

## iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
<b>Apartment/Shops/Other Buildings</b>	177.06	<b>270</b>	<b>3</b>
<b>Apartment/Shops/Other Buildings</b>	142.59	<b>246</b>	<b>3</b>
<b>Apartment/Shops/Other Buildings</b>	120.32	<b>24</b>	<b>3</b>
<b>Apartment/Shops/Other Buildings</b>	20.27	<b>1</b>	<b>0</b>
<b>Apartment/Shops/Other Buildings</b>	20.71	<b>1</b>	<b>0</b>
<b>Apartment/Shops/Other Buildings</b>	19.64	<b>1</b>	<b>0</b>
<b>Apartment/Shops/Other Buildings</b>	17.93	<b>1</b>	<b>0</b>

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

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0
EDC	1934.65
IDC	97.85
Land Cost	57198.65
Others Cost	1933.96

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0	0	0	152.41
Shops	0	0	0	0
Plots	0	0	0	0
Other	72.20	114.46	116.22	
other				116.22

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Apartments	<b>619.19</b>	<b>1063.73</b>	<b>1421.28</b>	<b>1080.13</b>
Shops	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Plots	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Other	<b>112.70</b>	<b>114.46</b>	<b>155.94</b>	<b>155.94</b>

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	<b>1659.88</b>	<b>2662.93</b>	<b>3145.72</b>	<b>2026.60</b>
Shops	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Plots	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Other	<b>151.21</b>	<b>153.57</b>	<b>155.94</b>	<b>155.94</b>

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	<b>3629.03</b>	<b>3622.68</b>	<b>3140.03</b>	<b>1712.74</b>
Shops	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Plots	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Other	<b>153.57</b>	<b>153.57</b>	<b>153.57</b>	<b>153.57</b>

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	<b>2679.25</b>	<b>2790.78</b>	<b>2850.40</b>	<b>1785.13</b>
Shops	<b>0</b>	<b>2.14</b>	<b>2.67</b>	<b>1.59</b>
Plots	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Club House		<b>119.75</b>	<b>149.19</b>	<b>88.67</b>
Other	<b>153.57</b>	<b>153.57</b>	<b>153.57</b>	<b>155.94</b>

Particulars	Year-2030			
-------------	-----------	--	--	--



	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	3343.13	3862.78	4413.32	2641.34
Shops	5.78	5.86	7.45	9.08
Plots	0	0	0	0
Other	151.21	153.57	155.94	155.94
Club House	323.38	327.63	336.05	507.88

Particulars	Year-2031			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	4603.92	5206.01	5500.04	3063.43
Shops	13.80	13.97	13.97	7.88
Plots	0	0	0	0
Other	151.21	153.57	155.94	155.94
Club House	771.52	781.54	781.54	440.87

Particulars	Year-2032			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	4474.87	3123.25	1291.08	0
Shops	13.80	13.97	11.25	0
Plots	0	0	0	0
Other	153.57	153.57	155.94	155.94
Club House	771.52	781.54	709.49	

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

<b>Particulars</b>	<b>Expenditure</b>
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)**

<b>Particulars</b>	<b>Year-2029</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements		280.92	350.00	202.63
Water Supply System		57.70	128.98	74.67
Sewerage treatment & garbage disposal		6.20	117.75	68.17
Electricity Supply System		0	0	0
Storm Water Drainage		52.24	116.78	67.61
Parks and Playgrounds		0	0	0
Clubhouse/community centres		0	0	0
Shopping area		2.14	2.67	1.59
Other		0	0	0
Clubhouse and community centres		119.75	149.19	88.67
Underground water tank		6.89	15.40	8.92
STP		14.31	31.98	18.52
Street Lighting		0	27.53	25.77

<b>Particulars</b>	<b>Year-2030</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	317.77	0	0	0
Water Supply System	128.98	33.94	0	0
Sewerage treatment & garbage disposal	117.75	77.47	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	116.78	30.73	0	0

Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	5.78	5.86	7.45	9.08
Other	0	0	0	0
Rain water harvesting	0	33.32	45.01	25.13
Street Lighting	44.51	19.33	0	0
STP	31.98	8.42	0	0
Security and fire fighting	0	0	0	211.61
Clubhouse and community centres	323.38	327.63	336.05	507.88
Underground water tank	15.40	4.05	0	0

