HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

to

Registration Certificate No HRERA-PKL-PNP-321-2022 dated 29.06.2022 valid upto 25.03.2027.

Project: **"The Village Business Park" an industrial plotted colony over an additional area measuring 14.125 acres (in addition to license no. 16 of 2021 dated 26.03.2021 for an area of 108.00625 acres) situated in the revenue estate of village Dadauli, Ujha, Risalu and Siwah, District Panipat.**

Promoter: **Waverly Infrastructure LLP, Unit No. 981, 9th Floor, Aggarwal Cyber Plaza-II, Netaji Subhash Place, Pitampura Delhi-110034 LLPIN: AAC- 0838.**

The application for registration of additional licensed area measuring 14.125 acres was considered by the Authority on 14.10.2026 vide Item No 335.03 (xi) wherein the Authority decided to grant registration for the additional area measuring 14.125 acres to the promoter. Revised Form A to H, REP II, the revised layout plan, zoning plan for total area of 122.13125 acres and payment plan are annexed herewith. Following special conditions are imposed: -

I. The promoter has informed that following three same bank accounts has been retained in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	50200057482798
70% RERA Account	50200058538022
30% Promoter/Free Account	50200058553900
Bank Name & Address - HDFC Bank Ltd, Harmony Tower, G.T. Road Panipat-132103 IFSC Code HDFC0000171	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

II. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

III. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity be affixed on the top-right corner on all the

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

IV. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

V. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

VI. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

VII. Promoter shall get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

VIII. Promoter shall also submit a copy of revised 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.

IX. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

X. Sh. Mahesh Kumar, Authorized representative of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

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

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-PNP-321-2022 dated 29.06.2022 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

HRERA
Panchkula

Temp Project Id: RERA-PKL-PROJ-2117-2026
Applicant Type: Firm
Project Type: NEW

Forwarding letter and Index

From

_____
_____
_____

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....
.....
.....

located at

.....

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

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

Signature of the
Applicant
Mobile No.

_____

Email ID _____

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FORM REP-I
Part – A

1. Name of the firm	WAVERLY INFRASTRUCTURE LLP
2. Address of the firm for Correspondence (Annex a copy in Folder A)	UNIT NO. 981, 9TH FLOOR, AGGARWALCYBER PLAZA-II, SUBHASH PLACE, PITAMPURA, DELHI-110034
Phone (Landline)	
Phone (Mobile)	9416062108 (Number Shared by Promoter in Public)
Email ID	Marketing@tvbp.com
3. Registration number/Details of the firm (Annex a copy in Folder A)	AAC0838
4. PAN of the firm (Annex a copy in Folder A)	AABFW8524E
5. Name and address of the partners:	

Partner 1



Name: KULDEEP SINGLA

Residential Address: HOUSE NO 10 SEC 11 PART 1
HUDA PANIPAT HARYANA-132103
Phone (landline)
Phone (Mobile) 9416062108 (Number Shared by Promoter in Public)
Email ID Marketing@tvbp.com
PAN No. XXXX664H
(Annex a copy in Folder A)

Partner 2



Name: VISHESH SINGLA

Residential Address: HOUSE NO 10 SEC 11 PART 1, HUDA PANIPAT HARYANA-13210
Phone (landline)
Phone (Mobile) 9416062108 (Number Shared by Promoter in Public)
Email ID Marketing@tvbp.com
PAN No. XXXX162N
(Annex a copy in Folder A)

Partner 3



Name: RANI SINGLA

Residential Address: HOUSE NO 10 SEC 11 PART 1, HUDA PANIPAT HARYANA-132103
Phone (landline)
Phone (Mobile) 9416062108 (Number Shared by Promoter in Public)
Email ID Marketing@tvbp.com

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PAN No. **XXXX978D**
(Annex a copy in Folder A)

Partner 4



Name : NAVDEEP SINGLA

Residential Address: **HOUSE NO 10 SEC 11 PART-1, HUDA PANIPAT HARYANA-132103**
Phone (landline)
Phone (Mobile) **9416062108** (Number Shared by Promoter in Public)
Email ID **Marketing@tvbp.com**
PAN No. **XXXX655N**
(Annex a copy in Folder A)

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



Name: **MAHESH KUMAR**
Residential Address: **HOUSE NO 40 KISHORE GARDERN ASSANDH ROAD NEAR POLICE CHOWKI, PANIPAT HARYANA – 132103**
Phone (landline)
Phone (Mobile) **9416062108** (Number Shared by Promoter in Public)
Email ID **Marketing@tvbp.com**
PAN No. **XXXX043R**
(Annex a copy in Folder A)

I hereby declare that the above information and particulars ase 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

_____

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FORM REP-I
Part - A

Location and Address of the project:

1. Name of the project		THE VILLAGE BUSINESS PARK
2. Address of the site of the Project (Annex a copy in Folder A)		DADAULI, UJHA, RISALU AND SIWAH
	Tehsil	PANIPAT
	District	PANIPAT
3. Contact details of the site office of the project:		
	Phone (Landline)	
	Phone (Mobile)	**9416062108** (Number Shared by Promoter in Public)
	Email	Marketing@tvbp.com
4. Contact person at the site office:		
	Name	MANJEET KUMAR
	Phone (Landline)	
	Phone (Mobile)	**9416062108** (Number Shared by Promoter in Public)
	Email	**Marketing@tvbp.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 _____

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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	30-09-2026	5,71,700	HDFC BANK RTGS VIDE TXN NO. HDFCR52026093065483803	HRERA Panchkula
2	0	17-11-2021	51,36,000	ONLINE PAYMENT TO BE DONE	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 / Authorised Representative
Stamp _____
Date _____

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FORM REP-I
Part - B

Information relating to the project land and license:

1. Land area of the project	122.13125 (Acre)
2. Permissible FAR COMMERCIAL	1.00 FOR INDUSTRIAL PLOTTED AND 1.50 FOR
3. FAR proposed to be utilized in the project	1.00
4. Total licensed area, if the land area of the present project is a part thereof	122.13125 (Acre)
5. License number granted by the Town & Country Planning Department for the project/Allotted Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies **(Annex copy in folder B)**	LICENSE NO 133 OF 2026 DATED 07.07.2026 VALID TILL 06.07.2031 ISSUED BY DTCP HARYANA AND LICENSE NO 16 OF 2021 DATED 26.03.2021 VALID TILL 25.03.2026 ISSUED BY DTCP HARYANA
6. Is the applicant owner-licensee of the land for which the registration is being sought.	NO

