



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

**Registration Certificate No HRERA-PKL-JJR-292-2022 dated 17.02.2022
valid upto 17.12.2026**

Project: "IMT GREEN" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 3.106 Acres (in addition to licence no. 113 of 2021 dated 17.12.2021 valid upto 16.12.2026 for an area measuring 11.156 acres) situated in the revenue estate of Village Sankhol, Sector 29, Bahadurgarh, District Jhajjar.

Promoter: IMT Developers Pvt. Ltd., 75, Ground Floor, Bhera Enclave Paschim Vihar, West Delhi-110087

The request of the promoter for registration of additional area measuring 3.106 acres was placed before the Authority in its meeting held on 27.08.2025 vide Item No. 297.03(ii) wherein the Authority decided to grant supplementary registration for the additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are imposed: -

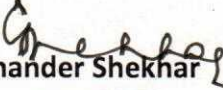
- i. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iii. 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 widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

iv. The promoter shall intimate to the Authority prior to taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-JJR-292-2022 dated 17.02.2022 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


Parneet S Sachdev
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1736-
2025

Submission Date :

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

1 M7 Developers Pvt Ltd,
75, Ground Floor, Sector Enclave

To

Pashim Vihar, West Delhi-110087

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

1 M7 Green

located at Sector-29, Sahasranga

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 | 13 to 17 | A | |
| 2 | REP-I-Part-B | 18 | B | |
| 3 | REP-I-Part-C | 19 to 27 | C | |
| 4 | REP-I-Part-D | 28-29 | D | |
| 5 | REP-I-Part-E | 30-31 | E | |
| 6 | REP-I-Part-F | 32-33 | F | |
| 7 | REP-I-Part-G | 34 | G | |
| 8 | REP-I-Part-H | 35 to 38 | H | |

Dated: 7/8/25

1 M7 DEVELOPERS PVT. LTD.



Signature of the Applicant

Mobile No. 8188033932

Email ID vijaykumar@gmail.com

gmail.com

189

FORM REP-I

Part - A

1. Name and registered address
of the company

IMT DEVELOPERS
PRIVATE LIMITED

(Annex a copy in Folder A)

75, GROUND FLOOR,
BHERA ENCLAVE
PASCHIM VIHAR, WEST
DELHI, NEW DELHI,
DELHI, INDIA, 110087

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder A)

CIN No.

(Annex a copy in Folder A)

9315439912 (Number
Shared by Promoter in
Public)

imtprivateltd@gmail.com

XXXX296B

U45201DL2010PTC202704

2. Managing Director/HOD/CEO:

Name: SANJAY GUPTA

Residential Address: NEAR NORTHERN BYE
PASSBARAHI ROAD SECTOR-29 BAHADURGARH

Phone (landline)

Phone (Mobile) 9416210421 (Number Shared by Promoter
in Public)

Email ID imtprivateltd@gmail.com

PAN No. XXXX291G

(Annex a copy in Folder A)



3. Director 1

Name: VIJENDER JINDAL

Residential Address: 993 SECTOR-6 BAHADURGARH
HARYANA - 124507

IMT DEVELOPERS PVT. LTD.

Director



Phone (landline)

Phone (Mobile) 8199939912 (Number Shared by Promoter in Public)

Email ID vijenderca@gmail.com

PAN No. XXXX065N
(Annex a copy in Folder A)

4. Director 2:

Name : POOJA JINDAL

Residential Address : 993 SECTOR-6 BAHADURGARH
HARYANA - 124507

Phone (landline)

Phone (Mobile) 9034039911 (Number Shared by Promoter in Public)

Email ID poojajindalca@gmail.com

PAN No. XXXX988H
(Annex a copy in Folder A)

5. Director 3:



Name : VINEET GUPTA

Residential Address : HOUSE NO 1830 SECTOR-6
BAHADURGARH

Phone (landline)

Phone (Mobile) 9416495556 (Number Shared by Promoter in Public)

Email ID VINEETGUPTACA@GMAIL.COM

PAN No. XXXX953N
(Annex a copy in Folder A)

6. Director 4:

Name : VIPIN GUPTA

Residential Address : HOUSE NO 1223 SECTOR 6
BAHADURGARH

MT DEVELOPERS PVT. LTD.


Director



Phone (landline)

Phone (Mobile) 9812023780 (Number Shared by Promoter in Public)

Email ID ABHIYANSHG@GMAIL.COM

PAN No. XXXX276G
(Annex a copy in Folder A)

7. Director 5:

Name : DINESH KUMAR

Residential Address : HOUSE NO 816 26 GALI NO 5
ADHARSH NAGAR BAHADURGARH

Phone (landline)

Phone (Mobile) 9416534887 (Number Shared by Promoter in Public)

Email ID IMTPRIVATELTD@GMAIL.COM

PAN No. XXXX697G
(Annex a copy in Folder A)



8. Authorised representative for
correspondance with Authority:

Name : VIJENDER JINDAL

Residential Address : 993 SECTOR-6 BAHADURGARH
HARYANA - 124507

Phone (landline)

Phone (Mobile) 8199939912 (Number Shared by Promoter in Public)

Email ID vijenderca@gmail.com

PAN No. XXXX065N
(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.