Particulars	Year-2031			
	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	74.32
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	19.36
Clubhouse/community centres	0	0	0	0
Shopping area	13.80	13.97	13.97	7.88
Other	0	0	0	0
Clubhouse and community centres	771.52	781.54	781.54	440.87
Rain water harvesting	1.75	0	0	
Street Lighting	0	0	0	0
STP	0	0	0	0
Security and fire fighting	857.58	868.72	66.82	0
Renewable energy system	0	38.07	164.98	50.76

Underground water tank	0	0	0	0
------------------------	---	---	---	---

Particulars	Year-2032			
	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	260.11	263.48	10.13	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	372.64	377.48	198.42	0
Clubhouse/community centres	0	781.54	0	317.26
Shopping area	13.80	13.97	11.25	0
Other	0	0	0	0
Electrical sub station	372.68	593.24	555.21	0
Clubhouse and community centres	771.52	0	709.49	

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 - 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.

**No**

Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**DBS BANK INDIA LIMITED, UGF, TOWER C, DLF BUILDING 10, DLF CYBER CITY, GURGAON, 122002**

Bank Account number

**8858210000029087**

IFSC code

**DBSS0IN0858**

MICR code

**110641003**

Branch code

**IN0858**

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. Nagaraju Routhu R/o A-61, 2nd Floor South City 2, Islampur(97), Gurugram, Haryana-122018, Mr. Basavaraddi Krishnaraddi Malagi R/o WB 04 301 Experion Windchants, Sector-112, Dwarka Expressway, Choma(62), Gurgaon, Haryana-122017, Haryana, Mr. Vaibhav Kumar Shivhare R/o Flat No. 404/Tower WT 07, Windchants Dwarka Expressway, Sector 112, Choma(62), Gurgaon-122017, Haryana, Mr. Suneet Puri R/o E-013 Richmond Park, DLF Phase IV, Gurgaon, Haryana-**

**122009, Mr. Saurabh Kumar Gupta, Mr. Gaurav Maheshwari**

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)

**CA Certificate for Non Default is annexed**

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



### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. ASSURANCE FOR WATER SUPPLY	ALREADY BEEN OBTAINED	29-03-2024
II. ASSURANCE FOR ELECTRICITY (MEMO NO. 45/DGR-26B)	ALREADY BEEN OBTAINED	06-08-2024
III. ASSURANCE FOR SEWERAGE CONNECTION (MEMO NO. GMDA/SEW/2024/60)	ALREADY BEEN OBTAINED	27-03-2024
IV. ASSURANCE FOR STORM WATER (MEMO NO. GMDA/DRAINAGE/2024/146)	ALREADY BEEN OBTAINED	27-03-2024
V. NOC FOR TREATED WATER (MEMO NO. GMDA/SEW/2024/486)	ALREADY BEEN OBTAINED	09-10-2024
VI. AAI NOC FOR HEIGHT	ALREADY BEEN OBTAINED	01-09-2023
VII. LAND ALLOTMENT BY HSVP E-AUCTION VIDE MEMO NO. ZO002/EO018/UE029/GALOT/0000001455	ALREADY BEEN OBTAINED	04-01-2024
VIII. BR-III VIDE MEMO NO: CTP/DTP(NN)/SB/14302	ALREADY BEEN OBTAINED	14-01-2025
IX. CONVEYANACE DEED NO. 9563 DATED 24.10.2024	ALREADY BEEN OBTAINED	24-10-2024
X. REVISED DEMARCATION CUM ZONING DRAWING NO. D.T.P. (G) 2693/2024	ALREADY BEEN OBTAINED	04-06-2024

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of

the promoter and in case of delay, compensation as per law may be given to the allottees.

**Signature** \_\_\_\_\_  
**Seal** \_\_\_\_\_  
**Date** \_\_\_\_\_



**FORM REP-I**

**Part - F**

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.

**Yes**

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

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)

**Yes**

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

3. Gist of the important provisions of the Draft Agreement

**As per HRERA Norms**

**(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 **THE HEARTSONG PHASE-6**

2. Particulars of the project in brief:

i. Total area of the project **0.585**

ii. Total number of apartments **52**

iii. Total number of plots **0**

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

(a) Apartments **52**

(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)	<b>2680</b>	<b>2680</b>	<b>2680</b>
Cost of the apartments	<b>2096</b>	<b>2096</b>	<b>2096</b>
Cost of the infrastructure	<b>0</b>	<b>0</b>	<b>0</b>
Others costs	<b>584</b>	<b>584</b>	<b>584</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **19-12-2017**
11. Likely date of completion of the project. **17-12-2017**