Licensee 1:	Name **DEEPAK & SONS INFRA LLP**	Address **VILLAGE DADHODLI & UJHAH, DISTRICT PANPAT**
Licensee 2:	Name **DEV GURU INFRA LLP**	Address **VILLAGE UJHAH & SEWAH, DISTRICT PANPAT**
Licensee 3:	Name **K.S. VASTU HOMES LLP**	Address **VILLAGE UJHAH & SEWAH, DISTRICT PANPAT**
Licensee 4:	Name **DEEVAYAN INFRASTRUCTURE LLP**	Address **VILLAGE SEWAH, DISTRICT PANPAT**
Licensee 4:	Name **WAVERLY INFRASTRUCTURE LLP**	Address **VILLAGE SEWAH, UJHAH & DADHODLI DISTRICT PANPAT**

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7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration **(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)**	Annexure-B- COLLABORATION AGREEMENT DATED 06.09.2019 AND GPA DATED 06.09.2019
ii.If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:	
o Was the agreement/Power of Attorney made before or after grant of licence.**(State facts in brief or Annex in folder B)**	YES THE COLLABORATION AGREEMENT AND GPA IS REGISTERED.
iii.Are agreements and Power of Attorney registered with the Registrar	Yes
iv.Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**	THE PARTIES FOR THEIR MUTUAL BENEFITS HAVE AGREED TO COLLABORATION WITH THE DEVELOPER COMPANY.
v. Has ownership of the land changed after grant of license **(Annex details in folder B)**	No
vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**	Yes
vi.Will applicant himself be marketing the project **(Provide details in folder B)**	Yes

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

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

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FORM REP-I
Part - C

Project Details:

1. Estimated cost of the project: (Annex a copy of the project in Folder C) — **13420.185 Lakhs**

   i. Cost of the land (if included in the estimated cost) — **4183.74 Lakhs**

   ii. Estimated cost of construction of apartments — **0 Lakhs**

   iii. Estimated cost of infrastructure and other structures — **6364.57 Lakhs**

   iv. Other Costs including EDC, Taxes, Levies etc. — **2891.875 Lakhs**

2. The total land of the project measuring 122.13125 Acres will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	72.008
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	40.493
4	PAVEMENTS	1.570
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	1.780
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.530
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.350
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
13	COMMERCIAL	5.400
	Total	122.13125

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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	SELF	No
WATER SUPPLY	SELF	No
ELECTRICITY	UHBVN	No
SEWAGE DISPOSAL	SELF	No
STORM WATER DRAINAGE	SELF	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	1044.77	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	921.56	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	712.45	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	1594.27	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	1299.18	AS PER PROJECT REPORT
6	STREET LIGHTING	11.86	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	500.67	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
15	STP	87.88	AS PER PROJECT REPORT
16	UNDERGROUND WATER TANK	66.95	AS PER PROJECT REPORT
17	ELECTRICAL SUB STATION	47	AS PER PROJECT REPORT
18	RAIN WATER HARVESTING	20	AS PER PROJECT REPORT
19	MAINTENANCE AS PER HSVP NORMS	57.99	AS PER PROJECT REPORT

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. — 28-09-2026 (date)

6. Date of approval of Building Plans — NA (date)

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7. New projects:

i) Likely date of starting the construction work 01/12/2021

ii) Likely date of completing the project 25/03/2027

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.	1315.12	1
2.	1094.15	15
3.	1184.29	6
4.	1003.14	1
5.	1133.75	6
6.	901.56	2
7.	1566.99	4
8.	618.51	2
9.	783.30	3
10.	704.98	1
11.	690.85	1
12.	944.11	2
13.	1650.96	1
14.	1123.49	1
15.	904.19	2
16.	672.22	1
17.	1201.14	3
18.	890.91	1
19.	796.11	1
20.	798.78	2
21.	617.20	1
22.	1194.29	3
23.	1053.58	4
24.	1194.29	3
25.	930.43	1
26.	824.95	1
27.	1938.42	2
28.	1556.23	1
29.	1542.14	5
30.	918.03	4
31.	2124.97	2
32.	1590.04	2
33.	465.98	2
34.	693.69	2

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35.	1393.65	1
36.	2048.96	6
37.	4137.22	8
38.	657.67	14
39.	948.91	1
40.	4339.39	8
41.	1363.32	1
42.	1024.91	6
43.	1874.83	9
44.	176.62	1
45.	790.31	8
46.	903.6	2
47.	1179.23	2
48.	774.12	5
49.	540.69	1
50.	481.97	1
51.	874.35	2
52.	1101.55	2
53.	1629.78	1
54.	912.18	16
55.	1386.68	1
56.	1121.75	2
57.	148.077	6
58.	149.934	8
59.	115.376	5
60.	135.493	10
61.	141.349	28
62.	102.952	4
63.	113.538	17
64.	120.389	16
65.	104.005	7
66.	128.256	20
67.	1007.714	2
68.	590.160	4
69.	834.241	4
70.	1345.915	1
71.	783.117	12
72.	671.211	1
73.	1820.910	1
	TOTAL	333

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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

(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

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(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centers	0
Shopping area	0
Other	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	58.42	58.42	58.42	25.85
Water Supply System	48.62	48.62	48.62	47
Sewerage treatment & garbage disposal	71.40	71.40	71.40	42.71
Electricity Supply System	81.13	81.13	81.13	107.50
Storm Water Drainage	38.94	38.94	38.94	25.20
Parks and Playgrounds	25.96	25.96	25.96	29.65
Clubhouse/community centers	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2027			
	Jan-Mar			
Roads & Pavements	25.85			
Water Supply System	47			

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Sewerage treatment & garbage disposal	42.71			
Electricity Supply System	107.50			
Storm Water Drainage	25.20			
Parks and Playgrounds	29.65			
Clubhouse/community centers	0			
Shopping area	0			
Other	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 _____

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FORM REP-I
Part - D

Accounts related information: 1. Annex copy of the balance sheet of last 3 years	YES
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.	NO
3. Bank account to which the deposits received from apartment buyers will be credited	
Bank and Branch address	HDFC BANK BRANCH – HARMONY TOWER BUILDING, OPPSITE RAJ WOOLEN G. T. ROAD, PANIPAT, HARYANA
Bank Account number	50200058553900
IFSC code	HDFC0000171
MICR code	132240002
Branch code	00171
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. ANIL KUMAR R/O HOUSE NO 4/3, GURUNANAK PURA, PANIPAT, HARYANA, 132103
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 _____

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FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

