



## HARYANA REAL ESTATE REGULATORY AUTHORITY

### PANCHKULA

#### CORRIGENDUM

#### Registration No. 43 of 2017 dated 11.08.2017

**Project:** "Lake Grove" a Residential group Housing Project measuring 28.905 acres situated at sector-64, Sonipat, Haryana.

**Promoters:** TDI Infracorp (India) Ltd. , Upper ground floor, Vandana Building, 11, Tolstoy Marg, Cannaught Place, New Delhi-110001, CIN No. U45201DL2006PLCL46436.

The Haryana Real Estate Regulatory Authority, Panchkula had registered 140738 sq. mtrs. FAR vide Registration Certificate bearing no. 43 of 2017 dated 11.08.2017. The Authority has now accepted the request of the promoter for partial modification in the existing registration certificate by including 20 additional residential flats and 75 commercial units having an FAR of 2686.69 sq. mtrs. These amendments shall not in any way adversely affect the rights of the existing allottees of the units/plots in the existing project.

Rest of the terms and conditions of the said certificate shall remain unchanged except that the additional units shall be completed by 10.08.2021 (**Annexure A**). This Corrigendum shall be a part and parcel of the Registration Certificate No. 43 of 2017 dated 11.08.2017 issued by the Authority. The list of additional units and the revised lay out plan duly showing these units are annexed herewith as **Annexure B** and **Annexure C** respectively.

  
Dilbag Singh Sihag  
Member

  
Anil Kumar Panwar,  
Member

  
Rajan Gupta  
Chairman

HRERA  
Panchkula

Temp Project Id : RERA-PKL-PROJ-797-2019

Submission Date :  
Applicant Type : Company  
Project Type: NEW

Forwarding letter and Index

From

TDI Infracorp (India) Ltd  
11, Tolstoy Marg New Delhi  
-110001

To

The Haryana Real Estate  
Regulatory Authority,  
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named  
Water Side Floor, Lake Side Height,  
Lake Drive and SWS Commercial Plaza,  
located at Sector - 64, Village - Patla, Tehsil & District  
Sonapat, Haryana

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:

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Dated: \_\_\_\_\_

For TDI INFRACORP (INDIA) LTD ED

Director/Auth. Signatory

Signature of the Applicant  
Mobile No. \_\_\_\_\_  
Email ID \_\_\_\_\_



24/9/20

## FORM REP-1

Part - A

1. Name and registered address of the company

**TDI INFRACORP (INDIA) LIMITED**

(Annex a copy in Folder A)

**UGF, VANDANA BUILDING,  
11 TOLSTOY MARG,  
CONNAUGHT PLACE, NEW  
DELHI-110001**

Phone(Landline)

**01143111111**

Phone(Mobile)

**9654728375 (Number Shared  
by Promoter in Public)**

Email ID

**op.dhingra@tdiInfracorp.com**

Website

Pan No.

(Annex a copy in Folder A) **XXXX122B**

CIN No.

(Annex a copy in Folder A) **U45201DL2006PLCL46436**

2. Managing Director/HOD/CEO:

Name : **KAML TANEJA**

Residential Address : **7 SOUTH PATEL NAGAR NEW  
DELHI-110008**

Phone (landline) **01143111111**

Phone (Mobile) **9654728375 (Number Shared by Promoter in  
Public)**

Email ID **op.dhingra@tdiInfracorp.com**

PAN No. **XXXX298H**

(Annex a copy in Folder A)



3. Director 1:

Name : **DEVKI NANDAN TANEJA**

Residential Address : **7 SOUTH PATEL NAGAR NEW  
DELHI-110008**



Handwritten signature and date: 24/9/20



Phone (landline) 01143111111

Phone (Mobile) 9654728375 (Number Shared by Promoter in Public)

Email ID op.dhingra@tdiinfacorp.com

PAN No. XXXX130P  
(Annex a copy in Folder A)

4. Director 2:

Name : OM PRAKASH DHINGRA

Residential Address : C-116 GHANTA GHAR HARI NAGAR  
NEW DELHI-110064

Phone (landline) 01143111111

Phone (Mobile) 9654728375 (Number Shared by Promoter in Public)

Email ID op.dhingra@tdiinfacorp.com

PAN No. XXXX247E  
(Annex a copy in Folder A)



5. Director 3:

Name : YASHPAL KUSHAL CHAND

Residential Address : RZ-F29 ASHOK PARK SAGARPUR  
WEST NEW DELHI-110018

Phone (landline) 01143111111

Phone (Mobile) 9654728375 (Number Shared by Promoter in Public)

