



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### Certificate of supplementary registration

Registration Certificate No HRERA-PKL-SNP-631-2024 dated 04.11.2024  
valid upto 24.07.2029

**Project:** "Mantosh" an Affordable Residential Plotted Colony (under DDJAY, 2016) on additional land measuring 2.56875 acres (in addition to license no. 95 of 2024 dated 25.07.2024 granted for an area measuring 12.975 acres situated in the revenue estate of Village Nangal Kalan & Patla, Sector 63 & 64, Sonipat.

**Promoter:** Quarterage Developers Pvt. Ltd, 1332 D, Sultan Singh Building, Kashmere Gate, Chandni Chowk, Central Delhi, 110006.  
CIN - U70109DL2018PTC333106

The application of the promoter for registration of additional area measuring 2.56875 acres was placed before the Authority in its meeting held on 12.11.2025 vide Item No. 304.03 (v) wherein the Authority decided to grant registration for the additional area measuring 2.56875 acres to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- i. Promoter shall get approved the revised service plan/estimates for total area of the colony i.e., 15.54375 acres and submit to the Authority within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of revised NOC/Clearance for total area measuring 15.54375 acres 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 obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. The promoter has changed the bank account which were mentioned in Form REP-I Part D of earlier application for registration without prior approval of the Authority. The Promoter is directed to submit an application regarding updation of bank accounts in the earlier registered project vide registration no. HRERA-PKL-SNP-631-2024 dated 04.11.2024 valid upto 24.07.2029 intimating all three accounts i.e., 100%, 70% and 30% account. This Authority will

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

take a decision in this regard separately. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.

v. That the said land has an encumbrance in favour of Piramal Finance Limited amounting to Rs. 67.50 cr. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of plots is deposited by the allottee in the escrow account. An NOC in this regard be obtained from the company.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-SNP-631-2024 dated 04.11.2024 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

  
Parneet S Sachdev  
Chairman

THIS FORM IS AN INTEGRAL PART OF THE TEMP ID: 1540-2024 AND CREATED FOR SUPPLEMENTRY REGISTRATION PURPOSE.

**HRERA  
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1540-2025**

**Submission Date: -----**

**Applicant Type : Company**

**Project Type: NEW**

**Forwarding letter and Index**

From

QUARTERAGEDEVELOPERS PRIVATELIMITED  
1332 D, SULTAN SINGHBUILDING, KASHMERE GATE, CHANDNI CHOWK, CENTRAL DELHI,  
DELHI, INDIA-110006

To

The Haryana Real Estate  
Regulatory Authority,  
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....  
.....MANTOSH.....  
located at ..... SECTOR 63-64, SONIPAT

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**

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

**FORM REP-I**

**Part - A**

1. Name and registered address of the company

**QUARTERAGE DEVELOPERS PRIVATE LIMITED**

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

**1332 D, SULTAN SINGH BUILDING, KASHMERE GATE, CHANDNI CHOWK, CENTRAL DELHI, DELHI, INDIA-110006**

Phone(Landline)

Phone(Mobile)

**9354567542** (Number Shared by Promoter in Public)

Email ID

**theparkergroup@yahoo.com**

Website

**http://www.theparkergroup.in**

Pan No.

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

**XXXX354Q**

CIN No.

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

**U70109DL2018PTC333106**

2. Managing Director/HOD/CEO:

Name : **MANNISH GARG**

Residential Address : **160 Vaishali Pitampura Delhi - 110034**

Phone (landline)

Phone (Mobile) **9354567542** (Number Shared by Promoter in Public)

Email ID **theparkergroup@yahoo.com**

PAN No. **XXXX605M**

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

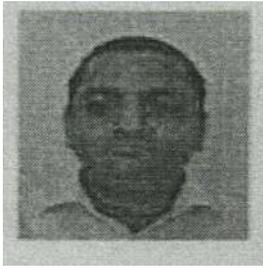


3. Director 1:

Name : **RAVINDER MOHAN GARG**

Residential Address : **B-40-42 Neb Valley Neb Sarai South Delhi Delhi - 110068**