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

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO 133 OF 2026	ALREADY BEEN OBTAINED	07-07-2026
II.LICENSE NO 16 OF 2021	ALREADY BEEN OBTAINED	26-03-2021
III. DEMARCATION-CUM-ZONING	ALREADY BEEN OBTAINED	28-09-2026

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 of the Applicant / Authorised Representative

Stamp _____

Date _____

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FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favor 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)**	ANNEXED AS PER THE RERA ACT, 2016 AND HRERA RULES, 2017

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 _____

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FORM REP-I
Part – G

Projects launched by the promoter in last five years:

1. Name and location of the project	THE VILLAGE BUASINESS PARK
2. Particulars of the project in brief:	
i. Total area of the project	108.00625
ii. Total number of apartments	0
iii. Total number of plots	187
3. The number of plots/ apartments booked/sold to the allottees:	
(a) Apartments	0
(b) Plots	53

4. Details of the expenditure incurred upto date:
Expenditure

	Initially estimated cost (In Lakhs)	Revised Cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	13420.185	13420.185	11774.60
Cost of the Apartment	0	0	
Cost of the infrastructure	6364.57	6364.57	6683.56
Other cost	3308.249	3308.249	2197.71

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.	7270.66 Lakhs
6. Remaining amount of sale price money to be collected from the current allottees of the apartments.	4291 Lakhs
7. Loan sanctioned by the banks/ other financial institutions against the project.	0 Lakhs
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.	0Lakhs
9. Whether any litigation is pending against the Project: Yes/No (If yes-give Annex details in folder G)	No
10. Initial date of completion of the project.	25.03.2027
11. Likely date of completion of the project.	25.03.2027

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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 _____

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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	NOT APPLICABLE
2	WALL FINISHING DETAILS	NOT APPLICABLE
3	KITCHEN DETAILS	NOT APPLICABLE
4	BATHROOM FITTINGS	NOT APPLICABLE
5	WOOD WORK ETC	NOT APPLICABLE
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE
7	GLASS WORK	NOT APPLICABLE
8	ELECTRIC FITTINGS	NOT APPLICABLE
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE
10	CUPBOARD DETAILS	NOT APPLICABLE
11	WATER STORAGE	NOT APPLICABLE
12	LIFT DETAILS	NOT APPLICABLE
13	EXTERNAL GLAZINGS	NOT APPLICABLE
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE
14	DOORS	NOT APPLICABLE
14.1	MAIN DOORS	NOT APPLICABLE
14.2	INTERNAL DOORS	NOT APPLICABLE
15	AIR CONDITIONING	NOT APPLICABLE
16	ELECTRICAL FITTINGS	NOT APPLICABLE
17	CNG PIPE LINE	NOT APPLICABLE
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE
20	INTERNAL FINISHING	NOT APPLICABLE

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SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1.1	FLOOR	NOT APPLICABLE
1.2	WALLS	NOT APPLICABLE
1.3	CEILING	NOT APPLICABLE
	2 . MASTER BEDROOM/DRESSROOM	
2.1	FLOOR	NOT APPLICABLE
2.2	WALLS	NOT APPLICABLE
2.3	CEILING	NOT APPLICABLE
2.4	MODULAR WARDROBES	NOT APPLICABLE
	3 . MASTER TOILET	
3.1	FLOOR	NOT APPLICABLE
3.2	WALLS	NOT APPLICABLE
3.3	CEILING	NOT APPLICABLE
3.4	COUNTERS	NOT APPLICABLE
3.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE
3.6	FITTING/FIXTURES	NOT APPLICABLE
	4 . BED ROOMS	
4.1	FLOOR	NOT APPLICABLE
4.2	WALLS	NOT APPLICABLE
4.3	CEILING	NOT APPLICABLE
4.4	WARDROBES	NOT APPLICABLE
	5 . TOILET	
5.1	FLOOR	NOT APPLICABLE
5.2	WALLS	NOT APPLICABLE
5.3	CEILING	NOT APPLICABLE
5.4	COUNTERS	NOT APPLICABLE
5.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE
5.6	FIXTURES	NOT APPLICABLE
	6 . KITCHEN	
6.1	FLOOR	NOT APPLICABLE
6.2	WALLS	NOT APPLICABLE
6.3	CEILING NOT APPLICABLE	NOT APPLICABLE
6.4	COUNTERS	NOT APPLICABLE
6.5	FIXTURES	NOT APPLICABLE
6.6	KITCHEN APPLIANCES	NOT APPLICABLE
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7.1	FLOOR	NOT APPLICABLE
7.2	WALLS & CEILING	NOT APPLICABLE
7.3	TOILET	NOT APPLICABLE
7.4	BALCONY	NOT APPLICABLE
	8 . SIT-OUTS	

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8.1	FLOOR	NOT APPLICABLE
8.2	WALLS & CEILING	NOT APPLICABLE
8.3	RAILINGS	NOT APPLICABLE
8.4	FIXTURES	NOT APPLICABLE

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 _____

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Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 23/09/2026

Certificate No. Q0W2026I483

GRN No. 159230409

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Deponent

Name : Waverly infrastructure llp
H.No/Floor : 981/9 Sector/Ward : X Landmark : Aggarwal cyber plaza ii nsp
City/Village : Pitampura District : Delhi State : Delhi
Phone : 99******08

Purpose : Affidavit cum Declaration to be submitted at Haryana real estate regulatory authority

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)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahesh Kumar on behalf of M/s Waverly Infrastructure LLP having its registered office at Unit No. 981, 9th Floor, Aggarwal Cyber Plaza-II, Netaji Subhash Place, Pitampura, Delhi (North West) – 110034, Authorized Signatory of the proposed Industrial Plotted Colony " THE VILLAGE BUSINESS PARK' "over an additional area measuring 14.125 acres (License No. 133 of 2026 dated 07.07.2026 in addition to License No. 16 of 2021 dated 26.03.2021 for an area measuring 108.00625 acres), Total Area of 122.13125 acres in the revenue estate of Villages of Dadauli, Ujhah and Risalu and Siwah, District Panipat.

I, Mahesh Kumar duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Waverly Infrastructure LLP has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 25/3/27
4. That seventy per cent of the amounts realized by the Promoter for the real estate project

NOTARY S.P. SHARMA PANIPAT Regd. No. 2394 Exp. Dt. 17/5/28 GOVT. OF INDIA

24 SEP 2026

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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 isin 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 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, caste, creed, religion etc.

Deponent

Verification

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

Verified by me at Panipat on this 23rd day of September, 2026.