IMT DEVELOPERS PVT. LTD.

Director

Signature of the
Applicant/
authorised
representative

Stamp

Date 2/2/25

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

IMT GREEN

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

NEAR NORTHERN BYE
PASS, BARAHI
ROAD, SECTOR-
29, BAHADURGARH

Tehsil

BAHADURGARH

District

JHAJJAR

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

Phone(Landline)

Phone(Mobile)

Email

9416210421 (Number
Shared by Promoter in
Public)

imtprivateltd@gmail.com

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

SANJAY GUPTA

9416210421 (Number
Shared by Promoter in
Public)

imtprivateltd@gmail.com

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

Signature of the
Applicant / Authorised
Representative

Stamp

Date 7/8/25

178

FORM REP-I

Part - A

Fee Details

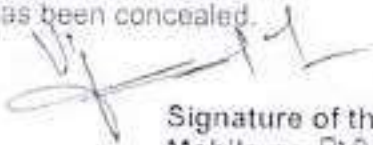
As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

$$3.10625 \times 4047 \times 5 = 62855$$

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 | 1 | 24-06-2025 | 63000 | CANARA BANK | HRERA Panchkula |

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. 9199939912

Email ID yendera@gmail.com

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|----------------|
| 1. Land area of the project | 3.10625 (Acre) |
| 2. Permissible FAR | 1 |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 3.10625 (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) | 93 of 2025 |
| 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 7/8/25

FORM REP-I

Part - C

Project Details:

1. Estimated cost of the project:
(Annex a copy of the project in
Folder C)

1032 Lakhs

i. Cost of the land (if included in
the estimated cost)

282 Lakhs

ii. Estimated cost of construction
of apartments

0 Lakhs

iii. Estimated cost of
infrastructure and other
structures

400 Lakhs

iv. Other Costs including EDC,
Taxes, Levies etc.

350 Lakhs

2. The total land of the project measuring 3.10625 Acres will be utilised in the following manner:

| Sr. No. | Land area under usage | Area of land (Acres) |
|------------|--|-------------------------|
| 1 | PLOTS TO BE SOLD | 1.79659 |
| 2 | LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS | 0 |
| 3 | CONSTRUCTION OF ROADS | 0.75315 |
| 4 | PAVEMENTS | 0 |
| 5 | PARKS AND PLAYGROUNDS | 0.23299 |
| 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 | 0.32352 |
| 12 | ANY OTHER | 0 |
| Total | | 3.10625 |



2.7
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 | SELF CONSTRUCTED | No |
| WATER SUPPLY | HSVP | No |
| ELECTRICITY | UHBVN | No |
| SEWAGE DISPOSAL | HSVP | No |
| STORM WATER DRAINAGE | 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:

| 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 | 34 | YET TO BE PREPARED |
| 2 | WATER SUPPLY SYSTEM | 34 | YET TO BE PREPARED |
| 3 | STORM WATER DRAINAGE | 92 | YET TO BE PREPARED |
| 4 | ELECTRICITY SUPPLY SYSTEM | 23 | YET TO BE PREPARED |
| 5 | SEWAGE TREATMENT & GARBAGE DISPOSAL | 114 | YET TO BE PREPARED |
| 6 | STREET LIGHTING | 23 | YET TO BE PREPARED |
| 7 | SECURITY AND FIRE FIGHTING | 17 | YET TO BE PREPARED |
| 8 | PLAYGROUNDS AND PARKS | 57 | YET TO BE PREPARED |
| 9 | CLUB HOUSE/COMMUNITY CENTRE | 0 | YET TO BE PREPARED |
| 10 | SHOPPING AREA | 0 | YET TO BE PREPARED |
| 11 | RENEWABLE ENERGY SYSTEM | 6 | YET TO BE PREPARED |
| 12 | SCHOOL | 0 | YET TO BE PREPARED |
| 13 | HOSPITAL/DISPENSARY | 0 | YET TO BE PREPARED |
| 14 | ANY OTHER | 0 | YET TO BE PREPARED |

239

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.

06-06-2025 (date)

6. Date of approval of Building Plans

NA (date)

A handwritten signature in black ink, consisting of a stylized 'N' followed by a horizontal line and a flourish.

