



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

SUPPLEMENTARY REGISTRATION


Registration Certificate No. HRERA-PKL-FBD-373-2022 Dated 04.11.2022
valid upto 02.01.2025

Project: "Ferrous Megapolis City" a Residential Plotted Colony on land measuring 26.969 acres situated at village Sihi and Mujheri, Sector-70, Faridabad.

Promoter: Ferrous Township Pvt. Ltd., A-9, Second Floor, KH. NO. 371, Near Shivmurti, Rangpuri, Mahipalpur, South West Delhi, New Delhi 110037

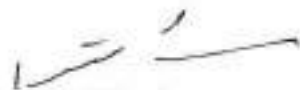
The request of the promoter for registration of additional area measuring 26.969 acres (total measuring 94.15 acres) was placed before the Authority in its meeting held on 03.04.2024 vide Item No. 248.05 wherein the Authority decided to grant registration for the additional area. Revised proforma A to H, REP II and the revised layout plan are annexed herewith.

Rest of the terms and conditions of the said certificate shall remain unchanged. This supplementary registration shall not affect the rights of the existing allottees who have already executed agreements for allotment of plots in the project. This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-FBD-373-2022 dated 04.11.2022 issued by the Authority.


Chander Shekhar
Member


Dr. Geeta Rani Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

FORM REP I

PART -A

- | | | |
|----|--|--|
| 1. | Name of the firm | Ferrous Township Pvt. Ltd.
<i>(formerly known as Minus
Collection Pvt. Ltd)</i> |
| 2. | Address of the firm for
Correspondence
Puri Business

(Annex a copy in folder A) | BH -916, 9th Floor, Puri 81,
Business Hub, Sector 81,
Faridabad, Haryana. |
| | Phone (Landline) | |
| | Phone (Mobile) | +91 99588 82935 |
| | Email ID | 70ftpl@gmail.com |
| 3. | CIN
(Attach a copy in folder A) | U70102DL1988PTC033317 |
| 4. | PAN of the firm
(Attach a copy in folder A) | XXXX207Q |

For Ferrous Township Pvt. Ltd.


Authorised Signatory

5. Names and address of the DIRECTORS:



DIRECTOR 1

SURENDER KUMAR GOYAL

*Flat No. 903, Aravali Tower, Omaxe Hills 1,
Sector 43, Faridabad
Haryana. 121001*

Aadhar No : 7008 8582 3736

PAN : XXXXXX554H

Phone (Mobile) - 9818096224

Email ID : suren.goyal@gmail.com



DIRECTOR 2

DHARAM VEER JAIN

*A 201 Mansara Apartment,
Vasundhra Enclave, New Delhi*

Aadhar No : 7676 9137 4749

PAN : XXXXXX072R

Phone (Mobile) - 9811502065

Email ID : jaindv@gmail.com



DIRECTOR 3

YAGESH SHARMA

*House No. 590, Sector 17, Faridabad
Haryana. 121002*

Aadhar No : 2845 4148 8172

PAN : XXXXXX892P

Phone (Mobile) - 9891915888

Email: Yagesh.13920821@icloud.com

For Faridabad Township Pvt. Ltd.


Authorized Signatory



DIRECTOR 4

Vibhash Gupta
House No. 1096, Sector 15, Faridabad
Haryana, 121007
Aadhar No : 9270 1953 0482
PAN : XXXXXX742J
Phone (Mobile) -9958882937
Email - vibhashgupta86@gmail.com



DIRECTOR 5

ASHWANI JINDAL
House No. 99, Sector 11, Block B, Near Mile
Sweets, Sector 7, Faridabad
Haryana, 121006
Aadhar No : 9143 3608 9355
PAN : XXXXXX235A
Phone (Mobile) -9958882936
Email ID : ferroustownship@gmail.com




**Authorized representative for
correspondence with authority.**

Parmod Kumar Gupta
House No. 632, Sector 21A, Faridabad,
Haryana. 121001
Aadhar No : 8401 1683 1489
PAN : XXXXXX7087L
Phone (Mobile) - 9999708093
Email: info@modernbuildtech.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 nothin Has been concealed.