1. Name and location of the project **HUB @108**
2. Particulars of the project in brief:
- i. Total area of the project **1.15**
- ii. Total number of apartments **0**
- iii. Total number of plots **18**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **18**

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)	<b>845.46</b>	<b>845.46</b>	<b>740.44</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>340.39</b>	<b>340.39</b>	<b>235.37</b>
Others costs	<b>505.07</b>	<b>505.07</b>	<b>505.07</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **361.86 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **05-05-2024**

11. Likely date of completion of the project. **05-05-2024**

1. Name and location of the project **WESTERLIES PHASE-3**

2. Particulars of the project in brief:

i. Total area of the project **10.046125**

ii. Total number of apartments **0**

iii. Total number of plots **123**

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

(a) Apartments **0**

(b) Plots **11**

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)	1972.00	1972.00	1964.51

Cost of the apartments	0	0	0
Cost of the infrastructure	549.51	549.51	549.51
Others costs	1422.49	1422.49	1415

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **606.19 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **30-01-2024**

11. Likely date of completion of the project. **30-01-2024**

1. Name and location of the project **WESTERLIES PHASE-4**

2. Particulars of the project in brief:

i. Total area of the project **16.03125**

ii. Total number of apartments **0**

iii. Total number of plots **172**

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

(a) Apartments **0**

(b) Plots **115**

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)	<b>2985.33</b>	<b>2985.33</b>	<b>3005.01</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>927.26</b>	<b>927.26</b>	<b>488.38</b>
Others costs	<b>2058.07</b>	<b>2058.07</b>	<b>2516.63</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **7306.77 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **30-01-2024**

11. Likely date of completion of the project. **30-01-2024**

1. Name and location of the project **WESTERLIES PHASE-1**

2. Particulars of the project in brief:

i. Total area of the project **46.2570**

ii. Total number of apartments **0**

iii. Total number of plots **487**

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

(a) Apartments **0**  
(b) Plots **220**

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)	<b>8791.60</b>	<b>8791.60</b>	<b>8791.60</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>2408.92</b>	<b>2408.92</b>	<b>2408.92</b>
Others costs	<b>6382.68</b>	<b>6382.68</b>	<b>6382.68</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **52721.36 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **31-07-2017**

11. Likely date of completion of the project. **31-07-2017**

1. Name and location of the project

**WESTERLIES PHASE-2**

2. Particulars of the project in brief:

i. Total area of the project

**44.1780**

ii. Total number of apartments

**0**

iii. Total number of plots

**203**

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

(a) Apartments

**0**

(b) Plots

**220**

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)	<b>7703.21</b>	<b>7703.21</b>	<b>7703.21</b>
Cost of the apartments	<b>0</b>	<b>0</b>	<b>0</b>
Cost of the infrastructure	<b>2300.65</b>	<b>2300.65</b>	<b>2300.65</b>
Others costs	<b>5402.56</b>	<b>5402.56</b>	<b>5402.56</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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 **No**  
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **22-03-2018**

11. Likely date of completion of the project. **22-03-2018**

1. Name and location of the project

**ZEPHYR AT THE WESTERLIES**

2. Particulars of the project in brief:

i. Total area of the project **0.3633**

ii. Total number of apartments **28**

iii. Total number of plots **0**

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

(a) Apartments **28**

(b) Plots **0**

4. Details of the expenditure incurred upto date:

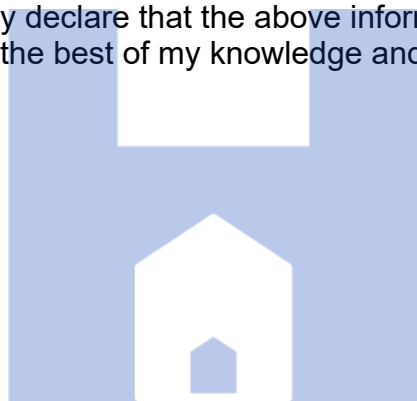
	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	<b>1405.93</b>	<b>1405.93</b>	<b>1405.93</b>
Cost of the apartments	<b>1250</b>	<b>1250</b>	<b>1250</b>
Cost of the infrastructure	<b>0</b>	<b>0</b>	<b>0</b>
Others costs	<b>155.93</b>	<b>155.93</b>	<b>155.93</b>