28

7. New projects:

i) Likely date of starting the construction work

31-07-2025

ii) Likely date of completing the project

17-12-2026

iii) Sizes of the plots to be offered in the project

| Sr. No | Plot Area(In Square Meter) | Number of plots in the project |
|--------|----------------------------|--------------------------------|
| 1 | 91.766 | 14 |
| 2 | 146.79 | 8 |
| 3 | 128.1 | 1 |
| 4 | 150 | 1 |
| 5 | 104.8 | 9 |
| 6 | 101.069 | 10 |
| 7 | 112.84 | 1 |
| 8 | 94.230 | 1 |
| 9 | 150 | 1 |
| 10 | 129.28 | 1 |
| 11 | 127.57 | 1 |
| 12 | 119.483 | 9 |
| 13 | 127.449 | 14 |
| 14 | 121.577 | 1 |
| | Total | 72 |

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

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



26
(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 |

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 |



Expenditure to be made in each quarter (In Lakhs)

| Particulars | Year-2025 | | | |
|---------------------------------------|-----------|----------|----------|---------|
| | Jan-Mar | Apr-June | July-Sep | Oct-Dec |
| Roads & Pavements | | | 5 | 10 |
| Water Supply System | | | 4 | 10 |
| Sewerage treatment & garbage disposal | | | 40 | 40 |
| Electricity Supply System | | | 5 | 5 |
| Storm Water Drainage | | | 30 | 30 |
| Parks and Playgrounds | | | 0 | 0 |
| Clubhouse community centres | | | 0 | 0 |
| Shopping area | | | 0 | 0 |
| Other | | | 4 | 4 |

| Particulars | Year-2026 | | | |
|---------------------------------------|-----------|----------|----------|---------|
| | Jan-Mar | Apr-June | July-Sep | Oct-Dec |
| Roads & Pavements | 10 | 9 | 0 | 0 |
| Water Supply System | 10 | 10 | 0 | 0 |
| Sewerage treatment & garbage disposal | 30 | 14 | 0 | 0 |
| Electricity Supply System | 5 | 5 | 3 | 0 |
| Storm Water Drainage | 20 | 12 | 0 | 0 |
| Parks and Playgrounds | 10 | 20 | 17 | 10 |
| Clubhouse community centres | 0 | 0 | 0 | 0 |
| Shopping area | 0 | 0 | 0 | 0 |
| Other | 4 | 14 | 12 | 8 |

27

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

| Particulars | Expenditure |
|-------------|-------------|
|-------------|-------------|



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

**CANARA BANK
BAHADURGARH**

Bank Account number

120000094134

IFSC code

CNRB0002217

MICR code

110002851

Branch code

002217

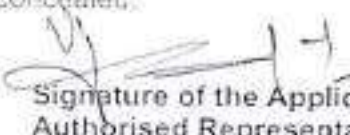
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

SANJAY GUPTA

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 7/8/25

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

29

Signature of the Applicant / Authorised Representative

Stamp

Date

7/2/25

FORM REP-IPart - 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 |



37

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



FORM REP-IPart - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

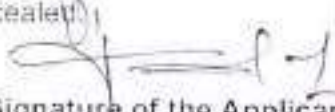
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

BBA 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

7/8/25

3. Statutory Approvals Status

| Statutory Approvals | Statutory Approvals Status | Date |
|---------------------------|----------------------------|------------|
| I, LICENSE NO. 93 OF 2025 | ALREADY BEEN OBTAINED | 06-06-2025 |

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 7/6/25

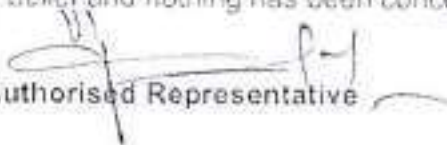
39

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

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

Signature of the Applicant / Authorised Representative 

Stamp _____

Date 7/8/24

39

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 | NA |
| 2 | WALL FINISHING DETAILS | NA |
| 3 | KITCHEN DETAILS | NA |
| 4 | BATHROOM FITTINGS | NA |
| 5 | WOOD WORK ETC | NA |
| 6 | DOORS AND WINDOS FRAMES | NA |
| 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 |

[Handwritten signature]

26

| 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 |



37

| | | |
|---|--------------------|----|
| 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

7/8/25

List of Uploaded Documents

| Sr. No. | Document Description | Date of Document Upload | View Document |
|---------|--|-------------------------|-------------------------------|
| 1 | IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN | 24-06-2025 | View Document |
| 2 | DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD | 24-06-2025 | View Document |
| 3 | COPY OF LICENSE ALONG WITH SCHEDULE OF LAND | 24-06-2025 | View Document |
| 4 | NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT | 24-06-2025 | View Document |
| 5 | IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN | 24-06-2025 | View Document |
| 6 | DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED. | 24-06-2025 | View Document |

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

Signature of the Applicant / Authorised Representative

Stamp

Date

7/8/25

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1729-
2025

Submission Date :

Applicant Type : Company

Project Type: ONGOING

Forwarding letter and Index

From

IMT Developers Pvt. Ltd.