Deponent

ATTESTED
(S.P. SHARMA)
NOTARY, PANIPAT
24 SEP 2026

NOTARY S.P. SHARMA PANIPAT Regd. No. 2394 Exp. Dt. 11/5/28 GOVT. OF INDIA

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ZP:1So2

To be read with Licence No. 16 of 2021 dated 27.03.2021 and 133 of 2026 dated 07.07.2026.

This this Revised layout-cum-demarcation plan for an area measuring 122.13125 acres (Drawing No. DTCP-12555 dated 28.08.26 comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Waverly Infrastructure LLP. in the revenue estate of village Dadauli, Ujha, Risalu & Siwah, District Panipat is hereby approved subject to the following conditions:-

1. That this Revised layout-cum-demarcation plan shall be read in conjuction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites 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.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
11. The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
12. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSVP 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.
13. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
14. That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/khanis, wherever applicable as per the layout plan.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt., Notification as applicable.
16. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
17. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour
18. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2009-5Power dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
19. That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5 Power dated 14.03.2016 by Haryana Government Renewable Energy Department.
20. That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department, vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
21. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAMBALE)
ATP(HQ)

(SANJAY SAINI)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(DR. J. GANESAN, IAS)
DG,TCP (HR)

(PRAVEEN KUMAR)
SD(HQ)

PROPOSED GREEN AREA FOR RESIDENTIAL COMPONENT

S.NO	GREEN NO.	PART	DIMENSIONS W	X	L	AREA	TOTAL AREA
1	PARK 1	1A	(29.697+65.74+29.717.800)			794.156	794.156
2	PARK 2	2A	(17.634+39.252+17.634.17.500)			841.350	1641.506
		2B	(17.634+39.252+17.634.17.500)			841.350	2482.856
3	PARK 3	3A	87.800	X	30.350	2664.352	5147.208
4	PARK 4	4A	67.800	X	28.429	1927.831	7075.039
		4B	57.900	X	28.097	1626.537	8701.576
5	PARK 5	5A	18.443	X	45.350	836.140	9537.716
6	PARK 6	6A	18.223	X	25.406	462.910	10000.626
7	PARK 7	7A	57.056	X	29.066	1658.008	11658.634
8	PARK 8	8A	18.360	X	37.972	697.098	12355.732
		8B	18.360	X	29.782	546.815	12902.547
9	PARK 9	9A	(9.974+3.000+8.974)			215.935	13118.482
		9B	(18.870+33.647)/2 X 16.442			885.425	14003.907
		9C	(19.449+29.068)/2 X 54.366			797.802	14801.709
		9D	(3.974+3.974+3.974)			29.838	14831.547
		9E	(3.974+3.974+3.974)			29.838	14861.385
		9F	(31.765+3.000+31.765) X 16.694			1061.555	15922.940
		9G	(37.855+3.955)/2 X 21.430			72.860	15995.800
		9H	(3.000+31.122)/2 X 9.500			162.338	16158.138
		9I	(3.974+31.198) X 7.595			48.128	16206.266
	TOTAL GREEN AREA FOR RESIDENTIAL COMPONENT (A)						8570.260

GREEN AREA DETAILS

S.NO	GREEN NO.	PART	DIMENSIONS W	X	L	AREA	TOTAL AREA
1	GREEN 1	01A	(1.380+43.510)/2 X 14.000			884.89	353.956
		01B	(10.136+38.723)/2 X 35.105			825.254	
2	GREEN 2	02A	(3.974 X 62.824 X 0.001)			15.961	1650.271
		02B	(4.433+43.510)/2 X 39.000			835.190	
3	GREEN 3	03A	5.733 X 43.857			250.553	258.520
		03B	8.660 X 1.328			9.180	
		03C	(3.974 X 3.974 X 3.974)			3.183	
4	GREEN 4	04A	(3.974+3.974+3.974)			29.838	618.129
		04B	(1.380+2.000)/2 X 41.350			588.291	
5	GREEN 5	05A	(4.433+44.000)/2 X 21.000			278.198	3036.167
		05B	(30.810+39.228)/2 X 6.000			210.112	
		05C	(0.974+0.974+2.974+31.548)			64.310	
		05D	(3.974 X 3.974 X 3.974)			19.873	
6	GREEN 6	06A	(15.900+6.732)/2 X 1.470			17.178	354.203
		06B	(30.139+39.701)/2 X 37.296			308.025	
7	GREEN 7	07A	(10.209+0.974)/2 X 47.000			234.872	2142.51
		08A	(3.974 X 3.974 X 3.974)			19.873	
8	GREEN 8	08B	(37.855+43.244)/2 X 15.346			2576.180	2598.169
		08C	(0.974+6.948)/2 X 38.870			186.816	
9	GREEN 9	09A	(10.726+28.524)/2 X 23.406			414.768	484.098
		09B	(3.974+39.878)/2 X 3.115			69.330	
10	GREEN 10	10A	(7.974+3.974+3.974) X 16.981			215.999	218.949
		10B	(3.974+3.974+3.974)			2.950	
11	GREEN 11	01GA	(49.438+28.208)/2 X 11.750			397.791	353.299
		02GC	(9.974+31.294)X 20.186			155.570	
		03GD	(3.974+3.974+3.974) X 1.960			43.140	
		01GB	(11.778+47.027)/2 X 9.000			89.172	
12	GREEN 12	12GA	(2.974+27.384)X 49.423			836.750	836.750
13	GREEN 13	01GH	(38.806 X 4.258			79.512	304.458
		01GH	(4.258+51.307)/2 X 21.846			224.946	
	TOTAL GREEN AREA (B)						9531.913
	TOTAL PARK + GREEN AREA (A + B)						17502.063

SR. NO.	TOTAL SITE AREA DETAILS	PERMISSIBLE AREA ACRES	PERMISSIBLE AREA SQ.M.	PERCENTAGE %	MAX OR MIN	PROPOSED AREA ACRES	PROPOSED AREA SQ.M.	PERCENTAGE %
1	ALREADY LICENSED SITE AREA (A)	108.00625	437085.09	-		108.00625	437085.09	-
2	ADDITIONAL LICENSE SITE AREA (B)	14.125	57161.76	-		14.125	57161.76	-
3	TOTAL SITE AREA (C)	122.13125	494246.85	-		122.13125	494246.85	-
4	AREA UNDER UD (D)	0.21845	884.023			0.21845	884.023	
5	NET PLANNED AREA (E)= (C-D)	121.91280	493362.83			121.91280	493362.83	
6	AREA UNDER INDUSTRIAL PLOTS	42.66948	172676.589	35.00	MIN.	60.42572	244533.829	49.56
7	AREA UNDER RESIDENTIAL PLOTS	30.47820	123340.707	25.00	MAX.	13.50600	54656.425	11.08
8	AREA UNDER COMMERCIAL	6.09564	24668.14	5.00	MAX.	4.25034	17200.486	3.49
	TOTAL SALEABLE AREA	79.24332	320685.84	65.00		78.18198	316390.740	64.13