For Quarterage Developers Private Limited  
*Ravinder Mohan Garg*  
Authorised Signatory



Phone (landline)

Phone (Mobile) **9354567542** (Number Shared by Promoter in Public)

Email ID **theparkergroup@yahoo.com**

PAN No. **XXXX88GA**  
**(Annex a copy in Folder A)**

4. Authorised representative for  
correspondance with Authority:

Name : **PRINCE GARG**

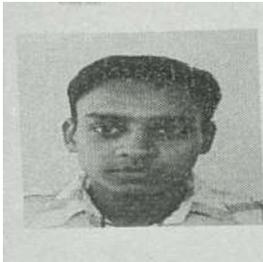
Residential Address : **WZ 598 2nd Floor Sri Nagar Gali No. 1 Shakur Basti North West Delhi-110034**

Phone (landline)

Phone (Mobile) **9354567542** (Number Shared by Promoter in Public)

Email ID **theparkergroup@yahoo.com**

PAN No. **XXXX034L**  
**(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 \_\_\_\_\_

For Quarterage Developers Private Limited  
*Prince*  
Authorised Signatory

**FORM REP-I**

**Part - A**

**Location and Address of the project:**

1. Name of the project	<b>MANTOSH</b>
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>SECTOR 63-64, VILLAGE NANGAL KALAN AND PATLA</b>
Tehsil	<b>SONIPAT</b>
District	<b>SONIPAT</b>
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	<b>9310113011</b> (Number Shared by Promoter in Public)
Email	<b>theparkergroup@yahoo.com</b>
4. Contact person at the site office:	
Name	<b>SUDHIR KUMAR GUPTA</b>
Phone(Landline)	
Phone(Mobile)	<b>9310113011</b> (Number Shared by Promoter in Public)
Email	<b>theparkergroup@yahoo.com</b>

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

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

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

**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	0	10-09-2025	104000	RERA FEE TRANSFERRED TO RERA ACCOUNT.	HRERA Panchkula
2	0	04-09-2024	567500	ONLINE PAYMENT MADE VIDE UTR NO. SBINR1202409446005545	HRERA Panchkula
3	0	27-09-2024	32500	SBI NEFT PAYMENT VIDE UTR NO. SBIN324271825494	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. \_\_\_\_\_

Email ID \_\_\_\_\_

For Quarterage Developers Private Limited  
  
 Authorised Signatory

**FORM REP-I**

**Part - B**

**Information relating to the project land and license:**

- |   |  |
|---|--|
| 1. Land area of the project   | <b>15.54375 (Acre)</b>   |
| 2. Permissible FAR  | <b>1.0 FOR<br/>PLOTTED AND<br/>1.5<br/>COMMERCIAL<br/>COMPONENT</b>  |
| 3. FAR proposed to be utilized in the project   | <b>1.0</b>   |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>15.54375 (Acre)</b>   |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>LICENSE NO.<br/>142 OF 2025<br/>DATED<br/>12.08.2025<br/>VALID UPTO<br/>11.08.2030.<br/>(ADDITIONAL<br/>LICENSE TO<br/>LICENSE NO. 95<br/>OF 2024 DATED<br/>25-07-2024)</b> |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>Yes</b>   |

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



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

\_\_\_\_\_  
**Date**  
\_\_\_\_\_

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

1. Estimated cost of the project: <b>(Annex a copy of the project in Folder C)</b>	<b>9636.62 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>2871.00 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0.00 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>5147.00 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>1618.0623 Lakhs</b>

2. The total land of the project measuring **15.54375 Acres** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>9.565</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0</b>
3	CONSTRUCTION OF ROADS	<b>4.00375</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>1.166</b>
6	GREEN BELTS	<b>0</b>
7	VEHICLE PARKINGS	<b>0</b>
8	ELECTRICITY SUB-STATION	<b>0</b>

For Quarterage Developers Private Limited  
  
 Authorised Signatory

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	0.809
12	ANY OTHER	0
	<b>Total</b>	<b>15.54375</b>

For Quarterage Developers Private Limited  
*Rune*  
Authorised Signatory

### 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	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

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 Authorised Signatory

**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	1235.28	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	926.46	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	772.05	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	1029.40	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	669.40	AS PER PROJECT REPORT
6	STREET LIGHTING	205.88	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	308.82	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	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

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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.

