



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-JJR-593-2024 dated 12.06.2024
valid upto 30.06.2028

Project: "WB RESIDENCY" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 4.218 Acres (in addition to licence no. 44 of 2024 dated 12.03.2024 valid upto 11.03.2029 for an area measuring 7.43125 acres) situated in the revenue estate of Village Bamnoli, Sector 49, Tehsil- Bahadurgarh, District Jhajjar.

Promoter: WELL BUILT REAL ESTATES LLP, Khasra No. 5112, 5113 Chotu Ram Park, Jhajjar Road, Jhajjar, Bahadurgarh, Haryana-124507

The request of the promoter for registration of additional area measuring 4.21875 acres was placed before the Authority in its meeting held on 08.10.2025 vide Item No. 302.03(i) 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 maintain the same bank A/c submitted in the earlier registration no. HRERA-PKL-JJR-593-2024. 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.
- 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.

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HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

v. The following plots mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP.:-

Sr. No.	Plot No.	Area in SQM.	No. of Plots	Total Area(SQM)
1	50-52	143.200	3	429.600
2	53	143.600	1	143.600
3	111-117	107.100	7	749.700
4	122-125	83.400	4	333.600
5	126	85.485	1	85.485
6	190-198	124.053	9	1116.477
	Total		25	2858.462
	In Acre			0.70634

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-JJR-593-2024 dated 12.06.2024 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


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1816-2025

Submission Date :

Applicant Type : Firm

Project Type: ONGOING

Forwarding letter and Index

From

Well Built Real Estates LLP
Plot No. S12, S13 - Chotu Farm Park,
Jhalda Road, Jhalda, Bahadurgarh,
Haryana, 124507.

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

W.B. Residency

located at Village Ramnoli Sector-49, Bahadurgarh, Jhalda.

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	29-33	A	
2	REP-I-Part-B	34	B	
3	REP-I-Part-C	35-51	C	
4	REP-I-Part-D	52	D	
5	REP-I-Part-E	53-55	E	
6	REP-I-Part-F	56	F	
7	REP-I-Part-G	57	G	
8	REP-I-Part-H	58-60	H	

Dated: 16/09/2025.

WELL BUILT REAL ESTATES LLP

Signature of the Applicant
Mobile No. _____
Email ID _____

FORM REP-I**Part - A**

1. Name of the firm

**WELL BUILT REAL
ESTATES LLP**2. Address of the firm for
correspondence
(Annex a copy in Folder A)**KHASRA NO. 5112, 5113
CHOTU RAM PARK,
JHAJJAR ROAD, JHAJJAR,
BAHADURGARH,
HARYANA, INDIA, 124507**

Phone(Landline)

Phone(Mobile)

**8010215965 (Number Shared
by Promoter in Public)**

Email ID

wellbuiltstates@gmail.com3. Registration number/Details of
the firm
(Annex a copy in Folder A)**AAT6914**4. PAN of the firm
(Annex a copy in Folder A)**AADFW5792L**5. Name and address of the
partners:

Partner 1

Name : **VIPIN KUMAR GUPTA**Residential Address : **H NO 1223 SECTOR-6
BAHADURGARH JHAJJAR HARYANA 124507 INDIA**

Phone (landline)

Phone (Mobile) **9306101300** (Number Shared by Promoter in
Public)Email ID **vipingalaxy1223@gmail.com**PAN No. **XXXX276G**
(Annex a copy in Folder A)

Partner 2

Name : **RAJENDRA GUPTA**Residential Address : **D23 MODEL TOWN DR MUKERJEE
NAGAR NEW DELHI 110009 INDIA**

Phone (landline)

Phone (Mobile) **9811082077** (Number Shared by Promoter in
Public)Email ID **rgmodeltown@gmail.com**PAN No. **XXXX916F**
(Annex a copy in Folder A)**WELL BUILT REAL ESTATES LLP**

Authorised Signatory

Partner 3

Name : **DINESH KUMAR**Residential Address : **81626 GALI NO 5 AADRASH NAGAR
BAHADURGARH JHAJJAR HARYANA 124507 INDIA**