SR. NO.	SITE AREA DETAILS FOR RESIDENTIAL COMPONENT	PERMISSIBLE AREA ACRES	PERMISSIBLE AREA SQ.M.	PERCENTAGE %	MAX OR MIN	PROPOSED AREA ACRES	PROPOSED AREA SQ.M.	PERCENTAGE %
1	AREA UNDER RESIDENTIAL PLOTS	13.50600	54656.425	-		13.50600	54656.425	-
2	GROSS PLOT AREA FOR RESIDENTIAL COMPONENT	22.1408	89600.697	-		22.1408	89600.697	-
3	AREA UNDER GREEN FOR RESIDENTIAL COMPONENT	1.6606	6720.052	7.50	MIN.	2.0683	8370.240	9.34
4	AREA UNDER COMMUNITY FOR RESIDENTIAL COMPONENT	2.2141	8960.070	10.00	MIN.	2.2329	9036.391	10.09

RESIDENTIAL PLOT AREA TABLE

PLOT NO		PLOT DIMENSION (MTS.) W	X	L	PLOT AREA IN SQ.M.	NO. OF PLOTS	TOTAL AREA
A1	TO A10	8.213	X	17.800	146.191	10	1461.914 SQ.M.
A11	TO A16	7.921	X	17.800	140.956	6	845.963 SQ.M.
A17	TO A43	7.370	X	15.980	117.768	26	3061.930 SQ.M.
A45	TO A45	8.269	X	15.980	132.139	3	396.416 SQ.M.
A46	TO A48	8.269	X	17.227	143.277	3	429.831 SQ.M.
	A49	8.200	X	18.223	149.429	1	149.429 SQ.M.
A50	TO A52	6.500	X	17.800	115.807	3	347.420 SQ.M.
A53	TO A76	8.213	X	17.800	146.191	24	3508.594 SQ.M.
A77	& A78	6.305	X	17.800	115.807	2	231.614 SQ.M.
A79	& B1	8.184	X	17.800	145.675	2	291.350 SQ.M.
B1	TO B24	8.213	X	17.800	146.191	24	3508.594 SQ.M.
B25	TO B28	7.694	X	17.800	136.953	4	547.813 SQ.M.
B29	& B30	8.420	X	17.800	149.876	2	299.752 SQ.M.
B31	TO B34	7.694	X	17.800	136.953	4	547.813 SQ.M.
B35	TO B58	8.213	X	17.800	146.191	24	3508.594 SQ.M.
B59	TO B70	7.598	X	17.800	141.261	12	1695.130 SQ.M.
B71	TO B82	8.213	X	17.800	146.191	12	1754.297 SQ.M.
B83	TO B93	8.023	X	17.800	142.809	11	1570.903 SQ.M.
B94	TO B105	7.224	X	20.017	144.577	12	1735.921 SQ.M.
B106	TO B113A	7.452	X	20.120	149.934	8	1199.474 SQ.M.
	B118	8.555	X	16.000	136.880	1	136.880 SQ.M.
	C1	7.533	X	12.999	97.872	1	97.872 SQ.M.
C2	TO C6	9.159	X	12.999	118.941	5	594.704 SQ.M.
C7	TO C17	7.711	X	16.000	123.376	11	1357.136 SQ.M.
C18	TO C31	7.211	X	16.000	115.376	14	1615.264 SQ.M.
C32	TO C45	7.404	X	18.300	135.493	14	1896.905 SQ.M.
C46	TO C53	7.392	X	18.300	135.286	18	2435.720 SQ.M.
C54	TO C77	7.404	X	18.300	135.493	14	1896.905 SQ.M.
C78	TO C91	7.224	X	18.300	132.259	14	1851.624 SQ.M.
C92	TO C99	8.056	X	18.300	147.388	8	1179.106 SQ.M.
	C100	8.190	X	18.300	149.877	1	149.877 SQ.M.
C101	TO C108	8.054	X	18.300	147.388	8	1179.106 SQ.M.
C109	TO C122	7.724	X	18.300	141.349	14	1978.889 SQ.M.
C123	& C124	8.274	X	17.946	148.485	2	296.970 SQ.M.
C125	TO C138	7.442	X	17.946	133.554	6	801.325 SQ.M.
D1	TO D18	7.428	X	13.860	102.952	18	1853.127 SQ.M.
D19	TO D26	7.169	X	13.861	99.370	8	794.956 SQ.M.
D27	TO D43	7.325	X	15.500	113.538	17	1930.138 SQ.M.
D44	TO D59	7.169	X	16.793	120.389	16	1926.224 SQ.M.
D60	TO D66	6.710	X	15.500	104.005	7	728.035 SQ.M.
D67	TO D86	7.455	X	17.204	128.256	20	2565.116 SQ.M.
	TOTAL RESIDENTIAL PLOTS					410	54656.425 SQ.M. / 13.506 ACRES

DENSITY

TOTAL POPULATION		490	X	13.5	9130 PERSONS
DENSITY PERMISSIBLE		240	72	960	
ADVANCED DENSITY	960+20.5880	250		990	

COMMUNITY AREA

S.NO	PLOT NO.	PART	DIMENSIONS W	X	L	AREA	TOTAL AREA
1	COMMUNITY AREA 1	1A	18.000	X	47.597	1087.357	8690.385
		1B	49.939	X	29.998	1498.076	
		1C	92.566	X	45.096	2389.179	
		1D	17.956	X	36.009	682.332	
		1E	(1/2 X 32.053 X 36.198)			968.388	
		1F	(134.196+37.976)/2 X 18.486			682.400	
		1G	(96.996+28.052)/2 X 32.437			1897.976	
		1H	(28.081+39.397)/2 X 20.130			477.249	

TOTAL COMMUNITY AREA 8692.385

COMMERCIAL AREA

S.NO	PLOT NO.	PART	DIMENSIONS W	X	L	AREA	TOTAL AREA
1	COMMERCIAL AREA 1	1A	(1/2 X 83.771 X 31.175)			326.406	6780.383
		1B	(31.175+49.399)/2 X 16.370			728.815	
		1C	(46.205+80.254)/2 X 46.903			2833.133	
		1D	(146.991+121.305)/2 X 45.599			6092.715	
2	COMMERCIAL AREA 2	2B	(1/2 X 77.378 X 45.534)			1526.246	1253.250
		2C	(1/2 X 45.024 X 385.000)			2826.765	
3	COMMERCIAL AREA 3	3A	38.483	X	16.150	797.887	797.887