**12-08-2025** (date)

6. Date of approval of Building Plans

**NA** (date)



For Quarterage Developers Private Limited  
*[Handwritten Signature]*  
Authorised Signatory

**7. New projects:**

- i) Likely date of starting the construction work **03-10-2024**
- ii) Likely date of completing the project **24-07-2029**
- iii) Sizes of the plots to be offered in the project

<b>Sr. No</b>	<b>Plot Area(In Square Meter)</b>	<b>Number of plots in the project</b>
1	104.06	15
	141.61	2
	104.06	11
	134.58	2
	142.60	13
	139.20	13
	115.64	6
	139.20	22
	149.43	4
	121.30	3
	121.30	1
	137.16	2
	149.99	16
	149.98	8
	137.16	20
	149.99	8
	111.02	9
	125.01	4
	125.01	16
	150.01	19
	146.97	16
	125.04	3
	149.88	4
	138.14	18
	146.09	5
	148.49	16
	103.60	1
	106.93	4

For Quarterage Developers Private Limited  
  
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	<b>150.01</b>	<b>4</b>
	<b>149.98</b>	<b>5</b>
	<b>149.60</b>	<b>7</b>
	<b>Total</b>	<b>286</b>

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

For Quarterage Developers Private Limited  
  
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**(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

For Quarterage Developers Private Limited  
  
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**(d) Infrastructure**

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

Particulars	Expenditure
-------------	-------------

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				91.35
Water Supply System				68.51
Sewerage treatment & garbage disposal				49.49
Electricity Supply System				76.13
Storm Water Drainage				57.10
Parks and Playgrounds				23.22
Clubhouse/community centres				0
Shopping area				0
Other				15.23

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	64.35	64.35	64.35	64.35
Water Supply System	48.26	48.26	48.26	48.26
Sewerage treatment & garbage disposal	34.86	34.86	34.86	34.86
Electricity Supply System	53.63	53.63	53.63	53.63
Storm Water Drainage	40.22	40.22	40.22	40.22
Parks and Playgrounds	16.09	16.09	16.09	16.09
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	10.73	10.73	10.73	10.73

For Quarterage Developers Private Limited  
  
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Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	64.35	64.35	64.35	64.35
Water Supply System	48.26	48.26	48.26	48.26
Sewerage treatment & garbage disposal	34.86	34.86	34.86	34.86
Electricity Supply System	53.63	53.63	53.63	53.63
Storm Water Drainage	40.22	40.22	40.22	40.22
Parks and Playgrounds	16.09	16.09	16.09	16.09
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	10.73	10.73	10.73	10.73

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	64.35	64.35	64.35	64.35
Water Supply System	48.26	48.26	48.26	48.26
Sewerage treatment & garbage disposal	34.86	34.86	34.86	34.86
Electricity Supply System	53.63	53.63	53.63	53.63
Storm Water Drainage	40.22	40.22	40.22	40.22
Parks and Playgrounds	16.09	16.09	16.09	16.09
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	10.73	10.73	10.73	10.73

For Quarterage Developers Private Limited  
*Ravne*  
 Authorised Signatory

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	64.35	64.35	64.35	
Water Supply System	48.26	48.26	48.26	
Sewerage treatment & garbage disposal	34.86	34.86	34.86	
Electricity Supply System	53.63	53.63	53.63	
Storm Water Drainage	40.22	40.22	40.22	
Parks and Playgrounds	16.09	16.09	16.09	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	
Other	10.73	10.73	10.73	

