



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

**Registration Certificate No HRERA-PKL- ROH-511-2023 dated 17.10.2023
valid upto 09.08.2028**

Project: "One City", an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 2.05 Acres (in addition to License 157 of 2023 for an area measuring 15.81 acres) situated in the revenue estate of Village Kheri Sadh, Tehsil Sampla, District-Rohtak.

Promoter: Spice One Builders Pvt. Ltd, 8-D Hansalaya 15, Barakhamba Road, New Delhi, 110001.
CIN U45201DL2005PTC139209

The request of the promoter for registration of additional area measuring 2.05 acres was placed before the Authority in its meeting held on 03.09.2025 vide Item No. 298.03 (i) wherein the Authority decided to grant registration for the additional area measuring 2.05 acres to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are imposed: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iii. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan taken shall be utilized for development of the project.
- iv. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original


HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.

v. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-ROH-511-2023 dated 17.10.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

**HRERA
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1755-
2025**

Submission Date :

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

To

The Haryana Real Estate Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of a real estate project named
.....
located at

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for
consideration of the Authority. Index of all the documents is as follows

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	

3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated:_____

Signature of the Applicant
Mobile No. 9891500335
Email ID - udit@onecity.in_

FORM REP-I

Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

**SPICE ONE BUILDERS
PVT LTD**

**8D, HANSALYA, 15,
BARAKHAMBHA ROAD**

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder A)

CIN No.

(Annex a copy in Folder A)

9540968345 (Number
Shared by Promoter in
Public)

sales@onecity.in

http://onegroup.co.in

XXXX548P

U45201DL2005PTC139209

2. Managing Director/HOD/CEO:

Name : **SUNIL KUMAR JAIN**

Residential Address : **C-479 DEFENCE COLONY NEW DELHI-110024**



Phone (landline) **1123358617**

Phone (Mobile) **9540968345** (Number Shared by Promoter in Public)

Email ID **sjain@onecity.in**

PAN No. **XXXX310J**

(Annex a copy in Folder A)

3. Director 1:



Name : **SATVIK SINDHU**

Residential Address : **53-57 Sec-14 Rohtak**

Phone (landline) **1123358617**

Phone (Mobile) **8018177777** (Number Shared by Promoter in Public)

Email ID **satviksindhu1999@gmail.com**

PAN No. **XXXX984M**

(Annex a copy in Folder A)

4. Director 2:

Name : **RAJPAL**

Residential Address : **199 Sector-14 Rohtak Haryana -124001**



Phone (landline) **1123358617**

Phone (Mobile) **8018177777** (Number Shared by Promoter in Public)

Email ID **vikasrtk@yahoo.com**

PAN No. **XXXX909G**

(Annex a copy in Folder A)

5. Director 3:

Name : **DIPIKA JAIN**

Residential Address : **C-479 DEFENCE COLONY NEW DELHI-110024**

Phone (landline) **1123358617**

Phone (Mobile) **9540968345** (Number Shared by Promoter in Public)

Email ID **sjain@onecity.in**

PAN No. **XXXX886B**

(Annex a copy in Folder A)



6. Authorised representative for
correspondance with Authority:

Name : **UDIT JAIN**

Residential Address : **C-479 DEFENCE COLONY NEW DELHI-110024**



Phone (landline) **1123358617**

Phone (Mobile) **9540968345** (Number Shared by Promoter in Public)

Email ID **UDIT@ONECITY.IN**

PAN No. **XXXX019N**

(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

ONE CITY

2. Address of the site of the project
(Annex a copy in Folder A)

**SECTOR-27A, DELHI
ROAD, ROHTAK**

Tehsil

SAMPLA

District

ROHTAK

3. Contact details of the site office of the project:

Phone(Landline)

9215688533 (Number
Shared by Promoter in
Public)

Phone(Mobile)

Email

SALES@ONECITY.IN

4. Contact person at the site office:

Name

DEVENDER

Phone(Landline)

1123358617

Phone(Mobile)

9215688533 (Number
Shared by Promoter in
Public)

Email

SALES@ONECITY.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	004293	10-08-2023	332750	HDFC BANK	HARYANA REAL ESTATE REGULATORY AUTHORITY
2	029088	16-04-2024	12000	HDFC BANK	HARYANA REAL ESTATE REGULATORY AUTHORITY
3	010468	28-07-2025	41500	HDFC BANK	HARYANA REAL ESTATE REGULATORY AUTHORITY
	Total		386250		