TOTAL COMMERCIAL AREA 17280.486

UNDEFINED AREA CALCULATION

S.NO	NAME	DIMENSION W	X	L	AREA	TOTAL AREA
1	UD1	30.000	X	10.059	301.740	684.615
2	UD2	(1/2 X 92.122 X 2.717) X 10.059			121.621	
3	UD3	(1/2 X 5.093 X 10.059)			25.698	
4	UD4	(1/2 X 419.964 X 2.717) X 10.059			75.698	
5	UD5	1.500	X	10.059	15.000	

INDUSTRIAL PLOT AREA TABLE

PLOT NO		PLOT DIMENSION (MTS.) W	X	L	PLOT AREA IN SQM.	NO. OF PLOTS	TOTAL AREA
	1	29.520	X	44.550	1315.116	1	1315.116 SQ.M.
2	TO 8	24.560	X	44.550	1094.148	7	7659.036 SQ.M.
	23	22.130	X	45.383	1003.872	1	1003.872 SQ.M.
24	TO 29	25.000	X	45.383	1134.575	6	6807.450 SQ.M.
30	& 31	19.880	X	45.383	902.214	2	1804.428 SQ.M.
32	TO 35	28.970	X	54.083	1566.842	4	6267.370 SQ.M.
36	& 37	16.730	X	36.968	618.475	2	1236.949 SQ.M.
38	TO 40	18.650	X	41.998	783.363	3	2349.788 SQ.M.
43	& 44	(18.638*17.749) + 3.840			344.160	1	844.160 SQ.M.
	45	19.068	X	49.427	942.474	2	1884.948 SQ.M.
	46	(444.818+41.958)/2* 39.936			1651.611	1	1651.611 SQ.M.
	46	(27.623+44.818)/2* 33.030			1124.212	1	1124.212 SQ.M.
47	TO 49	19.960	X	37.469	747.881	3	2243.644 SQ.M.
50	& 51	16.910	X	26.922	453.560	2	907.120 SQ.M.
	52	(24.639+23.021)/2* 26.822			585.058	1	585.058 SQ.M.
	53	22.230	X	37.056	825.978	1	825.978 SQ.M.
	62	25.144	X	37.056	931.810	1	931.810 SQ.M.
63	TO 65	28.820	X	44.530	1194.205	3	3582.884 SQ.M.
66	TO 73	22.630	X	44.530	9307.714	8	8061.711 SQ.M.
	74	(32.007+32.585)/2* 20.110			649.674	1	649.674 SQ.M.
	75	(32.585+33.144)/2* 20.120			661.234	1	661.234 SQ.M.
	76	(33.144+33.736)/2* 20.120			672.481	1	672.481 SQ.M.
77	& 78	28.910	X	67.056	1938.589	2	3877.178 SQ.M.
	79	23.210	X	67.056	1556.370	1	1556.370 SQ.M.
	80	25.890	X	56.780	1470.034	1	1470.034 SQ.M.
81	TO 85A	25.860	X	56.780	1468.331	6	8809.985 SQ.M.
86	& 87	15.067	X	30.833	465.177	2	930.355 SQ.M.
88	& 89	15.087	X	45.921	692.813	2	1385.620 SQ.M.
	90	23.448	X	59.332	1392.403	1	1392.403 SQ.M.
91	TO 96	32.410	X	63.194	2048.118	6	12288.705 SQ.M.
97	TO 104	45.263	X	93.408	4137.400	8	33099.202 SQ.M.
105	TO 118	21.793	X	43.952	957.846	14	13409.843 SQ.M.
	119	25.145	X	37.338	938.864	1	938.864 SQ.M.
	120	25.145	X	42.740	1074.697	1	1074.697 SQ.M.
121	TO 134	21.793	X	42.740	931.433	14	13040.059 SQ.M.
	135	25.145	X	42.740	1074.697	1	1074.697 SQ.M.
136	TO 144A	17.770	X	23.094	410.380	10	4103.804 SQ.M.
145	TO 148	20.880	X	37.850	790.308	4	3161.232 SQ.M.
149	& 150	23.857	X	37.850	902.987	2	1805.975 SQ.M.
151	TO 154	20.880	X	37.850	790.308	4	3161.232 SQ.M.
155	& 156	25.984	X	45.350	1178.374	2	2356.749 SQ.M.
157	TO 161	21.475	X	45.350	973.891	5	4869.456 SQ.M.
	162	33.411	X	49.821	1440.743	1	1440.743 SQ.M.
	163	35.088	X	31.939	681.896	1	681.896 SQ.M.
164	& 165	29.279	X	50.379	971.257	2	1942.513 SQ.M.
166	& 167	25.984	X	42.402	1101.774	2	2203.547 SQ.M.
	168	31.360	X	51.948	3629.716	1	3629.716 SQ.M.
169	TO 184	24.109	X	37.850	912.526	16	14600.410 SQ.M.
185	TO 188	16.764	X	33.204	590.160	4	2360.639 SQ.M.
189	TO 192	20.690	X	40.321	834.241	4	3336.966 SQ.M.
	193	33.380	X	40.321	1345.915	1	1345.915 SQ.M.
194	TO 205	20.690	X	37.850	783.117	12	9397.398 SQ.M.
206	TO 214	18.450	X	36.380	671.211	9	6042.899 SQ.M.
	215	15.000	X	36.380	545.700	1	545.700 SQ.M.
	216	30.174	X	60.347	1820.910	1	1820.910 SQ.M.
217	TO 234	18.450	X	36.380	671.211	18	12081.798 SQ.M.
235	TO 240	22.600	X	45.350	1024.910	6	6149.460 SQ.M.
	241	20.880	X	45.350	946.908	1	946.908 SQ.M.
242	TO 271	17.770	X	23.094	410.380	30	12311.411 SQ.M.
	TOTAL INDUSTRIAL PLOTS					250	244533.829 SQ.M. / 60.426 ACRES

PHASING PLAN DETAIL

COLOUR CODE	PHASE NO.	AREA IN ACRES	STATUS OF RERA	COMPLETION STATUS	STATUS OF 3rd PARTY CREATION	PHASE WISE REVISION
	PHASE -1	26.57509	Not received	Not Applied	Not Created	REVISION MADE
	PHASE -2	52.48780	Received CHERA PO PAT 251 Sq.L.	Applied	Created	NO CHANGE
	PHASE -3	10.88126	Not received	Not Applied	Not Created	NO CHANGE
	PHASE -4	2.43750	Not received	Not Applied	Not Created	NO CHANGE
	PHASE -5	29.74960	Not received	Not Applied	Not Created	NO CHANGE
	TOTAL AREA	122.13125				

POCKET 1-

REVISION IN LAND AREA OF 4688.256 SQM IN COMMERCIAL & 102857.311 SQM IN RESIDENTIAL TOTALING OF THE AREA 107545.567 SQ.M. (26.575 ACRES) UNDER APPROVED INDUSTRIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 14.125 ACRES FALLING UNDER LICENSE NO. 133 OF 2026 DATED 07.07.2026 (IN ADDITION TO LICENSE NO. 16 OF 2021 DATED 26.03.2021 FOR AN AREA MEASURING 108.00625 ACRES THEREBY TOTALLING AREA 122.13125 ACRES OF M/S WAVERLY INFRASTRUCTURE LLP.