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

For Quarterage Developers Private Limited  
  
 Authorised Signatory

**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

**STATE BANK OF INDIA, TP-1,  
SECTOR 38, SME, RAI INDUSTRIAL  
AREA, KUNDLI SONIPAT**

● Bank Account number

**43559598902**

● IFSC code

**SBIN0016087**

● MICR code

**110002381**

● Branch code

**16087**

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)

**Sh. Mannish Garg, UG-41-46, Upper  
Ground Floor, Parker Mall, GT  
Road, Kundli Sonipat-131028**

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)

**Uploaded.**

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 \_\_\_\_\_

For Quarterage Developers Private Limited  
*Mannish Garg*  
Authorised Signatory

**FORM REP-I**

**Part - E**

**Details of the statutory approvals:**

**1. Annex copies of the following in Folder E:**

i. Lay out Plan	<b>Yes</b>
ii. Demarcation Plan	<b>Yes</b>
iii. Zoning Plan	<b>Yes</b>
iv. Building Plan	<b>No</b>
● Site Plan	<b>No</b>
● Floor Plan	<b>No</b>
● Apartment Plans	<b>No</b>
● Elevation Section	<b>No</b>
● Detail of Permissible FAR	<b>No</b>
● Detail of covered area achieved FAR	<b>No</b>

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

**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

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 142 OF 2025	ALREADY BEEN OBTAINED	12-08-2025
II. LICENSE NO. 95 OF 2024	ALREADY BEEN OBTAINED	25-07-2024

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

Signature \_\_\_\_\_

Seal \_\_\_\_\_

Date \_\_\_\_\_

For Quarterage Developers Private Limited  
*[Handwritten Signature]*  
Authorised Signatory

**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

**The Provisions of RERA Act and Rules shall be incorporated in the draft agreement to sell.**

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

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

**Signature of the Applicant /**

**Authorised Representative**

Stamp \_\_\_\_\_

Date \_\_\_\_\_

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

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



**FORM REP-I****Part - H**

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED COLONY
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
14	DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.1	MAIN DOOR	NOT APPLICABLE BEING PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED COLONY

For Quarterage Developers Private Limited  
  
 Authorised Signatory

15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED COLONY
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED COLONY
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED COLONY

For Quarterage Developers Private Limited  
*[Signature]*  
Authorised Signatory

<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
1 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
1 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
2 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
2 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
3 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
3 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
4 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
4 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
4 . 4	WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY
<b>5 . TOILET</b>		
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
<b>6 . KITCHEN</b>		
6 . 1	FLOOR	NOT APPLICABLE BEING PL
6 . 2	WALLS	NOT APPLICABLE BEING PL

For Quarterage Developers Private Limited  
  
 Authorised Signatory

6 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
6 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 5	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
6 . 6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED COLONY
<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
7 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
7 . 3	TOILET	NOT APPLICABLE BEING PLOTTED COLONY
7 . 4	BALCONY	NOT APPLICABLE BEING PLOTTED COLONY
<b>8 . SIT-OUTS</b>		
8 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE BEING PLOTTED COLONY
8 . 4	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY

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

For Quarterage Developers Private Limited  
  
 Authorised Signatory

**List of Uploaded Documents**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	15-10-2025	<a href="#">View Document</a>
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	15-10-2025	<a href="#">View Document</a>
3	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	15-10-2025	<a href="#">View Document</a>
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	15-10-2025	<a href="#">View Document</a>
5	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	15-10-2025	<a href="#">View Document</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** \_\_\_\_\_

For Quarterage Developers Private Limited  
  
 Authorised Signatory

PROJECT DETAILS		
	SQ.MT	ACRES
ADDITIONAL AREA APPLIED FOR LICENSE	10395.35	2.56875
AREA ON WHICH LICENSE ALREADY GRANTED	52507.88	12.975
TOTAL AREA OF SCHEME	62904.24	15.544