Phone (landline)

Phone (Mobile) **7876385060** (Number Shared by Promoter in Public)Email ID **Skaushik7876@gmail.com**PAN No. **XXXX697G**
(Annex a copy in Folder A)

Partner 4

Name : **ANURAG GUPTA**Residential Address : **H NO 2134 NAI BASTI NARELA
MANDI NARELA NORTH WEST DELHI DELHI 110040 INDIA**

Phone (landline)

Phone (Mobile) **8010215965** (Number Shared by Promoter in Public)Email ID **haripolypax@gmail.com**PAN No. **XXXX235J**
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : **ANURAG GUPTA**Residential Address : **H NO 2134 NAI BASTI NARELA
MANDI NARELA NORTH WEST DELHI DELHI 110040 INDIA**

Phone (landline)

Phone (Mobile) **8010215965** (Number Shared by Promoter in Public)Email ID **haripolypax@gmail.com**PAN No. **XXXX235J**
(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.



WEL BUILT REAL ESTATES LLP
Signature of the Applicant/
Authorised representative

Stamp

Date 16/09/2025.

WELL BUILT REAL ESTATES LLP

Authorised Signatory

FORM REP-I**Part - A****Location and Address of the project:**

1. Name of the project

WB RESIDENCY2. Address of the site of the project
(Annex a copy in Folder A)**VILLAGE BAMNOLI
SECTOR 49**

Tehsil

BAHADURGARH

District

JHAJJAR

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

Phone(Landline)

Phone(Mobile)

8010215965 (Number Shared by Promoter in Public)

Email

wellbultestates@gmail.com

4. Contact person at the site office:

Name

ANURAG GUPTA

Phone(Landline)

Phone(Mobile)

8010215965 (Number Shared by Promoter in Public)

Email

haripolypax@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 16/09/2025.

FORM REP-I

Part - AFee 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:

Area in Acre: Area in Sqmt. FAR RATE Amount
 4.21875 17073.28 1 5 85366.40

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	521876	08-08-2025	85500	PUNJAB NATIONAL 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.

WELL BUILT REAL ESTATES LLP

Signature of the Applicant
 Mobile no. _____
 Email ID _____

FORM REP-I

Part - B**Information relating to the project land and license:**

- | | |
|--|---|
| 1. Land area of the project | 11.65 (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 | 11.65 (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) | LICENSE NO. 113 OF 2025, DATED 02-07-2025, FOR AN AREA MEASURING 4.21875 ACRES (IN ADDITION TO LICENSE NO. 44 OF 2024, DATED 12-03-2024, FOR AN AREA MEASURING 7.43125 ACRES), MAKING THE TOTAL AREA 11.65 ACRES. |
| 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.

WELL BUILT REAL ESTATES LLP

Signature of the
Applicant /
Authorised
Representative
Stamp

Date
16/09/2025

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	4564.00 Lakhs
i. Cost of the land (if included in the estimated cost)	2587.00 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1430.00 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	547.00 Lakhs

2. The total land of the project measuring **11.65 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	6.2486
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	2.5641
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.94867
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0

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Authorised Signatory

9/16/25, 3:00 PM

10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.6504
12	ANY OTHER	0
13	COMMERCIAL	0.24417
	Total	11.65594

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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	UHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

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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	347.85	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	199.4	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	173.5	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	409.9	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	187.75	AS PER PROJECT REPORT
6	STREET LIGHTING	46.5	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	65.1	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.