Email ID op.dhingra@tdiinfacorp.com

PAN No. XXXX9950  
(Annex a copy in Folder A)



6. Director 4:

Name : SUNITA

Residential Address : B-23 BLOCK-B HARI NAGAR NEW  
DELHI- 110064

[https://haryanarera.gov.in/view\\_project/project\\_preview](https://haryanarera.gov.in/view_project/project_preview)

For TDI INFRACORP (INDIA) LIMITED

Director/Auth. Signatory

TDI INFRACORP (INDIA) LIMITED

Director/Authorized Signatory



24/9/20



Phone (landline) 01143111111

Phone (Mobile) 9654728375 (Number Shared by Promoter in Public)

Email ID [op.dhingra@tdiinfracorp.com](mailto:op.dhingra@tdiinfracorp.com)

PAN No. XXXX804R  
(Annex a copy in Folder A)

7. Authorised representative for  
correspondance with  
Authority:

Name : OM PRAKASH DHINGRA

Residential Address : C-118 GHANTA GHAR HARI NAGAR  
NEW DELHI-110064

Phone (landline) 01143111111


Phone (Mobile) 9654728375 (Number Shared by Promoter in Public)

Email ID [op.dhingra@tdiinfracorp.com](mailto:op.dhingra@tdiinfracorp.com)

PAN No. XXXX247E  
(Annex a copy in Folder A)



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

  
Signature of the Applicant/  
authorised representative  
Stamp Director/Authorised Signatory  
Date \_\_\_\_\_

For TDI INFRACORP (INDIA) LIMITED

  
Director/Auth. Signatory



  
24/9/20



## FORM REP-I

Part - A**Location and Address of the project:**

1. Name of the project

**WATER SIDE FLOORS, LAKE SIDE HEIGHT, LAKE DRIVE AND EWS AT LAKE GROVE PROJECT**2. Address of the site of the project  
(Annex a copy in Folder A)**PROJECT SITUATED AT SECTOR-64, VILLAGE PATLA, SUB TEHSIL RAI, DISTRICT SONIPAT, HARYANA**

Tehsil

**RAI ST**

District

**SONIPAT**

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

Phone(Landline)

Phone(Mobile)

**9654728375 (Number Shared by Promoter in Public)**

Email

**op.dhingra@tdiinfracorp.com**

4. Contact person at the site office:

Name

**RAJNISH SACHDEVA**

Phone(Landline)

Phone(Mobile)

**9654728375 (Number Shared by Promoter in Public)**

Email

**rajneesh.sachdeva@tdiinfracorp.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.

For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory

Director/Authorized Signatory

Signature of the Applicant /  
Authorized Representative  
Stamp \_\_\_\_\_

Date \_\_\_\_\_




For TDI INFRACORP (INDIA) LIMITED

  
Director/Auth. Signatory

  
Authorized Signatory



  
24/9/20

## 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:

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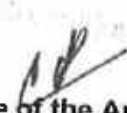
2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	61148	29-07-2017	1408000	KOTAK MAHINDRA BANK DELHI	HRERA Panchkula
2.	193414	17/7/20	75,000/-	Kotak	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.

For TDI INFRACORP (INDIA) LIMITED

  
Director/ Auth. Signatory

  
Signature of the Applicant  
Mobile no. \_\_\_\_\_  
Email ID \_\_\_\_\_



  
24/7/20



FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project

28.905 (Acre)

*Syo*  
~~143,904.11~~

WE HAD APPLIED FOR TOTAL FAR 1,40,738 SQ. MTR. FOR REGISTRATION OF THE PROJECT Water Side Floors, Lake Side Height, Lake Drive and EWS in Lake Grove

*and commercial*

2. Permissible FAR

*Syo*  
1,43,424.772

3. FAR proposed to be utilized in the project

1.75

4. Total licensed area, if the land area of the present project is a part thereof

28.905 (Acre)

5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies  
**(Annex copy in folder B)**

LICENSE 158 OF 2008 DATED 14.08.2008

6. Is the applicant owner-licensee of the land for which the registration is being sought.

Yes

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

*[Handwritten Signature]*

Signature of the Applicant / Authorised



*[Handwritten Signature]*  
24/9/20

Representative  
Stamp

Date

महाराष्ट्र शासन, पणजी, महाराष्ट्र

महाराष्ट्र शासन

For TDI INFRACORP (INDIA) LIMITED

Director/Auth. Signatory



24/9/20

## FORM REP-1

Part - C**Project Details:**

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

77301 Lakhs

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

2168 Lakhs

ii. Estimated cost of construction  
of apartments

33288.20 Lakhs

iii. Estimated cost of  
infrastructure and other  
structures

9194.87 Lakhs

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

32650 Lakhs

2. The total land of the project measuring **28.905 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0

[https://haryana.heraa.gov.in/vjlaw\\_project/project\\_preview](https://haryana.heraa.gov.in/vjlaw_project/project_preview)