To

Sh. Brijendra Singh
Panchim Mohal Delhi

The Haryana Real Estate
Regulatory Authority,
Panchkula

Sir,

Enclosed is an application for registration of real estate project named

IMT Green

located at Sector 27, Sahasrghat

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 | 40 to 44 | A | |
| 2 | REP-I-Part-B | 45 | B | |
| 3 | REP-I-Part-C | 46 to 61 | C | |
| 4 | REP-I-Part-D | 62 | D | |
| 5 | REP-I-Part-E | 63-64 | E | |
| 6 | REP-I-Part-F | 65-66 | F | |
| 7 | REP-I-Part-G | 67 | G | |
| 8 | REP-I-Part-H | 68 to 71 | H | |

IMT DEVELOPERS PVT. LTD.

Dated: 27/8/25

Signature of the Applicant
Mobile No. 8199439919
Email ID imtdelhi@gmail.com

FORM REP-I

Part - A

1. Name and registered address
of the company

IMT DEVELOPERS
PRIVATE LIMITED

(Annex a copy in Folder A)

75, GROUND FLOOR,
BHERA ENCLAVE
PASCHIM VIHAR, WEST
DELHI, NEW DELHI,
DELHI, INDIA, 110087

Phone(Landline)

1276242912

Phone(Mobile)

7988712721 (Number
Shared by Promoter in
Public)

Email ID

imtprivateltd@gmail.com

Website

Pan No.
(Annex a copy in Folder A)

XXXX296B

CIN No.
(Annex a copy in Folder A)

U45201DL2010PTC202704

2. Managing Director/HOD/CEO

Name : SANJAY GUPTA

Residential Address : HOUSE NO 914 SECTOR 6
BAHADURGARH

Phone (landline)

Phone (Mobile) 9416210421 (Number Shared by Promoter in
Public)

Email ID haripolypax@gmail.com

PAN No. XXXX291G
(Annex a copy in Folder A)



3. Director 1/

Name : VINEET GUPTA

Residential Address : HOUSE NO 1830 SECTOR-6
BAHADURGARH

IMT DEVELOPERS PVT. LTD.

Director



4. Director 2:

Phone (landline)

Phone (Mobile) 9416495556 (Number Shared by Promoter in Public)

Email ID VINEETGUPTACA@GMAIL.COM

PAN No. XXXX953N

(Annex a copy in Folder A)



5. Director 3:

Name : POOJA JINDAL

Residential Address : HOUSE NO 993 SECTOR 6

Phone (landline)

Phone (Mobile) 9034039911 (Number Shared by Promoter in Public)

Email ID poojajindalca@gmail.com

PAN No. XXXX988H

(Annex a copy in Folder A)



6. Director 4:

Name : VIJENDER JINDAL

Residential Address : 993 Sector-6 Bahadurgarh

Phone (landline)

Phone (Mobile) 8199939912 (Number Shared by Promoter in Public)

Email ID vijenderca@gmail.com

PAN No. XXXX065N

(Annex a copy in Folder A)



Name : VIPIN GUPTA

Residential Address : HOUSE NO 1223 SECTOR 6
BAHADURGARH

Phone (landline)

Phone (Mobile) 9812023780 (Number Shared by Promoter in Public)

Email ID ABHIYANSHG@GMAIL.COM

PAN No. XXXX276G

(Annex a copy in Folder A)

IMT DEVELOPERS PVT. LTD.

Director

(4)

49

7. Director-5



Name : DINESH KUMAR

Residential Address : HOUSE NO 816 26 GALI NO 5
ADHARSH NAGAR BAHADURGARH

Phone (landline)

Phone (Mobile) 9416534887 (Number Shared by Promoter in Public)

Email ID IMTPRIVATELTD@GMAIL.COM

PAN No. XXXX697G
(Annex a copy in Folder A)

8. Authorised representative for
correspondance with Authority



Name : VIJENDER JINDAL

Residential Address : 993 SECTOR-6 BAHADURGARH
HARYANA - 124507

Phone (landline)

Phone (Mobile) 8199939912 (Number Shared by Promoter in Public)

Email ID vijenderca@gmail.com

PAN No. XXXX065N
(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

7/8/25

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

IMT GREEN

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

NEAR NORTHERN BYE
PASS, BARAHI
ROAD, SECTOR-
29, BAHADURGARH

Tehsil

BAHADURGARH

District

JHAJJAR

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

Phone(Landline)

Phone(Mobile)

Email

9416210421 (Number
Shared by Promoter in
Public)

imtprivateltd@gmail.com

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

SANJAY GUPTA

9416210421 (Number
Shared by Promoter in
Public)

imtprivateltd@gmail.com

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

Signature of the
Applicant / Authorised
Representative

Stamp

Date

7/8/25

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:

Residential: $14.26225 \times 6047 \times 5 = 2,83,584$
Commercial: $1794.118 \times 10 = 1,79,412$

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 | 0 | 13-06-2025 | 63000 | CANARA BANK | HRERA Panchkula |
| 2 | 0 | 14-01-2022 | 258000 | CANARA BANK | HRERA Panchkula |

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. 8199929912

Email ID vijendra.ca@

gmil-1011

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|-------------------------|
| 1. Land area of the project | 14.26225 (Acre) |
| 2. Permissible FAR | 1 |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area. If the land area of the present project is a part thereof | 14.26225 (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) | 93 of 2025, 113 of 2021 |
| 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: 7/8/25

FORM REP-1**Part - C****Project Details:**

1. Estimated cost of the project:
(Annex a copy of the project in
Folder C)

4179.18 Lakhs

i. Cost of the land (if included in
the estimated cost)

848 Lakhs

ii. Estimated cost of construction
of apartments

0 Lakhs

iii. Estimated cost of infrastructure
and other structures

2159 Lakhs

iv. Other Costs including EDC,
Taxes, Levies etc.

1172.18 Lakhs

2. The total land of the project measuring 14.26225 Acres will be utilised in the following manner:

| Sr. No. | Land area under usage | Area of land (Acres) |
|------------|--|-------------------------|
| 1 | PLOTS TO BE SOLD | 7.27859 |
| 2 | LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS | 0 |
| 3 | CONSTRUCTION OF ROADS | 4.03081 |
| 4 | PAVEMENTS | 0 |
| 5 | PARKS AND PLAYGROUNDS | 1.06999 |
| 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 | 1.43952 |
| 12 | ANY OTHER | 0 |
| 13 | COMMERCIAL | 0.44334 |
| | Total | 14.26225 |



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 | SELF CONSTRUCTED | No |
| WATER SUPPLY | HSVP | No |
| ELECTRICITY | UHBVN | No |
| SEWAGE DISPOSAL | HSVP | No |
| STORM WATER DRAINAGE | 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:

| 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 | 612 | YET TO BE PREPARED |
| 2 | WATER SUPPLY SYSTEM | 200 | YET TO BE PREPARED |
| 3 | STORM WATER DRAINAGE | 365 | YET TO BE PREPARED |
| 4 | ELECTRICITY SUPPLY SYSTEM | 57 | YET TO BE PREPARED |
| 5 | SEWAGE TREATMENT & GARBAGE DISPOSAL | 312 | YET TO BE PREPARED |
| 6 | STREET LIGHTING | 136 | YET TO BE PREPARED |
| 7 | SECURITY AND FIRE FIGHTING | 34 | YET TO BE PREPARED |
| 8 | PLAYGROUNDS AND PARKS | 131 | YET TO BE PREPARED |
| 9 | CLUB HOUSE/COMMUNITY CENTRE | 0 | YET TO BE PREPARED |
| 10 | SHOPPING AREA | 0 | YET TO BE PREPARED |
| 11 | RENEWABLE ENERGY SYSTEM | 6 | YET TO BE PREPARED |
| 12 | SCHOOL | 0 | YET TO BE PREPARED |
| 13 | HOSPITAL/DISPENSARY | 0 | YET TO BE PREPARED |
| 14 | ANY OTHER | 308 | YET TO BE PREPARED |

50

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.

06-06-2025 (date)

6. Date of approval of Building Plans

NA (date)

A handwritten signature in black ink, appearing to be 'J. J. J.', is written over the 'NA (date)' field.

(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 | Total size of the plots/carpet area of the apartments | 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 | PLOT Type 1 | 102.102 | 15 | 1531.53 | 15 | 0 | 0 |
| 2 | PLOT Type 1 | 102.726 | 1 | 102.726 | 1 | 0 | 0 |
| 3 | PLOT Type 1 | 106.782 | 34 | 3630.588 | 34 | 0 | 0 |
| 4 | PLOT Type 1 | 106.392 | 2 | 212.784 | 2 | 0 | 0 |
| 5 | PLOT Type 1 | 108.035 | 18 | 1944.63 | 18 | 0 | 0 |
| 6 | PLOT Type 1 | 107.270 | 1 | 107.27 | 1 | 0 | 0 |
| 7 | PLOT Type 1 | 61.324 | 4 | 325.296 | 0 | 4 | 0 |
| 8 | PLOT Type 1 | 146.790 | 8 | 1174.32 | 0 | 8 | 0 |
| 9 | PLOT Type 1 | 128.100 | 1 | 128.1 | 0 | 1 | 0 |
| 10 | PLOT Type 1 | 92.081 | 6 | 552.486 | 6 | 0 | 0 |
| 11 | PLOT Type 1 | 92.159 | 1 | 92.159 | 1 | 0 | 0 |
| 12 | PLOT Type 1 | 143.800 | 10 | 1438 | 10 | 0 | 0 |
| 13 | PLOT Type 1 | 98.677 | 1 | 98.677 | 1 | 0 | 0 |
| 14 | PLOT Type 1 | 98.434 | 10 | 984.34 | 10 | 0 | 0 |
| 15 | PLOT Type 1 | 136.516 | 1 | 136.516 | 1 | 0 | 0 |
| 16 | PLOT Type 1 | 94.536 | 5 | 472.68 | 5 | 0 | 0 |
| 17 | PLOT Type 1 | 105.137 | 14 | 1471.918 | 14 | 0 | 0 |