03-07-2025 (date)

6. Date of approval of Building Plans

NA (date)

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Authorised Signatory

(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 1-12	138.375	12	1660.5	12	0	0
2	PLOT Type 13-20	149.100	8	1192.8	0	8	0
3	PLOT Type 20A, 20B, 20D, 20E, 21-23, 24B, 24C, 24D, 24E, 24F	149.76	12	1797.12	0	12	0
4	PLOT Type 20C	93.716	1	93.716	0	1	0
5	PLOT Type 24-24A	149.952	2	299.904	0	2	0
6	PLOT Type 25-30, 33-38	122.862	12	1474.344	12	0	0
7	PLOT Type 31-32	122.678	2	245.356	2	0	0
8	PLOT Type 39-41	149.987	3	449.961	3	0	0
9	PLOT Type 42-52	143.2	11	1575.2	7	4	0
10	PLOT Type 53	142.6	1	142.6	1	0	0
11	PLOT Type 54-60	110.5	7	773.5	7	0	0
12	PLOT Type 61-86	118.03	26	3068.78	21	5	0

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13	PLOT Type 87- 94	100.32	8	802.56	8	0	0
14	PLOT Type 95	128.64	1	128.64	1	0	0
15	PLOT Type 96- 100	144.4	5	722	4	1	0
16	PLOT Type 101- 110, 111A, 111-119	107.1	20	2142	9	11	0
17	PLOT Type 120 - 125, 128 - 133	84.60	12	1015.2	8	4	0
18	PLOT Type 126- 127	86.715	2	173.43	1	1	0
19	PLOT Type 134- 136	78.5	3	235.5	3	0	0
20	PLOT Type 137	78.674	1	78.674	1	0	0
21	PLOT Type 138- 147	125.888	10	1258.88	0	10	0
22	PLOT Type 148	131.11	1	131.11	0	1	0
23	PLOT Type 149- 172	127.65	24	3063.6	0	24	0
24	PLOT Type 173- 180	136.16	8	1089.28	0	8	0
25	PLOT Type 181	122.58	1	122.58	0	1	0
26	PLOT Type 182- 189	120.60	8	964.8	0	8	0
27	PLOT Type 190- 205	124.053	16	1984.848	0	16	0
28	PLOT Type 206	123.688	1	123.688	0	1	0
	Total		218	26810.571	100	118	0

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(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
	0	0

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(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	01-07-2024
Percentage completion Upto the date of application	60.95
Projected date of completion	30-06-2028

(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 REP 1 PART
C**

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	100	POSSESSION WILL BE INITIATED AFTER COMPLETION OF THE PROJECT, WITHIN THE VALIDITY PERIOD OF PROJECT REGISTRATION. FINAL POSSESSION SHALL BE DELIVERED UPON COMPLETION OF ALL STATUTORY FORMALITIES

(b) Schedule for development of Infrastructure:

Start Date	01-07-2024
Percentage completion	60.95
Projected date of completion	30-06-2028

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

**DETAILS FILED
IN REP-1 PART-
C-X**

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

**POSSESSION
WILL BE
INITIATED
AFTER
COMPLETION
OF THE
PROJECT,
WITHIN THE
VALIDITY
PERIOD OF
PROJECT
REGISTRATION.
FINAL**

WELL BUILT REAL ESTATES LLP

[Signature]
Authorised Signatory

POSSESSION
SHALL BE
DELIVERED
UPON
COMPLETION
OF ALL
STATUTORY
FORMALITIES

(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

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(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

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

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Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			13.95	13.95
Water Supply System			8.72	8.72
Sewerage treatment & garbage disposal			7.56	7.56
Electricity Supply System			13.95	13.95
Storm Water Drainage			6.98	6.98
Parks and Playgrounds			4.07	4.07
Clubhouse/community centres			0	0
Shopping area			0	0
Other			0	0
STREET LIGHTING			2.91	2.91

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	13.95	13.95	23.50	25.32
Water Supply System	8.72	8.72	12.10	12.50
Sewerage treatment & garbage disposal	7.56	7.56	12.60	15.96
Electricity Supply System	13.95	13.95	30.40	34.45
Storm Water Drainage	6.98	6.98	16.40	15.30
Parks and Playgrounds	4.07	4.07	4.07	4.07
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
STREET LIGHTING	2.91	2.91	2.91	2.91

