

Form REP-I

PART-A

To

The Real Estate Authority

Haryana _____

Sir,

[I/We] hereby apply for the grant of registration of my/our project to be set up at _____
Tehsil _____ District _____ State _____.

1. The requisite particulars are as under:-

Status of the applicant [Individual/ Company/]

Proprietorship firm/Societies/ Partnership firm/

Competent Authority etc.];

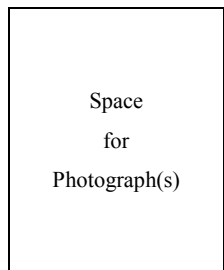
(I) In case of Individual –

(a) Name

(b) Father's Name

(c) Occupation

(d) Address

(e) Contact Details (Phone number, E-mail, Fax
Number etc.)(f) Name, photograph, contact details and
address of the promoter(s)

OR

(II) In case of [Firm/ Societies/ Trust/ Companies/ Limited Liability Partnership/Competent Authority
etc.] –

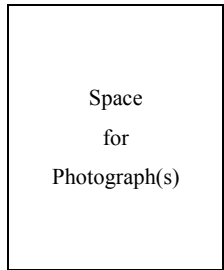
(a) Name

(b) Address

(c) Copy of registration certificate

(d) Main objects

- (e) Contact Details (Phone Number, E-mail, Fax Number etc.
- (f) Name, photograph, contact details and address of [Chairman/ Partners/ Directors] and Authorised person(s).



(III) PAN No. _____ of the promoter organisation.

(Similar details in respect of the Managing Director and Authorised Signatory be given along with a resolution of the Board of Director/ Governing body).

2. Registration fee by way of a Demand Draft/ Bankers Cheque or through online payment, as the case may be, (Give details of online payment such as date paid, transaction no. etc.) in favour of "Haryana Real Estate Regulatory Authority" dated _____ drawn on _____ bearing no. _____ for an amount of _____/- calculated as per sub-rule (2) of rule 3.

Signature

Seal

Date

Form REP-I**PART-B****Brief of the projects launched by the promoter in last five years:****Project 1:**

- (1) Name and location of the project
- (2) Particulars of the project in brief:
- (State the total area of the project; number of apartments/
plots and the infrastructure planned
to be created)
- (3) Initial estimated cost
- (4) Cost likely to be incurred till the completion of the project
- (5) Cost incurred upto the date of application or upto the last
quarter prior to the date of application
- (6) Total amount of sale price to be collected from the allottees of
the apartment till the date of filing this application or upto the
last quarter prior to the date of application
- (7) Total amount of sale price to be collected from the allottees of
the apartment in whole of the project
- (8) Loans sanctioned by the Banks/ other Financial Institutions
against the project
- (9) The amount drawn from the Banks/ other Financial
Institutions till the date of application
- (10) Sources of the deficit and/ or application of surplus against
the cost incurred and the funds generated from all sources
[$4-(6+7+8)$]
- (11) Whether any litigation is pending against the project. If yes,
detail thereof.
- (12) Initial schedule of completion of the project/ handing over of
the apartments
- (13) Likely schedule of completion the project/handing over of the
apartments (In case of delay, explain reasons)

It is hereby declared that above information and particulars based on record and they are true to the best of my knowledge and belief and nothing has been concealed.

Signature and Seal of the Chartered Accountant of the Applicant

Project number 2, 3 and onwards:

Give similar details as in the case of Project number 1

Signature

Seal

Date

Form REP-I

PART-C

- I. Total area of the project on which the project will be set up
- II. Name and address of the Person(s)/ Company/ Firm who owns the land and in whose favour license has been granted by the Town and Country Planning Department. If the developer/ promoter is other than the owner of the land give his name, address and telephone number (If land owned by multiple owners add annexure containing all the details)
- III. Licence number for the project granted by the State Government of Haryana (Attach a copy of the licence)
- IV. Estimated cost of the project
- V. Name of the agencies which will be undertaking external development works
- Roads
 - Power
 - Water supply
 - Sewerage system
 - Storm water drainage
 - Any other components as per the provision of Section- 2(g) of the Haryana Development and Regulation of Urban Areas Act, 1975)
- VI. Approved layout plans (Annex a copy of the plans approved by the competent Authority).
- VII. Allocation of the Project land in various land uses and activities.
1. Plots (If it is a plotted colony)acres/sq.mtrs.....
 2. Apartmentsacres/sq.mtrs.....
 3. Roads and green beltsacres/sq.mtrs.....
 4. Play ground/parkssize & facilities.....
 5. Hospitals/DispensariesBuilding size & facilities.....
 6. Club house/Community centreBuilding size & facilities.....
 7. Schools and other community buildingsBuilding size & facilities.....
 8. Water supply systemDetails.....
 9. Infrastructural sites like electricity sub-station/ installations, sewage treatment plant, solid waste management plant etc.Details.....
 10. ParkingDetails.....
 11. Any other useDetails.....
(All relevant details should be given)
- VIII. If any facility proposed exclusively on commercial basis or otherwise will be provided by the promoter, the development cost of which will not be passed on to the