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**

- |  |                   |
|--|-------------------|
| 7. Loan sanctioned by the banks/ other financial institutions against the project.                             | <b>0 Lakhs</b>    |
| 8. Amount drawn from the banks/ other financial institutions till the date of filing this application.         | <b>0 Lakhs</b>    |
| 9. Whether any litigation is pending against the Project:<br>Yes/No<br>(If yes-give Annex details in folder G) | <b>No</b>         |
| 10. Initial date of completion of the project.   | <b>01-08-2024</b> |
| 11. Likely date of completion of the project.  | <b>01-08-2024</b> |

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

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

## FORM REP-I

Part - H

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	IMPORTED MARBLE, LAMINATED WOODEN FLOORING, ANTI SKID VITRIFIED TILES, CERAMIC TILE, BRICK BAT KOBA
2	WALL FINISHING DETAILS	VITRIFIED TILE UPTO FALSE CEILING, VITRIFIED TILES 2' ABOVE KITCHEN COUNTER, REST OF WALLS IN ACRYLIC EMULSION PAINT
3	KITCHEN DETAILS	ANTI SKID VITRIFIED TILES
4	BATHROOM FITTINGS	VITRIFIED TILE UPTO FALSE CEILING AS PER DESIGN
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	MAIN DOOR TO FLAT - HARDWOOD FRAME / VENEERED FLUSH DOOR, PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME, ALUMINIUM/ UPVC
7	GLASS WORK	DOUBLE GLAZED/SINGLE GLAZED PERFORMANCE GLASS
8	ELECTRIC FITTINGS	PVC CONDUIT, MODULAR SWITCHES, 1.1 KV GRADE COPPER FLEXIBLEWIRE, GI BOX, 300MM DIA IN COMMON AREA ONLY, LED LIGHTS (IN COMMON AREA ONLY)
9	CONDUCTING AND WIRING DETAILS	1.1 KV GRADE COPPER FLEXIBLEWIRE
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	5 LIFTS PER TOWER
13	EXTERNAL GLAZINGS	NA

13.1	WINDOWS/GLAZINGS	ALUMINIUM UPVC GLAZING- PERFORMANCE GLASS
14	DOORS	HARDWOOD FRAME - PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME
14.1	MAIN DOORS	MAIN DOOR TO FLAT - HARDWOOD FRAME WITH GLASS PANELS / VENEERED FLUSH DOOR
14.2	INTERNAL DOORS	PREFABRICATED MODULAR DOOR WITH FRAME OR FLUSH DOOR WITH LAMINATE / PAINT AND HARDWOOD FRAME
15	AIR CONDITIONING	HI-WALL IDU
16	ELECTRICAL FITTINGS	AS PER DESIGN
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	AS PER DESIGN
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	ACRYLIC EMULSION PAINT, PAINT AND EXTERIOR GRADE PAINT

SPECIFICATION UNIT WISE		
	<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>	
1 . 1	FLOOR	IMPORTED MARBLE
1 . 2	WALLS	ACRYLIC EMULSION PAINT
1 . 3	CEILING	ACRYLIC EMULSION PAINT
	<b>2 . MASTER BEDROOM/DRESSROOM</b>	
2 . 1	FLOOR	LAMINATED WOODEN FLOORING
2 . 2	WALLS	ACRYLIC EMULSION PAINT
2 . 3	CEILING	ACRYLIC EMULSION PAINT
2 . 4	MODULAR WARDROBES	NA
	<b>3 . MASTER TOILET</b>	
3 . 1	FLOOR	ANTI SKID VITRIFIED TILES
3 . 2	WALLS	VITRIFIED TILE UPTO FALSE CEILING
3 . 3	CEILING	MOISTURE RESISTANT FALSE CEILING ACRYLIC AMV PAINT
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	AS PER DESIGN PREMIUM CP & SANITARY MIXTURE
3 . 6	FITTING/FIXTURES	AS PER DESIGN
	<b>4 . BED ROOMS</b>	
4 . 1	FLOOR	LAMINATED WOODEN FLOORING
4 . 2	WALLS	ACRYLIC EMULSION PAINT
4 . 3	CEILING	ACRYLIC EMULSION PAINT ACRYLIC PREMIUM PAINTS
4 . 4	WARDROBES	NA
	<b>5 . TOILET</b>	
5 . 1	FLOOR	ANTI SKID VITIRFIED TILES
5 . 2	WALLS	VITRIFIED TILE UPTO FALSE CEILING