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Director/Auth. Signatory



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7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
	<b>Total</b>	<b>0</b>

For TDI INFRACORP (INDIA) LIMITED



Director/Aurth. Signatory




  
24/1/20

**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	HUDA	No
WATER SUPPLY	HUDA	No
ELECTRICITY	UHBVN	Yes
SEWAGE DISPOSAL	HUDA	No
STORM WATER DRAINAGE	HUDA	No

For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory



Director/Authorised Signatory



*Handwritten signature and date*  
24/1/20



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	747.76	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	191.50	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	410.72	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	3311.30	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	439.49	AS PER PROJECT REPORT
6	STREET LIGHTING	0	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	405.77	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	663.09	AS PER PROJECT REPORT
10	SHOPPING AREA	220.15	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	0	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT

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For TDI INFRACON (INDIA) LIMITED



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14	ANY OTHER	2327.20	AS PER PROJECT REPORT
15	BOUNDARY WALL GATE AND GUARD ROOM	477.90	AS PER PROJECT REPORT
16	RESIDENTIAL BUILDING	33288.20	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.

NA (date)

6. Date of approval of Building Plans

11-05-2017 (date)

*CP*

For EDI INFRA CORP (INDIA) LIMITED

*CP*  
Contractor Auth. Signatory



*CP*  
24/9/20

## 7. New projects:

- i) Likely date of starting the construction work 11-08-2017
- ii) Likely date of completing the project 10-08-2021
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
0	0

## 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	130.06	232 + 16 = 248	0 <i>Ju</i>
Apartment/Shops/Other Buildings	162.58	58 + 4 = 62	0 <i>Ju</i>
Apartment/Shops/Other Buildings	139.35	160	0
Apartment/Shops/Other Buildings	171.87	40	0
Apartment/Shops/Other Buildings	108.69	144	0
Apartment/Shops/Other Buildings	162.58	12	0
Apartment/Shops/Other Buildings	147.71	240	0
Apartment/Shops/Other Buildings	218.32	20	0
Apartment/Shops/Other Buildings	90.90	224	0
Apartment/Shops/Other Buildings	127.74	168	0
Apartment/Shops/Other Buildings <i>LEWS</i>	18.58	<del>292</del> 318	0 <i>h</i>
Apartment/Shops/Other Buildings	584.71	0	0
<i>Shops</i>	<i>7.53</i>	<i>75</i>	<i>0</i>

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For TDI INFRA CORP (INDIA) LIMITED

*[Signature]*

Director/Auth. Signatory

*[Signature]* Authorized Signatory



FOR TD INFRA CORP (INDIA) LIMITED



Director/ Auth. Signatory



Director/ Auth. Signatory

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

(c) Apartments/Shops/Other Buildings

Expenditure Incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	22199.92
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2019			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Apartments			32.56	
Shops			0	
Plots			0	

Particulars	Year-2020			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Apartments	3765.50	1798.65	1615.40	2850.50
Shops	0	0	0	0
Plots	0	0	0	0

Particulars	Year-2021			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Apartments			0	1025.68

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For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory



Director/Authorized Signatory

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Shops			0	0
Plots			0	0

For TDI INFRACORP (INDIA) LIMITED



Director/ Auth. Signatory

For TDI INFRACORP (INDIA) LIMITED



Director/ authorised Signatory

[https://haryana.rera.gov.in/view\\_project/project\\_preview](https://haryana.rera.gov.in/view_project/project_preview)



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## (d) Infrastructure

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

Particulars	Expenditure
Roads & Pavements	214.48
Water Supply System	113.76
Sewerage treatment & garbage disposal	225.70
Electricity Supply System	645.46
Storm Water Drainage	220.37
Parks and Playgrounds	99.11
Clubhouse/community centres	38.09
Shopping area	50.93
Other	1843.50
Boundary Wall Gate and Guard Room	412.57

For TOI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory

DIRECTOR AUTHORIZED SIGNATORY



Director/Authorized Signatory

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

Particulars	Year-2019			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Roads & Pavements			0	
Water Supply System			0	
Sewerage treatment & garbage disposal			0	
Electricity Supply System			4.77	
Storm Water Drainage			0	
Parks and Playgrounds			0.16	
Clubhouse/community centres			10	
Shopping area			0	
Other			0	
Boundary Wall Gate and Guard Room			0	