| | | | | | | | |
|----|----------------|---------|-----|-----------|-----|----|---|
| 18 | PLOT Type 1 | 106.590 | 2 | 213.18 | 2 | 0 | 0 |
| 19 | PLOT Type 1 | 102.990 | 8 | 823.92 | 8 | 0 | 0 |
| 20 | PLOT Type 1 | 103.242 | 1 | 103.242 | 1 | 0 | 0 |
| 21 | PLOT Type 1 | 134 | 5 | 670 | 5 | 0 | 0 |
| 22 | PLOT Type 1 | 112.770 | 1 | 112.77 | 1 | 0 | 0 |
| 23 | PLOT Type 1 | 128.632 | 6 | 771.792 | 3 | 0 | 0 |
| 24 | PLOT Type 1 | 98.400 | 8 | 787.2 | 8 | 0 | 0 |
| 25 | PLOT Type 1 | 92.496 | 12 | 1109.952 | 12 | 0 | 0 |
| 26 | PLOT Type 1 | 95.325 | 18 | 1715.85 | 0 | 18 | 0 |
| 27 | PLOT Type 1 | 93.465 | 1 | 93.465 | 0 | 1 | 0 |
| 28 | PLOT Type 1 | 91.766 | 14 | 1284.724 | 0 | 14 | 0 |
| 29 | PLOT Type 1 | 150 | 2 | 300 | 0 | 2 | 0 |
| 30 | PLOT Type 1 | 104.800 | 9 | 943.2 | 0 | 9 | 0 |
| 31 | PLOT Type 1 | 101.069 | 10 | 1010.69 | 0 | 10 | 0 |
| 32 | PLOT Type 1 | 112.840 | 1 | 112.84 | 0 | 1 | 0 |
| 33 | PLOT Type 1 | 94.230 | 1 | 94.23 | 0 | 1 | 0 |
| 34 | PLOT Type 1 | 129.280 | 1 | 129.28 | 0 | 1 | 0 |
| 35 | PLOT Type 1 | 127.570 | 1 | 127.57 | 0 | 1 | 0 |
| 36 | PLOT Type 1 | 119.483 | 9 | 1075.347 | 0 | 9 | 0 |
| 37 | PLOT Type 1 | 127.449 | 14 | 1784.286 | 0 | 14 | 0 |
| 38 | PLOT Type 1 | 121.577 | 1 | 121.577 | 0 | 1 | 0 |
| | Total | | 257 | 27789.135 | 159 | 95 | 0 |

[Handwritten signature]

(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 |
|------|-----------------------------------|---|
| NA | 0 | 0 |



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

| | |
|----------------------------|-----|
| Start Date | N/A |
| Earlier date of completion | N/A |
| Revised date of completion | N/A |

(c) Time schedule for development of infrastructure

| | |
|---|------------|
| Start Date | 24-12-2021 |
| Percentage completion Up to the date of application | 79 |
| Projected date of completion | 17-12-2026 |

(d) Provide further details in the proforma REP-I Part-C-X.

DETAILS
FILED IN
REP-1 PART
C-X.

(e) Plan of action for completing the Project along with requisite infrastructure.

DETAILS
FILED IN
FOLDER C

(iii) Status in respect of plotted colony:-

(a)

| Plots | Booked/sold | Stage of handing over the possession (Write or Annex details) |
|----------|-------------|---|
| PLOT 162 | | THE PLOTS BOOKED OR SOLD BELONG TO LICENSE 113 OF 2021 AND ARE COMPLETE AND THE PART COMPLETION OF THE SAME HAS BEEN APPLIED FOR. |

(b) Schedule for development of Infrastructure:

| | |
|------------------------------|------------|
| Start Date | 24-12-2021 |
| Percentage completion | 79 |
| Projected date of completion | 17-12-2026 |

(c) Provide further details in the proforma REP-I Part-C-X.

DETAILS
FILLED IN
REP-1 PART-
C-X

(d) Schedule of completing the project and handing over possession of the plots.