**Project:**  
 REVISED & COMBINED LAYOUT PLAN OF  
 ADDITIONAL AREA MEASURING  
 2.56875 ACRE (IN ADDITION TO LICENCE NO.95 OF  
 2024 DATED 25-07-2024 FOR AN AREA MEASURING  
 12.975 ACRE) OF AFFORDABLE RESIDENTIAL  
 (UNDER DDJAY SCHEME 2016) PLOTTED COLONY  
 TOTAL SITE AREA 15.544 ACRE IN SECTOR -63/64  
 VILL. NANGAL KALAN & PATLA, SONIPAT, HARYANA

**Developer:**  
 M/S QUARTERAGE DEVELOPERS Pvt.Ltd.  
 PERFECT SERVICES HARYANA  
 SCO-B ELDECO COUNTY, SECTOR-19  
 SONIPAT, HARYANA-130001, INDIA  
 PHONE - 7400007498,  
 EMAIL : perfectservicesharyana@gmail.com

**ARCHITECT:** For PERMANENCIA  
 Prop. Akshay Gupta  
 CA/2011/54364

**APPLICANT:** For Quarterage Developers Private Limited  
 Yogesh Bansal  
 Authorized Signatory

**LEGEND**

- ALREADY LICENCE GRANTED
- APPLY LAND FOR LICENCE PERMISSION
- STP AREA (450 SQMTS)
- UGT AREA (200 SQMTS)
- ROAD
- GREEN AREA SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- NALA
- REVENUE RASTA

**AREA STATEMENT**

S.NO	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE (ALREADY LICENSED + APPLIED)		62904.24	15.544
PERMISSIBLE AREA UNDER RESIDENTIAL PLOT (MINIMUM)	61.00%	38371.58	9.482
PERMISSIBLE AREA UNDER COMMERCIAL PLOT (MAXIMUM)	4.00%	2516.17	0.622
AREA UNDER COMMUNITY AREA	10.00%	6290.42	1.554
GREEN AREA	7.50%	4717.82	1.166
<b>PROPOSED AREA</b>			
PROPOSED RESIDENTIAL AREA	61.53%	38706.44	9.565
COMMERCIAL AREA	2.05%	1289.48	0.319
COMMUNITY AREA	10.00%	6290.42	1.554
GREEN AREA	7.53%	4735.91	1.170
TOTAL SALEABLE AREA ( PLOT AREA + COMMERCIAL AREA )	63.58%		

**AREA UNDER PLOT**

PLOT NO	LENGHT	WIDTH	AREA	NO. OF PLOT	TOTAL AREA
A1-A15	7.041	14.779	104.06	15	1560.88
A16-A17	9.582	14.779	141.61	2	283.22
A18-A28	7.041	14.779	104.06	11	1144.65
B1-B2	7.941	16.948	134.58	2	269.17
B3-B15	6.800	20.970	142.60	13	1853.75
B16-B28	6.800	20.470	139.20	13	1809.55
B29-B34	6.823	16.948	115.64	6	693.82
B35-B56	6.800	20.470	139.20	22	3062.31
B57-B60	6.800	21.975	149.43	4	597.72
B61-B63	7.157	16.948	121.30	3	363.89
B63a	7.157	16.948	121.30	1	121.30
B63b-B63c	7.157	19.164	137.16	2	274.31
B64-B79	6.750	22.220	149.98	16	2399.76
C1-C8	7.125	21.050	149.98	8	1199.85
C9-C28	7.157	19.164	137.16	20	2743.13
C29, C29a, C30, C30a, C31, C31a, C32 & C32a	7.040	21.305	149.99	8	1199.90
C33-C41	6.706	16.555	111.02	9	999.16
C42-C45	7.551	16.555	125.01	4	500.08
C46-C61	7.301	17.122	125.01	16	2000.12
C62-C80	6.977	21.500	150.01	19	2850.10
D1-D16	7.312	20.100	146.97	16	2351.54
D17-D18 & D18a	7.312	17.100	125.04	3	375.11
D19-D22	6.907	21.700	149.88	4	599.53
D23-D40	6.907	20.000	138.14	18	2486.52
D41, D44 & D44a	6.950	21.000	146.00	5	730.45
D45-D60	7.819	19.005	148.49	16	2375.76
D61-D70	7.711	13.436	103.60	10	1036.05
D71-D74	7.813	13.686	106.93	4	427.71
D75-D78	7.813	19.200	150.01	4	600.04
D79-D83	7.711	19.450	149.98	5	749.89
E1-E7	6.800	22.000	149.60	7	1047.20
				286	38706.44
COMMERCIAL-1	AS/ PROFILE	AS/ PROFILE		1	1072.85
COMMERCIAL-2	16.146	13.411	216.53	1	216.53
TOTAL				2	1289.48