5 . 3	CEILING	MOISTURE RESISTANT FALSE CEILING WITH ACRYLIC EMULSION PAINT
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	AS PER DESIGN
5 . 6	FIXTURES	AS PER DESIGN
	<b>6 . KITCHEN</b>	
6 . 1	FLOOR	VITRIFIED TILES
6 . 2	WALLS	VITRIFIED TILES 2' ABOVE KITCHEN COUNTER, REST OF WALLS IN ACRYLIC EMULSION PAINT
6 . 3	CEILING	ACRYLIC EMULSION PAINT
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	AS PER DESIGN
6 . 6	KITCHEN APPLIANCES	NA
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	CERAMIC TILES
7 . 2	WALLS & CEILING	ACRYLIC EMULSION PAINT
7 . 3	TOILET	AS PER DESIGN
7 . 4	BALCONY	ALUMINIUM / UPVC GLAZING WITH PERFORMANCE GLASS
	<b>8 . SIT-OUTS</b>	
8 . 1	FLOOR	CERAMIC TILES
8 . 2	WALLS & CEILING	EXTERIOR GRADE TEXTURE PAINT
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	AS PER DESIGN

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	ESCROW AGREEMENT	17-10-2024	-----
2	ASSURANCE FOR CONSTRUCTION WATER	17-10-2024	-----
3	AAI NOC	17-10-2024	-----
4	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	17-10-2024	<a href="#">View Document</a>
5	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	17-10-2024	<a href="#">View Document</a>
6	ASSURANCE FOR WATER SUPPLY	17-10-2024	-----
7	ELECTRICITY LOAD APPROVAL	17-10-2024	-----
8	ASSURANCE FOR SEWERAGE	17-10-2024	-----
9	ASSURANCE FOR STORM WATER	17-10-2024	-----
10	POSSESSION CERTIFICATE	17-10-2024	-----
11	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	17-10-2024	<a href="#">View Document</a>
12	LOI	17-10-2024	-----
13	ALLOTMENT LETTER FROM HSVP	17-10-2024	-----
14	NOC FROM ESTATE OFFICER II, HSVP (REGARDING HT LINE, FOREST LAND, NCZ, ARAVALI ETC)	17-10-2024	-----
15	REQUEST FOR GRANT OF PERMISSION FOR TRANSFER OF TDR CERTIFICATE	17-10-2024	-----
16	TDR UTILIZATION CERTIFICATE	17-10-2024	-----

17	TRANSFER OF TDR CERTIFICATE	17-10-2024	-----
18	TDR PAYMENT RECEIPT AND CHALLAN	18-10-2024	-----
19	APPROVAL FOR TDR TRANSFER (DTCP)	18-10-2024	-----
20	APPROVAL FOR TDR UTILIZATION (DTCP)	18-10-2024	-----
21	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	13-11-2024	<a href="#">View Document</a>
22	ZONING PLAN	13-11-2024	<a href="#">View Document</a>
23	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	13-11-2024	<a href="#">View Document</a>
24	AFFIDAVIT OF PROMOTER REGARDING ARRANGEMENT WITH THE BANK OF MASTER ACCOUNT	13-01-2025	-----
25	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	13-01-2025	<a href="#">View Document</a>
26	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	13-01-2025	<a href="#">View Document</a>
27	BR III	14-01-2025	-----
28	ALLOTMENT LETTER	20-02-2025	-----
29	BANK UNDERTAKING	20-02-2025	-----
30	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	20-02-2025	<a href="#">View Document</a>
31	CONVEYANCE DEED FROM HSVP	20-02-2025	-----
32	BR FOR BANK ACCOUNT OPERATION	18-02-2025	-----
33	AIRPORT HEIGHT CLEARANCE	20-02-2025	-----
34	REP-II	20-02-2025	-----
35	LAYOUT SUPERIMPOSED ON DEMARCATION	20-02-2025	-----
36	PROJECT REPORT	18-02-2025	-----
37	ELEVATION PLAN	20-02-2025	-----
38	FLOOR PLAN	20-02-2025	-----
39	MUTATION	20-02-2025	-----

40	PARKING PLAN	20-02-2025	-----
41	JAMABANDI	20-02-2025	-----
42	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	20-02-2025	<a href="#">View Document</a>
43	NON-ENCUMBRANCE CERTIFICATE	18-02-2025	-----
44	AKS SHAJRA	20-02-2025	-----
45	BBA	20-02-2025	-----
46	X-SECTION PLAN	20-02-2025	-----

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** \_\_\_\_\_