LEGEND:-

- TOTAL LICENSE SITE BOUNDARY
- REVISION IN LICENSED AREA OF THE SCHEME LICENSE NO. 16 OF 2021 DT.26.03.2021 (A) MEASURING 108.00625 ACRES AND ADDITIONAL AREA OF SCHEME LICENSE NO. 133 OF 2026 DT.07.07.2026 (B) MEASURING 14.125 ACRES TOTALLING AREA 122.13125 ACRES (PHASE -1 AS PER PHASING PLAN DRG NO. - 12555 DATED -08.09.2026
- COMMUNITY AREA
- COMMERCIAL AREA
- GREEN ZONES/ POCKET
- GREENPARK FOR RESIDENTIAL COMPONENT
- UNDEFINED AREA
- SERVICES
- O.L. OTHER'S LAND
- RESIDENTIAL PLOTS
- INDUSTRIAL PLOTS - UNCHANGED
- INDUSTRIAL PLOTS - UPDATED

LAYOUT CUM DEMARCATION PLAN FOR SETTING UP OF INDUSTRIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 14.125 ACRES FALLING UNDER LICENSE NO. 133 OF 2026 DATED 07.07.2026 (IN ADDITION TO LICENSE NO. 16 OF 2021 DATED 26.03.2021 FOR AN AREA MEASURING 108.00625 ACRES THEREBY TOTALLING AREA 122.13125 ACRES AT VILLAGE DADAULI, UJHA, RISALU & SIWAH DISTRICT PANIPAT BEING DEVELOPED BY M/S WAVERLY INFRASTRUCTURE LLP.

ARCHITECT'S SIGN

Pankaj Negi
Ar. Pankaj Negi
M.Arch,B.Arch
CA/2015/68836
Mob.-7015875179

OWNER'S SIGN

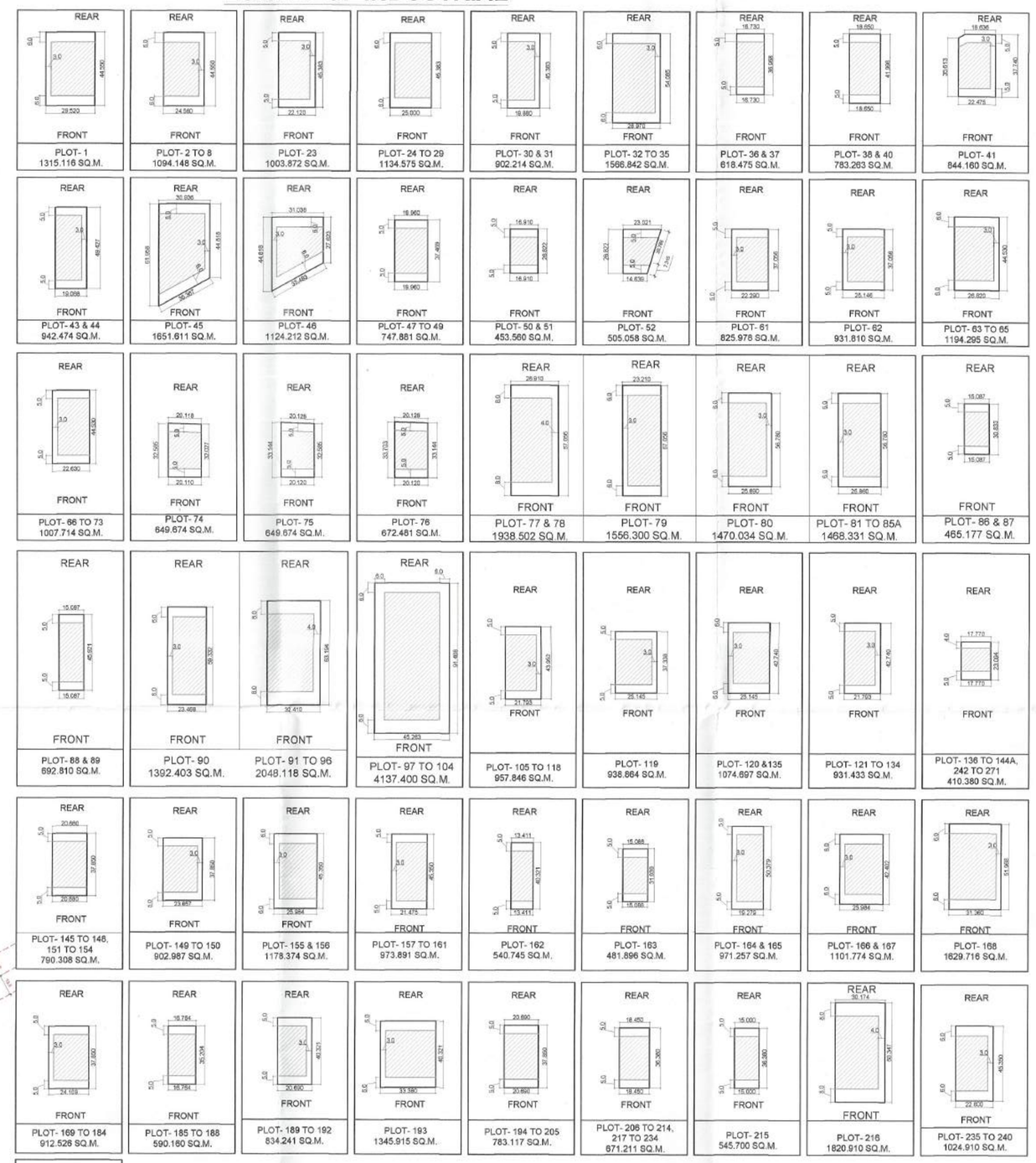
DEMARCATION CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY(INCLUDING RESIDENTIAL COMPONENT UNDER DDJAY-2016) OVER AN AREA MEASURING 14.125 ACRES, FALLING UNDER LICENSE NO. 133 OF 2026 DATED 07.07.2026 (IN ADDITION TO LICENSE NO. 16 OF 2021 DATED 26.03.2021 FOR AN AREA MEASURING 108.00625 ACRES THEREBY TOTALLING AREA 122.13125 ACRES AT VILLAGE DADAULI, UJHA, RISALU & SIWAH DISTRICT PANIPAT BEING DEVELOPED BY M/S WAVERLY INFRASTRUCTURE LLP.