**AREA UNDER GREEN**

	LENGTH	WIDTH	AREA IN SQ.MT
G1	AS/ PROFILE	AS/ PROFILE	1895.72
G2	AS/ PROFILE	AS/ PROFILE	305.52
G3	AS/ PROFILE	AS/ PROFILE	1375.66
G4	AS/ PROFILE	AS/ PROFILE	359.23
G5	AS/ PROFILE	AS/ PROFILE	359.23
G6	40.940	3.000	122.82
G7	20.970	3.000	62.91
G8	AS/ PROFILE	AS/ PROFILE	63.08
G9	21.937	3.000	65.81
G10	21.975	3.000	65.93
			4735.91

**DENSITY CALCULATION**

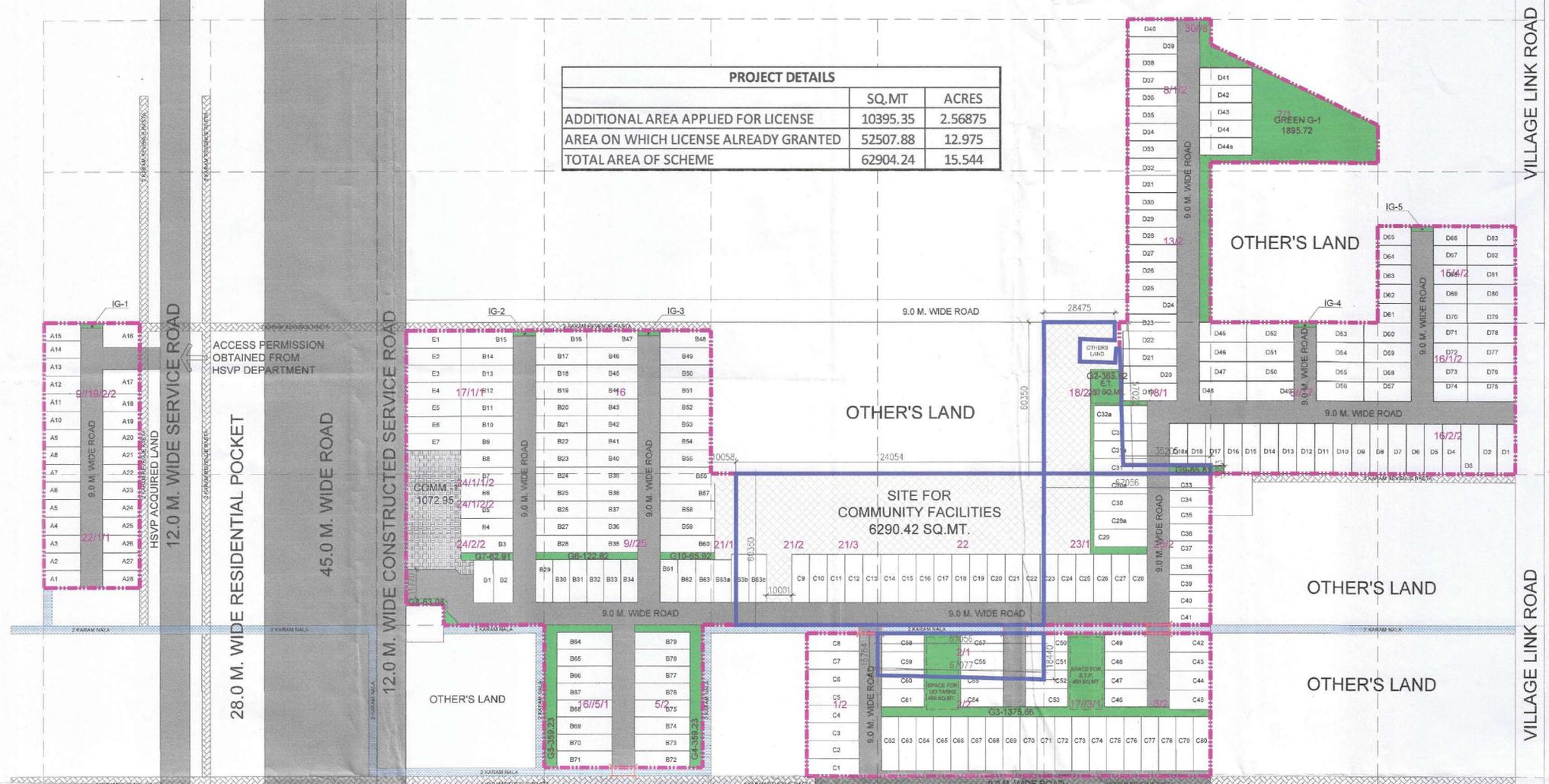
TOTAL DENSITY	286	X	18	PERSON PER PLOT
	5148.00	+	15.5440	331.19 PPA