Signature of authorized person

For Ferrous Township Pvt. Ltd.

Authorized Signatory

Form REP-I

Part-A

Location and address of the project:

- | | | | | | |
|----|--|--|------------------|--|---|
| 1. | Name of the project | | | | |
| 2. | Address of the site of the project | | | | |
| | | | | | FERROUS MEGAPOLIS CITY |
| | | | | | Residential Plotted Colony, Sector-70, |
| 3. | (Annex proof in folder A) | | | | |
| | | | | | YES |
| | | | Tehsil | | BALLABGARH |
| | | | District | | FARIDABAD |
| 4. | Contact details of the site office of the project: | | | | |
| | | | Phone (Landline) | | NA |
| | | | Phone (Mobile) | | 9958882935 |
| | | | Email | | 70ftpl@gmail.com |
| 5. | Contact person at the site office: | | | | |
| | | | Name | | Vijay Sharma |
| | | | Phone (Landline) | | N/A |
| | | | Phone (Mobile) | | 9958882935 |
| | | | Email Id | | 70ftpl@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/
authorized representative

For Ferrous Township Pvt. Ltd.

Stamp.....

(Signature)
Authorized Signature

Date

REP-I
PART-B

Information relating to the project land and licenses

1	Land area of the project	94.15 acres
2	Permissible FAR	N/A
3	FAR proposed to be utilized in the project	N/A
4	Total licensed area, if the land area of the present project is a part thereof.	102.194 acres
5	License number granted by the Town & Country Planning Department for the project. (Annex copy in folder B)	5 of 2012
6	License valid upto (Annex copies of all the licenses along with copies of all the renewal letters issued from time to time in folder B)	23.01.2025
7	Is the applicant owner-licensee of the land for which the registration is being sought.	Yes
8	Has ownership of the land changed after grant of license. (Annex details in folder B)	Yes
9	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
10	Will applicant himself be marketing the project (Provide details in folder B)	Yes

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/ authorized representative
For Ferrous Township Pvt. Ltd.

Stamp.....
Authorizatory

Date : 03.03.2024

Form REP-I

Part-C

1. Project details:

1	Estimated cost of the project:	405.64 crores
2	Cost of the land (if included in the estimated cost)	111.61 crores
3(a)	Estimated cost of infrastructure and other structures	88.03 crores
3(b)	Maintenance of services for 10 years including resurfacing of road after 1st five years and 11nd five years of maintenance (as per HSVP norms)	26.0081 crores
4	EDC/IDC & other charges	149.99 crores
5	Estimated Finance Costs	5 crore
6	Other Expenses	25 crore

2. The total land of the project measuring 94.15 acres will be utilized in the following manner:

	PARTICULARS	AREA (SQM)	AREA ACRES
1	Plots to be sold	183217.864	45.274
2	Construction of apartments	0	0.000
3	Area under 45m wide Road	43567.081	10.802
4	Area under 24m wide Road	40347.094	9.970
5	Area under 12m wide Road	56551.033	13.974
6	Parks and playgrounds	17725.23	4.380
7	COMMUNITY SITES		
	Nursery School	1618.729	0.400
	Dispensary	5058.528	1.250
	Community Centre	8093.645	2.000

For Ferrous Township Pvt. Ltd.


Authorized Signatory

	Sub Post Office	40	0.010
	Crech	809.365	0.200
	Taxi Stand	2023.411	0.500
	Religious Building (R.B.)	809.365	0.200
8	Electricity sub-station (within green area)	0	0.000
9	Sewage and solid waste (within green area)	0	0.000
10	Incidental Green	8526.72	2.107
11	EWS	9698.19	2.396
13	Nursing Home	2775.6	0.686
	Total	380861.855	94.15

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	YES
Water supply	HSVP	YES
Electricity	DHBVN	YES
Sewage disposal	HSVP	YES
Storm water drainage	HSVP	YES

For Ferrous Township Pvt. Ltd.