- plots/ apartments allottees,
(If yes, give details along with the land earmarked for this purpose)
- IX. Number of phases in which the project will be developed
- X. Detail of plans for development of whole or each phase of the project
- (a) Phase 1:
- Plots size X (number)
size Y (number)
size Z (number)
- Apartments size/carpet area X (number)
size/carpet area Y (number)
size/carpet area Z (number)

Following facilities, with details, to be provided in the project in this phase of the project:

- (i) Roads hierarchy including pavements
(As per approved layout plan)
- (ii) Water supply system
- (iii) Sewerage system
- (iv) Storm water drainage
- (v) Shopping area
- (vi) Club house/Community centre
- (vii) Play ground and parks
- (viii) Schools and other community buildings
- (ix) Dispensary/ hospital
- (x) Electricity supply system
- (xi) Fire fighting
- (xii) Internal solid waste collection system
- (xiii) Rain water harvesting
- (xiv) Street lights
- (xv) Renewable energy
- (xvi) Emergency evacuation
- (xvii) Any other facility

(Please add or delete in accordance with the facilities proposed to be provided in the approved plans as well as in the service plan estimates, and environment clearance)

(xviii) **Time schedule for completing the project:**

Ongoing projects:

- Start date
- Earlier scheduled date of completion
- Revised scheduled date of completing the project

- Percentage work of the project already completed
{Give additional information as in the annexure REP-I
Part B-X}

New projects:

- Likely start date
- Likely date of finishing the project (Quarterly schedule
of construction of the main block and common
facilities, should be annexed)

Signature

Seal

Date

It is undertaken that along with plots/ apartments all facilities listed in this Part-C of 'REP-I' will be provided in the project. Cost of the above facilities will be a part of the cost to be charged from the apartment buyers. Further, in accordance with the provisions of the Section 17 of the Act, these facilities after completion of the project will be handed over to the Resident Welfare Association.

Signature

Seal

Date

Form REP-I

PART-B-X

Additional information in respect of ongoing/ new project:

Particular	Planned		Actual	
	Physical	Financial	Physical	Financial
A. Infrastructure				
(i) Internal roads hierarchy (Different sizes)				
(ii) Water supply system (Pump house, lines of different sizes, tube wells)				
(iii) Sewerage system (Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)				
(iv) Electricity (Sub-station, transformers, 11KV lines, distribution lines and street lights)				
(v) Clubhouse				
(vi) Schools and other community buildings.				
(vii) Neighbourhood shopping				
(viii) Green areas				
• Parks				
• Playground				
• Green belt				
(ix) Storm drainage.				
(x) Solid waste collection and management				
(xi) Parking				
(a) Covered parking				
(b) Open parking				
(xii) Garages				
(xiii) Security system				
(xiv) Any other facilities/ infrastructure as per approved service plan estimates)				
B. External development works				
C. Apartments (Give details)				
D. Plots (Give details)				
E. Shops				

F. Showrooms				
G. Any other Commercial sites				
H. Community buildings like schools (Nursery, Primary and High school)				
I. Club/ Community centre				
J. Any other				
<p>Financial progress:</p> <p>(i) Total amount which was to be collected from the allottees</p> <p>(ii) The amount already collected upto the date of application</p> <p>(iii) Amount of money invested in the project upto the date of application</p> <p>(iv) Balance amount to be collected from the allottees</p> <p>(v) Balance cost to be incurred for completion of the project and delivery of possession</p> <p>(vi) The amount of loan raised from the Banks/ Financial Institutions against the project (The securities furnished with the Banks/ Financial Institutions against the aforesaid loans)</p> <p>(vii) If there is any gap in the funding, proposed plan to bridge the gap</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			