THE AREA
UNDER
LICENSE
NO. 113 OF
2021 OVER
11.156
ACRES IS
COMPLETE
AND THE
LAND OF
3.10625
ACRES WILL

(iv) Vehicle parkings details of the project-

| | |
|------------------------|---|
| a) Underground parking | 0 |
| b) Stilt parking | 0 |
| c) Covered parking | 0 |
| d) Open parking | 0 |
| 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 | 0 |
| 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 |

50

(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

| Particulars | Expenditure |
|---------------------------------------|-------------|
| Roads & Pavements | 578 |
| Water Supply System | 166 |
| Sewerage treatment & garbage disposal | 197 |
| Electricity Supply System | 34 |
| Storm Water Drainage | 272 |
| Parks and Playgrounds | 75 |
| Clubhouse/community centres | 0 |
| Shopping area | 0 |
| Other | 437 |



Expenditure to be made in each quarter (In Lakhs)

| Particulars | Year-2025 | | | |
|---------------------------------------|-----------|----------|----------|---------|
| | Jan-Mar | Apr-June | July-Sep | Oct-Dec |
| Roads & Pavements | | | 5 | 10 |
| Water Supply System | | | 4 | 10 |
| Sewerage treatment & garbage disposal | | | 40 | 40 |
| Electricity Supply System | | | 5 | 5 |
| Storm Water Drainage | | | 30 | 30 |
| Parks and Playgrounds | | | 0 | 0 |
| Clubhouse/community centres | | | 0 | 0 |
| Shopping area | | | 0 | 0 |
| Other | | | 4 | 4 |

| Particulars | Year-2026 | | | |
|---------------------------------------|-----------|----------|----------|---------|
| | Jan-Mar | Apr-June | July-Sep | Oct-Dec |
| Roads & Pavements | 10 | 9 | 0 | 0 |
| Water Supply System | 10 | 10 | 0 | 0 |
| Sewerage treatment & garbage disposal | 30 | 14 | 0 | 0 |
| Electricity Supply System | 5 | 5 | 0 | 0 |
| Storm Water Drainage | 20 | 12 | 3 | 0 |
| Parks and Playgrounds | 10 | 20 | 0 | 0 |
| Clubhouse/community centres | 0 | 0 | 0 | 0 |
| Shopping area | 0 | 0 | 0 | 0 |
| Other | 0 | 14 | 29 | 18 |

| Particulars | Year-2027 | | | |
|---------------------|-----------|----------|----------|---------|
| | 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 | 0 |
| Storm Water Drainage | 0 | 0 | 0 | 0 |
| Parks and Playgrounds | 0 | 0 | 0 | 0 |
| Clubhouse/community centres | 0 | 0 | 0 | 0 |
| Shopping area | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 |

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

7/8/25

FORM REP-I

Part - C-X

1. Financial information:

| Particulars | | Remarks, if any |
|--|--------------|----------------------|
| i. No. of Flats/Apartments constructed | 0 | |
| ii. No. of Flats/ Apartments booked | 0 | |
| iii. Total amount sale value of booked Flats, on the date of application/end of last quarter | 0 Lakhs | |
| iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter | 0 Lakhs | |
| v. Balance amount to be received from the allottees (booked Flats after completion), on the date of application/end of last quarter | 0 Lakhs | |
| vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter | 0 Lakhs | |
| vii. Amount invested in the project upto the date of application | 643.06 Lakhs | Promoters Investment |
| Land cost (If any) | 848 Lakhs | |
| Apartments | 0 Lakhs | |
| Infrastructure | 17.59 Lakhs | |
| EDC/ Taxes Etc. | 10.51 Lakhs | |
| viii. Balance cost to be incurred for completion of the project and delivery of possession | 772 Lakhs | |
| (a) In respect of existing allottees | 22 Lakhs | |
| (b) In respect of rest of the project | 750 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 | |

60

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 | 168.65 | 577.9 |
| II. WATER SUPPLY SYSTEM | 48.44 | 166.3 |
| III. STORM WATER DRAINAGE | 79.35 | 272.5 |
| IV. ELECTRICITY SUPPLY SYSTEM | 10 | 34.33 |
| V. SEWAGE TREATMENT & GARBAGE DISPOSAL | 57.43 | 197.17 |
| VI. CLUB HOUSE/COMMUNITY CENTRE | 0 | 0 |
| VII. SCHOOL | 0 | 0 |
| VIII. ANY OTHER | 122.43 | 449.33 |
| IX. SOLID WASTE COLLECTION & MGMT SYSTEM | 0 | 0 |
| X. CLUBHOUSE | 0 | 0 |
| XI. NEIGHBOURHOOD SHOPPING | 0 | 0 |
| XII. GREEN AREAS PARKS PLAYGROUNDS ETC. | 21.52 | 130.88 |
| XIII. COVERED PARKING | 0 | 0 |
| XIV. OPEN PARKING | 0 | 0 |
| XV. GARAGES | 0 | 0 |
| XVI. SECURITY SYSTEM | 4.82 | 33.55 |
| 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 7/8/25