Authorised Signatory

Sewage disposal	HSVP	YES
Storm water drainage	HSVP	YES

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 (Within the project area only)	Remarks
1	Water supply system	1121.08 Lakhs	Approved by Competent Authority
2	Sewage	788.39 Lakhs	Approved by Competent Authority
3	Storm water drainage	766.81 Lakhs	Approved by Competent Authority
4	Roads & Parking	1929.58 Lakhs	Approved by Competent Authority
5	Street Lighting	392.09 Lakhs	Approved by Competent Authority
6	Horticulture	50.74 Lakhs	Approved by Competent Authority
7	Security	225 Lakhs	
8	Fire Fighting		NA
9	Playgrounds and parks	229 Lakhs	
10	Club house/ Community Centre	1250 Lakhs	Building Plans under preparation & will be sanctioned by competent authority before start of construction.
11	Shopping area		Commercial Site transferred To Govt. Against EDC
12	Renewable energy system		
13	School		High School & Primary School sites transferred To Govt. Against EDC

For Ferrous Township Pvt. Ltd.


Authorized Signatory

14	Hospital/ Dispensary		Under Construction by Ailotee.
15	Electricity Supply System		Electrification Plan approved by DHBVN.

- Service Plan's and estimates for provision of internal services in the project stands already prepared which have been checked and approved by HSVP vide memo no. CE-I/ACE(HQ)/SDE(W)/HDM(R/F)/189325 dated 11.11.2022
- Electrification Plan approved by DHBVN vide Memo No. Ch-32/SE/R-APDRP/OLNC-HT/FBD/EP-192

(Annex relevant documents showing costing details etc. in folder C)

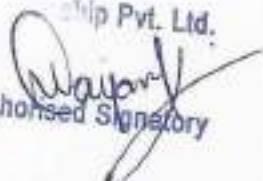
5. Date of approval of latest layout plans granted by the Town & Country Planning Department on the basis of which the project will be executed.

: 07-09-2012

6. Date of approval of Building Plans

N/A

For

Ship Pvt. Ltd.

 Authorised Signatory

Provide following information if the project applied for registration is an on-going project:-

(i) Details of the plots in the project:

Sr. No.	Plot type	Size of the plot	Total number of plots	Plots sold upto the date of application	Yet to be sold
1	0-1000 sq yards		719	480	239
3	Nursery School	802 sqm	2	1	1
4	Primary School	4168 sqm	1	Transferred to Govt. against payment of EDC	0
5	High School	20234 sqm	1	Transferred to Govt. against payment of EDC	0
6	Community Center	8094 sqm	1	0	Not for Sale
7	Dispensary	5069 sqm	1	1	0
8	Creche	809 sqm	1	0	1
9	Taxi Stand	2036 sqm	1	0	
10	EWS	50 sqm	181	Handed over to Govt.	Handed over to Govt.
11	Commercial	2.05 acres	1	Transferred to Govt. against payment of EDC	0

(iii) Status in respect of plotted colony

a)

Plots	Booked/Sold	Stage of handling possession (write or annex details)
Plot	480	Out of total 719 general plots in the project 480 plots have been allotted. 170 EWS Plots were transferred to housing board haryana on 29.09.2013. The possession of these plots will be handed over by 02.01.2025 after obtaining completion certificate from competent authority

For Ferrous Township Pvt. Ltd.


Authorised Signatory

b) Time schedule for development of infrastructure:

Start Date	01.12.2022
Percentage Completion upto date of application	About 15 %
Project completion date	02.01.2025

c) Provide further details in the proforma REP-I Part-C-X : **Physical Progress Statement**

d) Schedule of completing the project and Annex a detailed write up handing over possession of the plots in annexure in folder C

iv) Vehicle Parking details in the Project

a)	Underground Parking	0
b)	Stilt Parking	0
c)	Covered Parking	0
d)	Open Parking	88
e)	Independent garages	0

For Ferrous Township Pvt. Ltd.