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:**

Sr no.	Particulars	Amount (Registered Area)	Amount (Applied Area)	Combined
1	Land area of the project	15.8125 (Acre)	2.05 (Acre)	17.8625 (Acre)
2	Permissible FAR	0	0	0
3	FAR proposed to be utilized in the project	0	0	0
4	Total licensed area, if the land area of the present project is a part thereof	15.8125 (Acre)	2.05 (Acre)	17.8625 (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)	157 of 2023 (09-08-2023)	95 of 2025 (10-06-2025)	157 of 2023 (09-08-2023) 95 of 2025 (10-06- 2025)
6	Is the applicant owner-licensee of the land for which the registration is being sought?	No Licensee 1: Name ONE HEIGHT DEVELOPERS PVT LTD Address: 8D, HANSALYA, 15, BARAKHAMBHA ROAD, NEW DELHI - 110001	Yes	

7	<p>If the answer to the above is 'No'</p> <p>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)</p> <p>ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:</p> <p style="padding-left: 40px;">*Was the agreement/Power of Attorney made before or after grant of license.(State facts in brief or Annex in folder B)</p> <p>iii. Are agreements and Power of Attorney registered with the Registrar</p> <p>iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B)</p> <p>v. Has ownership of the land changed after grant of license (Annex details in folder B)</p> <p>vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue</p>	<p>Annexure-B-COLLABORATION AGREEMENT</p> <p>BEFORE GRANT OF LICENSE</p> <p>Yes</p> <p>APPLICANT, I.E. SPICE ONE BUILDERS PVT LTD IS OWNER OF 8.075 ACRES. AND ONE HEIGHT DEVELOPERS PVT LTD IS OWNER OF 7.7375 ACRES OUT OF THE TOTAL LICENSED AREA OF 15.8125 ACRES. DEVELOPERS SHARE IS 10% OF SALEABLE RESIDENTIAL PLOTTED AREA OF LANDOWNERS LAND.</p> <p>No</p> <p>No</p>	NA	
---	--	---	----	--

	Department for entry in the record of ownership (Annex details in folder B)			
	vii. 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**

Sr. No.	Project Details	Registered Area	Applied Area	Combined
1.	Estimated cost of the project: (Annex a copy of the project in Folder C)	3520.57999 Lakhs	525.9888 Lakhs	4046.56879 Lakhs
	i. Cost of the land (if included in the estimated cost)	1405.79569 Lakhs	153.9888 Lakhs	1559.78449 Lakhs
	ii. Estimated cost of construction of apartments	0 Lakhs	0 Lakhs	0 Lakhs
	iii. Estimated cost of infrastructure and other structures	1538.77900 Lakhs	200 Lakhs	1738.77900 Lakhs
	iv. Other Costs including EDC, Taxes, Levies etc.	576.00530 Lakhs	172 Lakhs	748.00530 Lakhs

2. The total land of the project measuring **17.8625 acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres) – Registered Area	Area of land (Acres) – Applied Area	Area of Land (Acres)-Combined
1	PLOTS TO BE SOLD	8.32	1.30887	9.62887
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0	0	0
3	CONSTRUCTION OF ROADS	4.0884	0.46411	4.55251
4	PAVEMENTS	0	0.05412	0.05412
5	PARKS AND PLAYGROUNDS	1.1917	0	1.1917
6	GREEN BELTS	0	0	0
7	VEHICLE PARKINGS	0	0	0
8	ELECTRICITY SUB-STATION	0	0	0
9	CLUB HOUSE	0	0	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0	0	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.58125	0.22289	1.80414
12	ANY OTHER	0	0	0
13	COMMERCIAL	0.6314	0	0.6314
	Total	15.8125	2.05	17.8625

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

	Registered Area		Applied Area	
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)	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	HSVP	No	HSVP	No
WATER SUPPLY	HSVP	No	HSVP	No
ELECTRICITY	UHBVN	No	UHBVN	Yes
SEWAGE DISPOSAL	HSVP	No	HSVP	No
STORM WATER DRAINAGE	HSVP	No	HSVP	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:

		Registered Area		Applied Area		Combine d
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)	Estimated cost (In Lakhs)(Withi n 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)	Estimated cost (In Lakhs)(Wit hin the project area only)
1	INTERNAL ROADS AND PAVEMENTS	234.00	AS PER PROJECT REPORT	45.00	AS PER PROJECT REPORT	279.000
2	WATER SUPPLY SYSTEM	376.00	AS PER PROJECT REPORT	49.00	AS PER PROJECT REPORT	425.000
3	STORM WATER DRAINAGE	84.24	AS PER PROJECT REPORT	11.00	AS PER PROJECT REPORT	95.240

4	ELECTRICITY SUPPLY SYSTEM	543.78	AS PER PROJECT REPORT	71.00	AS PER PROJECT REPORT	614.780
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	133.479	AS PER PROJECT REPORT	17.00	AS PER PROJECT REPORT	150.479
6	STREET LIGHTING	19.4	AS PER PROJECT REPORT	7.00	AS PER PROJECT REPORT	26.400
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0
8	PLAYGROUNDS AND PARKS	47.33	YET TO BE PREPARED	0	YET TO BE PREPARED	47.330
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0
10	SHOPPING AREA	100.55	AS PER PROJECT REPORT	0	YET TO BE PREPARED	100.550
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0
12	SCHOOL	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0
14	ANY OTHER	0	YET TO BE PREPARED	0	YET TO BE PREPARED	0

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

10-06-2025

6. Date of approval of Building Plans

NA (date)

7. New projects:

	Registered Area	Applied Area
i) Likely date of starting the construction work	09-08-2023	26-07-2025
ii) Likely date of completing the project	09-08-2028	09-08-2028
iii) Sizes of the plots to be offered in the project		

Sr. No	Registered Area		Applied Area		Combined	
	Plot Area (In Square Meter)	Number of plots in the project	Plot Area (In Square Meter)	Number of plots in the project	Plot Area (In Square Meter)	Number of plots in the project
1	147.15	48	75.10	1	147.15	46
2	132.38	7	79.95	4	132.38	7
3	108.92	64	82.72	1	108.92	64
4	124.51	14	86.97	1	124.51	12
5	132.30	7	90.35	1	132.30	6
6	149.85	30	91.16	5	149.85	30
7	99.90	9	92.70	5	99.90	9
8	97.80	30	96.75	10	97.80	16
9	141.08	24	97.98	1	141.08	24
10	147.74	4	103.39	1	147.74	4
11	79.95	33	106.41	5	79.95	32
12	76.80	14	109.35	8	76.80	14
			123.68	1	147.80	1
			128.17	5	147.34	1
			136.80	1	124.34	2
					132.12	1
					75.10	1

					82.72	1
					86.97	1
					90.35	1
					91.16	5
					92.70	5
					96.75	22
					97.98	1
					103.39	1
					106.41	5
					109.35	8
					123.68	1
					128.17	5
					136.80	1
					99.30	1
					86.97	1
Total		284		50		329

iv)Type of apartments to be constructed in the project:

	Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
OLD	Apartment/Shops/Other Buildings	0	0	0
NEW	Apartment/Shops/Other Buildings	0	0	0

(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)

	OLD	NEW
Particulars	Expenditure	Expenditure
Apartments	0	0
Shops	0	0
Plots	0	0

Expenditure to be made in each quarter (In Lakhs)

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

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

	Registered Area	Applied Area
Particulars	Expenditure	Expenditure
Roads & Pavements	154.4724	0
Water Supply System	248.2121	0
Sewerage treatment & garbage disposal	88.1146	0
Electricity Supply System	358.9702	0
Storm Water Drainage	55.6101	0
Parks and Playgrounds	31.2444	0
Clubhouse/community centres	0	0
Shopping area	66.3769	0
Other	12.8067	0

Expenditure to be made in each quarter (In Lakhs)

[illegible]

STORM WATER DRAINAGE	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
ELECTRICITY SUPPLY SYSTEM	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SEWAGE TREATMENT & GARBAGE DISPOSAL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
STREET LIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SECURITY AND FIRE FIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PLAYGROUNDS AND PARKS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
CLUB HOUSE/COMMUNITY CENTRE	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SHOPPING AREA	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
RENEWABLE ENERGY SYSTEM	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SCHOOL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
HOSPITAL/DISPENSARY	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
ANY OTHER	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total				19.5000					0.0000	0.0000	0.0000	19.5000