For purpose of code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code , 2017 as amended form time to time.

ZONING OF RESIDENTIAL



ZONING OF INDUSTRIAL



ZONING CLAUSES FOR INDUSTRIAL PLOTS

1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
	Industrial	Industrial
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Public Utility Sites	Utilities such as water tanks, Electric Sub station, Sewage treatment plants as approved in service plan estimates
	Commercial	as per supplementry zoning plan to be approved separately for each site.
	Community Buildings	as per supplementry zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including stilt parking on the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended time to time) :-

Note:-
The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of proportionate charges/Infrastructure strengthening charges as prescribed by the Government/ Development Agency.

3. SUB-DIVISION / COMBINATION OF PLOTS.
(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
i) The site coverage shall be as per clause number 2 above.
ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK.
Building other than boundary wall, and gates shall be constructed only within the portion of the site marked as Industrial buildable zone in clause number 1 above. The cantilever projections is allowed in Haryana Building Code 2017 shall project beyond the portion marked as Industrial buildable zone.

5. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017 and as shown in table under clause 2 (b) of this zoning.

6. STILT PARKING
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam.The Stilt will not be permissible for any purpose other than parking.

7. PARKING:
(a) Parking Shall be provide as per the provisions of 7.1 of Haryana Building Code -2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL:
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

9. BASEMENT:
Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces,no direct access whatsoeversecondary or main shall be allowed into the plots from such roads and open spaces.

11. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per Code 7.5 of Haryana Building Code-2017.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP(HR). The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.

12. GATE AND GATE POST :-
(a) Gate-and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
(b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall, provided that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

13. DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

14. GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

15. ACCESS
No plot or public building will derive an access from less than 12.00 meters wide road.

16. GENERAL
(a) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of notification No S.O.1533 (E) Dated 14.9.2006 issued by Ministry of environment and forest, government of India before starting the construction/execution of development works at site.
(b) That the rain water harvesting system shall be provided as per central ground water authority norms/Haryana government notification as applicable.
(c) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(d) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/2016/5P dated 31.03.2016 issued by Haryana government energy renewable department, if applicable.
(e) That the colonizer/owner shall ensure the installation of Solar Photo voltaic Power plant as per the provisions of order No. 22/52/2005-S-P-S dated 21.03.2016 by Haryana Government Renewable Energy Department, if applicable.
(f) Fire safety measures shall be regulated by Haryana fire service act 2009, as amended from time to time as provision of HBC-2017, Chapter 7.17(1).
(g) The norms applicable for data centres as mentioned in the note F, inserted in Code 6.3(3)(iv)(f)

ZONING CLAUSES FOR RESIDENTIAL PLOTS

1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential buildable zone	Residential Building
	Commercial	as per supplementry zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-
(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres as per the terms and conditions of policy circulated vide memo no Misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 25-04-2022

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
No. of Dwelling unit permitted on each plot :3(Three).

4. BAR ON SUB-DIVISION OF PLOT
Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. Balcony of a width of maximum1.8m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

8. PARKING
(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code 2017.

10. BASEMENT
Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed to the plots from such roads and open spaces.

12. BOUNDARY WALL
(a) The boundary wall shall be constructed as per code 7.5. of Haryana Building Code 2017.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP(HR). The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i) 0.5 meters Radius for plots opening on to open space.
ii) 1.0 meters Radius for plots upto 125 sq. meters.
iii) 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST
a) Gate-and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wicket gate of standard design not exceeding 1.15 meter width maybe allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS
No plot or public building will derive an access from less than 9.00 meters wide road.

17. COMMUNITY BUILDING/BUILDINGS
The Community building/buildings shall be constructed by the colonizer/owner as per provision of the Haryana development and regulation of urban areas (amendment and validation), Act no.4 of 2012 failing which the said sites shall vest with the government.

18. GENERAL
(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) 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 energy renewable department, if applicable.
(iii) That the colonizer/owner shall ensure installation of Solar Photo voltaic Power plant as per the provisions of order No. 22/52/2005-S Power dated 21.03.2016 by Haryana Government Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service act 2009, as amended from time to time.
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable).

NOTES:- Read this drawing in conjunction with the demarcation plan verified by D.T.P., Panipat vide Endst no. 959 dated 23/07/2026

DRG. NO. DTCP 12600 **DATED** 28-09-26

(PARVEEN KUMAR) SD(HQ)	(RAMNEEK) ATP(HQ)	(SANJAY SAINI) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(DR. J. GANESAN,IAS) DG,TCP (HR)

PROJECT: - THE VILLAGE BUSINESS PARK

PAYMENT PLAN

Sr. No.	Payment Stage	Amount (%age of Sale Price)
1	At the Time of Booking	10%
2	Upon Execution of Builder Buyer Agreement in 30 Days	BBA Will Get Issued
3	Upon completion of Earth Filling Work	10%
4	Upon completion of Sewerage Works	10%
5	Upon completion of Storm Water Line	10%
6	Upon completion of Lying of Water Supply Line	10%
7	Upon completion of Internal Road Works	20%
8	Upon completion of Landscape Works	10%
9	Upon connecting the External Services to Internal Infrastructure	10%
10	On Offer of Possession	10% + GST+ Stamp Duty + Registration Fee + Any other Govt Charges (As Applicable) + Possession Charges

POSSESSION CHARGES

IFMS(Interest Free Maintenance Security)	Rs. 200/- per sq. yard
PLC (Preferred Location Charges) on Corner & Park Facing	5% of BSP
MMC (Monthly Maintenances Charges)	Rs. 10/- per sq. yard

Note: *GST Shall be extra as applicable

The promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RERA Act ,supply a copy of Part Completion/Completion Certificate as applicable to the individual allottee or the association of allottees, as the case may be.

For: M/s Waverly Infrastructure LLP

For Waverly Infrastructure LLP

Auth. Signatory

Auth. Signatory

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