Authorized Signatory

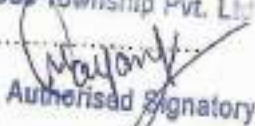
e) Quarterly schedule of development of whole/remaining part of the project:

(a) **INFRASTRUCTURE:**

Particulars	Expenditure incurred till Application (Lakhs)	Expenditure to be made in each quarter of till completion (Lakhs)					Grand Total (lakhs)
		Jan to March (2024)	Apr- June (2024)	July- Sep (2024)	Oct- Dec (2024)	Jan- Mar (2025)	
Roads & Pavements	634	50	100	0	1095.58	0	1929.58
Water supply system	142	50	400	50	475	4.08	1121.08
Sewerage treatment & garbage disposal	117	50	300	50	265	6.39	788.99
Electricity supply system							Estimate Under Progress (Approx 1500 lakhs)
Storm water drainage	97	50	300	50	265	4.81	766.81
Parks and playgrounds	25	10	150	20	24	0	229
Club house/ community centers		50	450	50	700	0	1250

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/ authorized representative
For Ferrous Township Pvt. Ltd.

Stamp.....

Authorized Signatory

Date : 03.03.2024

Form REP-I

PART-C-X

1. Financial information:

SNO.	Particulars	VALUE	Remarks, if any
1	Total No. of Plots	719	
2	No. of Plots Booked	480	
2	Total Amount (Sale Value) of booked plots on date of application	289.79	
3	Total amount received from Allottees on date of application	181.93 crores	
4	Balance amount to be received from allottees of booked plots on date of application	107.86 crores	
5	Total Amount invested in project till the date of application	272.51 crores	
5a	Land Cost	111.61 crores	
5b	Infrastructure & Development	10.33 crores	
5c	EDC/MDC & other charges	148.29 crores	
5c(i)	Extension Fees & other charges (Payable)	1.7 crores	
5d	Finance and Interest Costs	1.94 crores	
5e	Legal Costs (Project)	.32 crores	
6	Balance cost to be incurred for completion of the project and delivery of possession	80.37 crores	
6a	In respect of existing allottees	80.37 crores	
6b	In respect of rest of the project	80.37 crores	
7	Maintenance of services for 10 years including resurfacing of road after 1st five years and find five years of maintenance (as per HSVV norms)	26.0081	
8	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	NO LOAN taken from Bank.
9	Total liabilities against the project up-to-date.	601.98 Lakhs	This is a bank guarantee issued in favor of DTCP against IDW.

For Ferrus Township Pvt. Ltd.

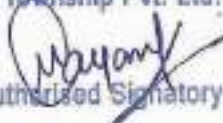

 Authorized Signatory

2. Additional information:

	Particular	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)
A	Infrastructure	5048.69	1033
i	Internal roads & Parking	1929.58	634
ii	Water supply system	1121.08	142
iii	Sewerage system	788.39	117
iv	Storm water drainage.	766.81	97
v	Electricity supply system	Under Calculation (Approx 1500)	
vi	Solid waste collection and management system	Under Calculation.	
vii	Clubhouse & Community Buildings	1250	
viii	Schools	Not Applicable (High School & Primary School site handed over to DTCP against payment of EDC)	
ix	Neighborhood shopping	Not Applicable (Commercial site handed over to DTCP against payment of EDC)	
x	Green areas, parks, playgrounds, etc.	229	25
xi	Security system	225	18
xii	Garages	Not Applicable	
B	Expenditure on apartments already booked/sold	Not Applicable	

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

For Ferrous Township Pvt. Ltd.


Authorized Signatory

FORM REP - I

PART D

Accounts related information

1	Annex copy of the balance sheet of last three years (copies attached)	YES
2	In case of on-going projects, annex cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.	YES
3	Bank account to which the deposits received from apartment buyers will be credited	KOTAK MAHINDRA BANK
	Bank and Branch address	Sector 16 Branch Faridabad
	Bank Account number	1346945116
	IFSC code	KKBK0000286
	MICR code	110485089
	Branch code	0286
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)	Rakesh Gupta with any one of Parmod Kumar Gupta, Dharam Veer Jain or Yagesh Sharma.
5	Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years (In case of default, give details)	YES

For Ferrous Township Pvt. Ltd.