PARTICULARS	Registered Area				Applied Area				Combined			
	Year-2024				Year-2024				Total	Total	Total	Total
	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec
INTERNAL ROADS AND PAVEMENTS	19.5000	19.5000	19.5000	19.5000	0.0000	0.0000	0.0000	0.0000	19.5000	19.5000	19.5000	19.5000

WATER SUPPLY SYSTEM	31.3333	31.3333	31.3333	31.3333	0.0000	0.0000	0.0000	0.0000	31.3333	31.3333	31.3333	31.3333
STORM WATER DRAINAGE	0.0000	7.0200	7.0200	7.0200	0.0000	0.0000	0.0000	0.0000	0.0000	7.0200	7.0200	7.0200
ELECTRICITY SUPPLY SYSTEM	0.0000	0.0000	22.6575	22.6575	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	22.6575	22.6575
SEWAGE TREATMENT & GARBAGE DISPOSAL	0.0000	11.1233	11.1233	11.1233	0.0000	0.0000	0.0000	0.0000	0.0000	11.1233	11.1233	11.1233
STREET LIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SECURITY AND FIRE FIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PLAYGROUNDS AND PARKS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
CLUB HOUSE/ COMMUNITY CENTRE	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SHOPPING AREA	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
RENEWABLE ENERGY SYSTEM	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SCHOOL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
HOSPITAL/DISPE NSARY	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
ANY OTHER	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	50.8333	68.9766	91.6341	91.6341					50.8333	68.9766	91.6341	91.6341

PARTICULARS	Registered Area				Applied Area				Combined			
	Year-2025				Year- 2025				Total	Total	Total	Total
	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec

INTERNAL ROADS AND PAVEMENTS	19.5000	19.5000	19.5000	19.5000	0.0000	0.0000	0.0000	3.7500	19.5000	19.5000	19.5000	23.2500
WATER SUPPLY SYSTEM	31.3333	31.3333	31.3333	31.3333	0.0000	0.0000	0.0000	4.0833	31.3333	31.3333	31.3333	35.4166
STORM WATER DRAINAGE	7.0200	7.0200	7.0200	0.0000	0.0000	0.0000	0.0000	0.9167	7.0200	7.0200	7.0200	0.9167
ELECTRICITY SUPPLY SYSTEM	22.6575	22.6575	45.3150	45.3150	0.0000	0.0000	0.0000	5.9167	22.6575	22.6575	45.3150	51.2317
SEWAGE TREATMENT & GARBAGE DISPOSAL	11.1233	11.1233	11.1233	11.1233	0.0000	0.0000	0.0000	1.4167	11.1233	11.1233	11.1233	12.5400
STREET LIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.5833	0.0000	0.0000	0.0000	0.5833
SECURITY AND FIRE FIGHTING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PLAYGROUNDS AND PARKS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
CLUB HOUSE/COMMUN ITY CENTRE	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SHOPPING AREA	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
RENEWABLE ENERGY SYSTEM	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SCHOOL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
HOSPITAL/DISPE NSARY	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
ANY OTHER	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	91.6341	91.6341	114.2916	107.2716	0.0000	0.0000	0.0000	16.6667	91.6341	91.6341	114.2916	123.9383

[illegible]

ENERGY SYSTEM												
SCHOOL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
HOSPITAL/DISPE NSARY	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
ANY OTHER	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	16.6667	16.6667	16.6667	0.0000	16.6667	16.6667	16.6667	0.0000

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.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

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

Bank and Branch address

**HDFC BANK, B-7/3 ASAF
ALI ROAD, NEW DELHI
110002**

Bank Account number

50200082105653

IFSC code

HDFC0000598

MICR code

110250019

Branch code

598

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)

**UDIT JAIN, C-479,
DEFENCE COLONY, NEW DELHI- 110024**

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)

No Default

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	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