To be read with Licence No. 142 of 2025 Dated 12.08.2025  
 That this Revised & Combined layout plan for Affordable Residential Plotted Colony (DDJAY-2016) over an additional area measuring 2.56875 acres bearing Drawing No 1326 dated 12-08-25 (in addition to license no.95 of 2024 dated 25.07.2024 granted for setting up of an Affordable Residential Plotted Colony under DDJAY policy-2016 over an area measuring 12.975 acres) total area measuring 15.54375 acres falling in the revenue estate of village-Patla, Sector-63 & 64, Sonipat, being developed by Quarterage Developers Pvt. Ltd is hereby approved subject to the following conditions:-

- That this Revised & Combined Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the Revised & Combined Layout Plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY SAINI) DTP (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (BHUVNESH KUMAR) CTP (HR)  
 (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ)  
 (SHALLU DHIMAN) ATP (HQ)



Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 10/09/2025

Certificate No. T0J20251189



GRN No. 139428960



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Quarterage developers pvt ltd  
H.No/Floor : X Sector/Ward : X  
City/Village : X District : Sonapat Landmark : X  
Phone : 93\*\*\*\*\*42 State : Haryana



Purpose : Affidavit Cum Undertaking to be submitted at Others

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.Prince Garg S/o Lt. Sh. Ramesh Garg, Authorized Signatory of M/s Quarterage Developers Pvt. Ltd. who is developing an Affordable Plotted Colony over an area measuring 2.56875 Acres Under License No. 142 of 2025 dated 12.08.2025 (in addition to 12.975 Acres, under License No. 95 of 2024 dated 25.07.2024, total Land measuring 15.544 Acres) in Village Nangal Kalan and Patla, Sector 63 & 64, Sonipat Haryana.

I, Prince Garg Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title through Sale Deed on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

For Quarterage Developers Private Limited  
*Prince*  
Authorized Signatory

That the time period within which the project shall be completed by the promoter is 24.07.2029.

That seventy percent of the amounts realized 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.

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 amount collected for a particular project have been utilized 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.

For Quarterage Developers Private Limited  
  
Deponent  
Authorised Signatory

#### 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 Sonapat on this 10.09.2025.

For Quarterage Developers Private Limited  
  
Deponent  
Authorised Signatory