Signature

Seal

Date

Form REP-I**PART-D**

- I. Location of the land along with its boundaries on all sides.
(Details should be given so that the location of the land could be easily be identified).
- II. Name, address, telephone number and email of the Architect/s and Structural Engineers of the project
- III. Name, address, telephone number and email of each of the Contractors (If a contractor for a particular purpose not engaged say yet to be engaged)
- IV. Name, address, telephone number and email of the Real Estate Agents
- V. (a) A copy of the building plans and floor plan of Type A Apartment (.....) Sft. carpet area (Copy to be annexed)
- (b) Building plan and floor plan of Type B apartment Sft. (Copy to be annexed) (Provide similar details in respect of each category of the apartment)
- VI. Specification of the apartment:
The details of specification and information regarding apartment may be given under the following heads:

Architectural details	(I)	Plan of the Unit
	(II)	Carpet Area
	(III)	Area of balconies
	(IV)	Area & size of various units i.e. Drawing Room, Bed Room, Kitchen, Toilet etc.
	(V)	Details of parking per apartment
	(VI)	Size and type of parking
	(VII)	Common area details
	(VIII)	Common facilities like club, community center, Gym, common area etc.

Structural Details	(1)	Type of structural RCC frame structure
	(2)	Design for Earth-quake Zone III/ IV/ V.

Construction specification of	(I)	Type of Foundation
	(II)	Specification of frame structure
	(III)	Partition walls
	(IV)	Structural walls, if any

Finishing Details	(1)	Details of Flooring in Drawing Room/ Bed Room, Kitchen/ Common area etc.
	(2)	Details of Plastering/ Finishing

	(3)	Details of Wood work/ door window
	(4)	Details of Cup boards with specification (Nos. & Size)
	(5)	Details of Kitchen finishing
	(6)	Toilet details

Service	(I)	Provision of adequate drinking water
	(II)	Details type of pipes used for Water Supply
	(III)	Capacity of Raw water/ Treated water Tanks
	(IV)	Sewage System Details
	(V)	Capacity/ Size of STP
	(VI)	Treatment up to secondary/ tertiary level
	(VII)	Recycling system/ Dual piping system or not

Lifts	(1)	Details, Nos. & capacity
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Fire	(1)	Fire Safety Measures
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Electrical	(1)	Nos. of points/ apartment (5 Amp & 15 Amp.) provisions
	(2)	Type of electrical wires used
	(3)	Power back up details along with Genset etc
	(4)	Solar Panel provision
	(5)	SLD of Electrical wiring system.

- The list may be altered in accordance with actual plans.
- Quality of Construction and Fittings etc. should be specified in detail.

Signature

Seal

Date

Form REP-I

PART-E

Details of the statutory approvals:

1. That the following statutory approvals have already been obtained:
 - (i)
 - (ii)
 - (iii)
 - (iv)so on
2. That the following statutory approvals have been applied for but are yet to be received:
 - (i) Name.....(Date when filed)
 - (ii)
 - (iii)
 - (iv)so on
3. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
 - (i) Name.....{To be filed by (Date)}
 - (ii)
 - (iii)
 -so on

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 will be given to the apartment allottees.

Signature

Seal

Date

Form REP-I

PART-F

Finance and Accounts related information:

1. PAN Card number of the promoter
2. Name of the bank, IFSC code, Branch code, MICR code and account name and number to which the deposits received from the apartment buyers will be credited

 - Bank and Branch address
 - Bank Account number
 - IFSC code
 - MICR code
 - Branch code

3. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)
4. Whether there is any outstanding liability against the land of the project on the date of application(If yes, the nature and amount of outstanding liability) Yes/No
5. Sources of funds from which outstanding liability of the land will be met.
6. Amount of preliminary development expenditure likely to be incurred prior to commencement of booking of the apartments
7. Sources of funding of the preliminary development expenditure (Attach Supporting document)
8. Details of outstanding dues Towards the Govt. (Like EDC, IDC License fee etc.
9. Estimated cost of the project
10. Sources of funding the project (Details)
11. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years
(In case of default, give details)

Signature

Seal

Date

Form REP-I

PART-G

1. A copy of the draft allotment letter on which the apartment shall be allotted/ booked in favour of the apartment buyers Annexed Annexure
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 modal of the agreement prescribed in the Rules is annexed Annexure

Signature

Seal

Date