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

CANARA BANK
BAHADURGARH

Bank Account number

120000094134

IFSC code

CNRB0002217

MICR code

110015121

Branch code

002217

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) SANJAY GUPTA

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 7/9/25

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 |

[Handwritten signature]

651

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 |

[Handwritten signature]

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.
(Annex a copy in Folder F)

Yes

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)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement.
(Annex a copy in Folder F)

BBA Attached

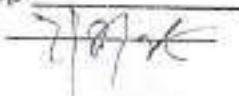
I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.



Signature of the Applicant /
Authorised Representative

Stamp

Date



3. Statutory Approvals Status

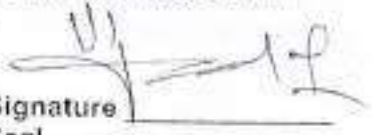
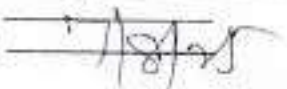
| Statutory Approvals | Statutory Approvals Status | Date |
|-----------------------------|----------------------------|------------|
| I. LICENSE NO. 93 OF 2025 | ALREADY BEEN OBTAINED | 06-06-2025 |
| II. LICENSE NO. 113 OF 2021 | ALREADY BEEN OBTAINED | 17-12-2021 |

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

67

67

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

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

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

7/8/23

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 | NA |
| 2 | WALL FINISHING DETAILS | NA |
| 3 | KITCHEN DETAILS | NA |
| 4 | BATHROOM FITTINGS | NA |
| 5 | WOOD WORK ETC | NA |
| 6 | DOORS AND WINDOWS FRAMES | NA |
| 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 |

70

| | | |
|--|--------------------|----|
| 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

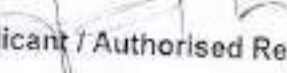
7/8/25

71

List of Uploaded Documents

| Sr. No. | Document Description | Date of Document Upload | View Document |
|---------|--|-------------------------|-------------------------------|
| 1 | DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD | 20-06-2025 | View Document |
| 2 | NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT | 20-06-2025 | View Document |
| 3 | A COPY OF THE DRAFT AGREEMENT WHICH SHALL BE MADE BEFORE SEEKING ANY DEPOSIT EXCEEDING 10% OF THE COST OF THE APARTMENT. | 20-06-2025 | View Document |
| 4 | IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN | 18-06-2025 | View Document |
| 5 | ALLOTMENT LETTER | 18-06-2025 | View Document |
| 6 | COPY OF LICENSE ALONG WITH SCHEDULE OF LAND | 18-06-2025 | View Document |
| 7 | IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN | 18-06-2025 | View Document |
| 8 | DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED. | 20-06-2025 | View Document |

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


 Signature of the Applicant / Authorised Representative

Stamp _____

Date _____


 17/6/25

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 04/08/2025

Certificate No. JCD2025H459



Stamp Duty Paid : ₹ 101

GRN No. 137804889



Penalty ₹ 0

Deponent

Name : Imt Developers Pvtld

H.No/Floor : 75

Sector/Ward : 1

Landmark : Behra enclave

City/Village : Delhi

District : Pachim vihar

State : Delhi

Phone : 93*****12



Purpose : AFFIDAVITE RERA to be submitted at Panchkula

The authenticity of this document can be verified by scanning this QRCode through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijender Jindal, duly authorized by the promoter of the proposed project, vide its authorization dated 18.06.2025;

I, Vijender Jindal [duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That IMT Developers Private Limited have a legal title to the land on which the development of the project is proposed

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

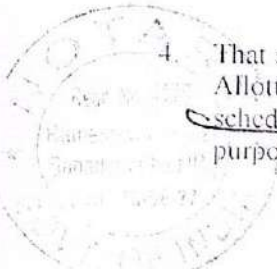
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 17.12.2026.

4. That seventy per cent of the amounts realised by the 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.

IMT DEVELOPERS PVT. LTD.

Vijender



- 79
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.

IMT DEVELOPERS PVT. LTD.

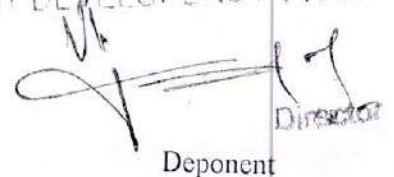

Deponent

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 Bahadurgarh on 04th August 2025.

IMT DEVELOPERS PVT. LTD.


Deponent



ATTENDED


Rameshwar Kumar
M.A.L.L.B. (A) Bahadurgarh
Notary Public for
Bahadurgarh District