Authorized Signatory

Form REP-I

PART-E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:
- | | APPROVED ON |
|--|-------------|
| (i) Lay out Plan. | 7.9.2012 |
| (ii) Demarcation Plan. | 7.9.2012 |
| (iii) Zoning Plan. | 7.9.2012 |
| (iv) Building Plan | N/A |
| • Site Plan. | 7.9.2012 |
| • Floor Plan | N/A |
| • Apartment Plans. | N/A |
| • Elevation Section. | N/A |
| • Detail of Permissible FAR. | N/A |
| • Detail of covered area achieved FAR. | N/A |

2. Annex copies of following in folder E:

i	Roads and pavement plan	Yes
ii	Electricity supply plan	Yes
iii	Water supply plan	Yes
iv	Sewerage and garbage disposal plan	Yes
v	Storm water drainage	Yes
vi	10% land to be transferred to the Govt. for Community facility	N/A
vii	Street lighting plan	N/A
viii	Parking plan	N/A

Attested
drawings

For Ferrous Towns



Details of the statutory approvals:

3. That the following statutory approvals have already been obtained:
 - i. Service Plan & Estimates vide memo no. CE-WACE(HQ)/SDE(W)/HDM(R/F)/189325 dated 11.11.22
 - ii. Electrification Plan vide Memo No. Ch-32/SE/R-APDRP/ONLC-HT/FBD/EP-192 dated 03.08.2022
4. That the following statutory approvals have been applied for but are yet to be received:

N/A
5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
 - i. Building Plans for Community Site. Drawings will be submitted by 10.03.2024

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.

For Farious Township Pvt. Ltd.

Auth. Signature
Date - 3.03.2024

Form REP-I

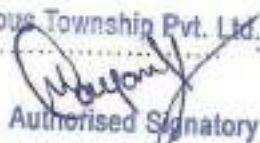
PART-F

1	A copy of the draft allotment letter which the apartment shall be allotted/ booked in favor of the apartment buyers (<i>Annex copy in Folder</i>)	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) (<i>Annex copy in Folder</i>)	YES
3	Gist of the important provisions of the Draft Agreement	

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/ authorized representative

Stamp..... For Ferrous Township Pvt. Ltd.


Authorized Signatory

Date : 03.03.2024

FORM REP-I

Part - G

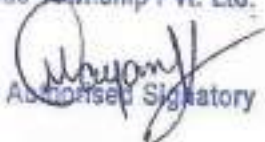
Projects launched by the promoter in last five years:

1. Name and location of the project N/A
2. Particulars of the project in brief:
- i. Total area of the project 0
- ii. Total number of apartments 0
- iii. Total number of plots 0
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments 0
- (b) Plots 0
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	0	0	0
Cost of the apartments	0	0	0
Cost of the infrastructure	0	0	0
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. 0 Lakhs
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. 0 Lakhs

For Ferrrous Township Pvt. Ltd.


Authorized Signatory

7. Loan sanctioned by the banks/ other financial institutions against the project.

0 Lakhs

8. Amount drawn from the banks/ other financial institutions till the date of filing this application.

0 Lakhs

9. Whether any litigation is pending against the Project:

Yes/No

No

(If yes-give Annex details in folder G)

10. Initial date of completion of the project.

08.01.2025

11. Likely date of completion of the project.

02.01.2025

For Ferrous Township Pvt. Ltd.
Authorized Signatory

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 /
Authorized Representative

Stamp For Ferrous Township Pvt. Ltd.

Date

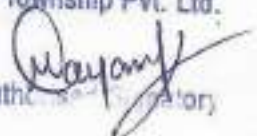
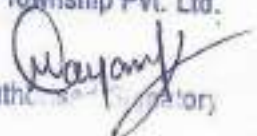
Authorized Signatory

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

For Ferrous Township Pvt. Ltd.


Auth.  ory

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

For Ferrous Township Pvt. Ltd.

6 . KITCHEN		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
8 . SIT-OUTS		
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

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

Signature of the Applicant / Authorised Representative

Stamp — For Ferrous Township Pvt. Ltd.