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. STROM 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	Registered Area	Applied Area
I. LICENSE	ALREADY BEEN OBTAINED	09-08-2023	10-06-2025
II. DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	04-10-2023	25-07-2025
III. SERVICE PLAN/ ESTIMATE APPROVAL	APPLIED FOR BUT YET TO RECEIVE	26-12-2023	NA
IV. UHBVN APPROVAL	YET TO FILE FOR APPROVAL	NA	NA

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____

Seal _____

Date _____

FORM REP-I

Part - F

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

Yes

(Annex a copy in Folder F)

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

Yes

(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement

(Annex a copy in Folder F)

1. 10% of the sale price to be paid as the booking amount by the allottee. 2. Name and particulars of the allottee along with contact details. 3. Area, location and price of the plot. Also, states the external electrification, sewer connection and water connection charges and IFMS to be paid by the allottee. 4. Ownership details of project land. 5. Possession of the plot unit will be given on complete payment by the allottee when sale deed is registered in the name of the allottee. 6. Payment Plan clearly mentions the timeline of payment to be made by the allottee. 7. The agreement will be registered with Sub-Registrar office, Tehsil Sampla and will be binding on both parties.

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 **NA**
2. Particulars of the project in brief:
- i. Total area of the project **0**
- ii. Total number of apartments **0**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (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)	0	0	0
Cost of the apartments	0	0	0
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. **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. **NA**

11. Likely date of completion of the project. **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

|

|

|

|

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	N.A.
2	WALL FINISHING DETAILS	N.A.
3	KITCHEN DETAILS	N.A.
4	BATHROOM FITTINGS	N.A.
5	WOOD WORK ETC	N.A.
6	DOORS AND WINDOS FRAMES	N.A.
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA

14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	2 . MASTER BEDROOM/DRESSROOM	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	3 . MASTER TOILET	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	4 . BED ROOMS	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA

4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	5 . TOILET	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
	6 . KITCHEN	
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	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 _____



सत्यमेव जयते

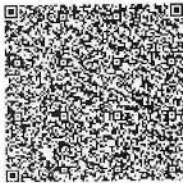
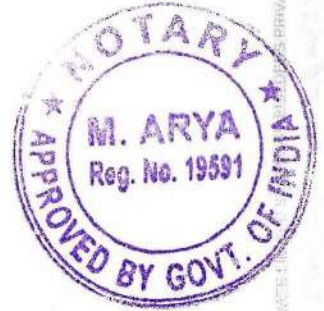
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL28313764563475X
 Certificate Issued Date : 01-Aug-2025 01:37 PM
 Account Reference : SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-SELF91148072531292X
 Purchased by : PUMA REALTORS
 Description of Document : Article 4 Affidavit
 Property Description : NOT APPLICABLE
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SPICE ONE BUILDERS PRIVATE LIMITED
 Second Party : NA
 Stamp Duty Paid By : SPICE ONE BUILDERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



SELF PRINTED CERTIFICATE TO BE
 VERIFIED BY THE RECIPIENT AT
 WWW.SHCILESTAMP.COM

IN-DL28313764563475X

Please write or type below this line

For SPICE ONE BUILDERS PVT. LTD.

Authorised Signatory/Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

FORM 'REP-II'
[See rule 3(3)]
DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum Declaration of M/s Spice One Builders Private Limited thru its authorised signatory Mr. Udit Jain S/o Sunil Kumar Jain, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/06/2025;

I, Mr. Udit Jain S/o Sunil Kumar Jain, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 09/08/2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

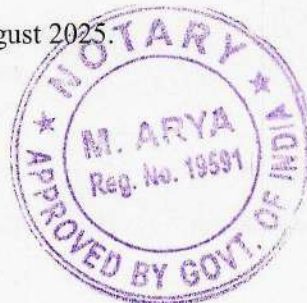
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this 1st day of August 2025.

ATTESTED

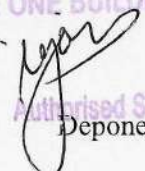
NOTARY PUBLIC
01 AUG 2025



For SPICE ONE BUILDERS PVT. LTD.


Deponent
Authorised Signatory/Director

For SPICE ONE BUILDERS PVT. LTD.


Deponent
Authorised Signatory/Director



(AMIT KHATRI, IAS)
DTCP (HR)

Note-
Plots are freezed and not to be sold till construction of 12m wide service road shown as.

SIGNATURE OF ARCHITECT