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

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Roads & Pavements	28.32	32.34	26.97	28.63
Water Supply System	12.50	17.63	10.14	15.51
Sewerage treatment & garbage disposal	11.50	12.50	13.34	12.53
Electricity Supply System	32.24	26.15	22.54	24.97
Storm Water Drainage	12.64	14.60	15.50	7.20
Parks and Playgrounds	4.07	4.07	4.07	4.07
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
STREET LIGHTING	2.91	2.91	2.91	2.91

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	24.48	21.58	23.44	22.35
Water Supply System	16.45	13.51	16.54	14.64
Sewerage treatment & garbage disposal	11.36	13.34	12.35	16.50
Electricity Supply System	22.65	29.79	36.54	32.55
Storm Water Drainage	12.64	14.50	12.40	11.42
Parks and Playgrounds	4.07	4.07	4.07	4.07
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
STREET LIGHTING	2.91	2.91	2.91	2.91

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	18.35	16.77		
Water Supply System	9.00	14.00		
Sewerage treatment & garbage disposal	17.20	8.33		
Electricity Supply System	36.45	25.37		
Storm Water Drainage	6.98	13.00		
Parks and Playgrounds	4.07	4.05		
Clubhouse/community centres	0	0		

WELL BUILT REAL ESTATES LLP



 Authorised Signatory

9/16/25, 3:00 PM

Shopping area	0	0		
Other	0	0		
STREET LIGHTING	2.91	2.85		

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

WELL BUILT REAL ESTATE LLP
Authorized Signatory

Signature of the Applicant/ Authorised Representative

Stamp

Date 16/09/2025

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	0 Lakhs	
Land cost (If any)	2587 Lakhs	
Apartments	0 Lakhs	
Infrastructure	318.71 Lakhs	
EDC/ Taxes Etc.	445.41 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	1212.88 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 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	

WELL BUILT REAL ESTATES LLP

x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	
--	---------	--

WELL BUILT REAL ESTATES LLP
Ruth
Authorised Signatory

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	347.85	105.92
II. WATER SUPPLY SYSTEM	199.4	30.45
III. STORM WATER DRAINAGE	173.5	45.67
IV. ELECTRICITY SUPPLY SYSTEM	409.9	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	187.75	28.18
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS, PARKS, PLAYGROUNDS ETC.	65.1	65.1
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	46.5	43.39

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.

WELL BUILT REAL ESTATES LLP

 Authorised Signatory
 Signature of the Applicant/ Authorized Representative
 Stamp
 Date 16/09/25

FORM REP-I

Part - D**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **No**
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. **No**
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.
3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**PUNJAB NATIONAL BANK, RAILWAY
ROAD, BAHADURGARH , DISTT.
JHAJJAR, HARYANA**

Bank Account number

0035002900000058

IFSC code

PUNB0003500

MICR code

110024204

Branch code

03500

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)

**VIPIN KUMAR GUPTA 1223,
SECTOR-6, BAHADURGARH,
JHAJJAR, HARYANA-124507**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

**NO DEFAULT IN PROJECT NON
DEFAULT CERTIFICATE ATTACHED
IN UPLOAD SECTION**

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 16/09/2025

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

WELL BUILT REAL ESTATES LLP


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


WELL BUILT REAL ESTATES LLP


Authorised Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. REVISED LAYOUT PLAN	ALREADY BEEN OBTAINED	03-07-2025
II. DEMARCATION CUM ZOINING PLAN	ALREADY BEEN OBTAINED	09-09-2025

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.

WELL BUILT REAL ESTATES LLP

Signature Authorized Signatory
Seal _____
Date 16/09/2025

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

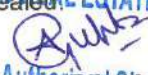
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement

THE PROVISION OF RERA ACT AND RULES SHALL BE INCORPORATED IN THE 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 16/09/2025

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 16/09/2025

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

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 Authorised Signatory

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

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9/16/25, 3:00 PM

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 16/09/2020

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	08-08-2025	View Document
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	07-08-2025	View Document
3	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	07-08-2025	View Document
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	06-09-2025	View Document
5	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	06-09-2025	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 16/09/2025