Date _____

 Authorised Signatory

LIST OF ATTACHED DOCUMENTS

Sr. No.	Document Description	Enclosed with
1	MCA Master Data	Rep - 1, Folder A
2	GST Certificate	
3	Copy Of Original License Along With Schedule Of Land	Rep -1, Folder B
4	Copy of License Renewed	
5	Copy of order for transfer for license	
6	Application Form	
7	Assurance Letter By Hsvp For Sewerage Connection	Rep -1, Folder C
8	Assurance Letter By Hsvp For Stormwater	
9	Assurance Letter By Hsvp For Road Connection	
10	Assurance Letter By Hsvp For Water Supply	
11	Approval of Service Plan dated 11.11.2022	
12	Approval of Electrification Plan dated 03.06.2022	
13	BG given to DTCP for IDW	
14	Balance Sheet of last 3 years	Rep -1, Folder D
15	Fresh Non default certificate by CA	
16	Certificate From A Chartered Accountant Certifying That The Information Provided By The Applicant In Form Rep-1-C-C Is Correct As Per The Books Of Accounts/Balance Sheet Of The Applicant	
17	Layout Plan	Rep -1, Folder E
18	Demarcation Plan	
19	Zoning Plan	
20	Service Plans Showing The Services On The Layout Plan	
	Sewer Plan	
	Storm Line	
	Domestic Water Supply	
	Irrigation water supply	

For Ferraris Township Pvt. Ltd.

(Signature)
Authorized Signatory

	Flushing Water line	
	Electrification Plan	
21	Status Of Plots In Respect To Plotted Colony	Rep-1, Folder F
22	Draft Allotment Letter	
23	Plot Buyer Agreement	
30	Environment Clearance Certificate	N/A
31	Forest NOC	N/A
32	Pollution Certificate	N/A
33	Project Report	
34	In Case Of Group Housing/ Commercial Sites, A Copy Of The Approved Site Plan	N/A
35	A Complete Set Of The Last Approved Building Plans	N/A
36	Declaration Supported By Affidavit Duly Signed By The authorized signatory To Be Enclosed.	
37	Cash Flow Statement Of The Proposed Project	
38	List of Unsecured Loans as on 31 March 23	

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 / Authorized Representative
For Ferrous Township Pvt. Ltd.

Stamp _____

Date _____

Authorized Signatory

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 07/03/2024

Certificate No. PAG2024C32



Stamp Duty Paid : ₹ 101

GRN No. 113805753



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ferrous township Pvt Ltd

H.No/Floor : A9

Sector/Ward : 2f

City/Village : New delhi

District : New delhi

Landmark : Kh no 371 near shiv murti

Phone : 99*****34

State : New delhi

Purpose : AFFIDAVIT to be submitted at Concern



07 MAR 2024

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

[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. **MAYANK VERMA**, (Aadhar: 5204 1122 9888), authorized signatory of the developer company **FERROUS TOWNSHIP PRIVATE LIMITED (U70102DL1988PTC033317)** of the proposed project authorized by the board of Directors vide Board resolution dated **01.02.2024**

I, **MAYANK VERMA** duly authorized by the board of Directors of the company] do hereby solemnly declare, undertake and state as under:

1. That [the developer company] has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
2. Some part of the project land has a charge created in favor of ICICI bank against the Bank guarantee of Rs 601.98 lakh issued against Internal Development works to the DTCP Haryana.
3. That the time period within which the project shall be completed by [the developer company] is **02.01.2025**
4. That seventy per cent of the amounts realized by [the developer company] 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 developer company] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [the developer company] 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 developer company] 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 developer company] shall take all the pending approvals on time, from the competent authorities.
9. That [the developer company] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [the developer company] shall not discriminate against any allottee at the time of allotment of any apartment-plot, as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

For Ferrous Township Pvt. Ltd.

[Signature]
Deponent's Signatory

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 _____ on this _____ day of _____

07 MAR 2024

For Ferrous Township Pvt. Ltd.

[Signature]
Deponent's Signatory