Particulars	Year-2020			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Roads & Pavements	279.34	122.18	0	131.75
Water Supply System	52.41	9.30	0	16.04
Sewerage treatment & garbage disposal	107.91	28.79	0	77.09
Electricity Supply System	989.19	618.24	79.09	464.05
Storm Water Drainage	103.19	50.35	0	36.82
Parks and Playgrounds	157.85	108.65	0	40
Clubhouse/community centres	225	372.64	0	17.36
Shopping area	40	80	24.22	25
Other	84.50	81.50	58.17	39.28
Boundary Wall Gate and Guard Room	36.27			29.06

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For TDI INFRACORP (INDIA) LIMITED

*[Signature]*

Director/Auth. Signatory

*[Signature]*  
Authorized Signatory



Particulars	Year-2021			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	510.50	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	116	100	0	4.25

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

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

Date \_\_\_\_\_

For TDI INFRA CORP (INDIA) LIMITED



Director/Auth. Signatory





  
24/9/20

## 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 AXIS BANK, DLF  
GURGAON,  
HARYANA
- Bank Account number 918020015240477
- IFSC code UTIB0000131
- MICR code 110211019
- Branch code 000131
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) OM PRAKASH  
DHINGRA
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) 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.

For TCI INFRA CORP (INDIA) LIMITED

  
Director/Auth. Signatory

  
Signature of the  
Applicant / Authorized Signatory  
Authorized  
Representative  
Stamp





Date \_\_\_\_\_

*[Handwritten Signature]*  
Director/Authorised Signatory

For TD INFRA CORP (INDIA) LIMITED  
*[Handwritten Signature]*  
Director/Auth. Signatory



**FORM REP-I**  
**Part - E**

**Details of the statutory approvals:**

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

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

For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory

For Haryana RERA



Director/Authorised Signatory



Handwritten date: 24/9/20

**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 Yes
- VIII. PARKING PLAN Yes

Director/Authorized Signatory



Director/Authorized Signatory

For TDM INFRACESS (INDIA) LIMITED



Director/ Auth. Signatory



*Handwritten initials and date: 24/9/20*

### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE 158 OF 2008 DATED 14.08.2008	ALREADY BEEN OBTAINED	NA
II. BUILDING PLAN	ALREADY BEEN OBTAINED	11-05-2017
III. ZONING PLAN	ALREADY BEEN OBTAINED	28-12-2012
IV. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	23-05-2019
V. FIRE	ALREADY BEEN OBTAINED	07-10-2019

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

Signature \_\_\_\_\_

Seal \_\_\_\_\_/Authorized Signatory/

Date \_\_\_\_\_

For **TDI INFRACORP (INDIA) LIMITED**

  
Director/Auth. Signatory



FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. (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) **FULL AGREEMENT**

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.

For TD INFRA CORP (INDIA) LIMITED

*[Signature]*  
Director/Auth. Signatory

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

Date



FORM REP-1

Part - G

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

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

Signature of the Applicant / Authorised Representative

Stamp \_\_\_\_\_

Date \_\_\_\_\_

For FDI INFRA CORP (INDIA) LIMITED

*[Handwritten Signature]*

Director/ Auth. Signatory

For Haryana State Power Corporation Ltd

*[Handwritten Signature]*

Director/ Authorised Signatory



*[Handwritten Signature]*  
24/1/20



## 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	VITRIFIED/ WOODEN FLOORING/ ANTI SKIED TILES
2	WALL FINISHING DETAILS	OBD WITH WALL PUTTY
3	KITCHEN DETAILS	SINK WITH MIXTURE GRANITE/ MARBLE COUNTER
4	BATHROOM FITTINGS	EWG WITH CISTERN WASH BASING + SHOWER
5	WOOD WORK ETC	DOOR / WINDOW
6	DOORS AND WINDOS FRAMES	WOODEN
7	GLASS WORK	4/5 MM FLOAT GLASS
8	ELECTRIC FITTINGS	ISI MARKED
9	CONDUCTING AND WIRING DETAILS	ISI MARKED
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	RCC OVERHEAD TANK
12	LIFT DETAILS	SCHINDLER
13	EXTERNAL GLAZINGS	UPVC/ALMUNIUM
13.1	WINDOWS/GLAZINGS	UPVC/ALMUNIUM
14	DOORS	SKIN MOUNDED DOORS
14.1	MAIN DOORS	LAMINATED/VEENER DOOR
14.2	INTERNAL DOORS	SKIN MOUNDED DOORS
15	AIR CONDITIONING	NO
16	ELECTRICAL FITTINGS	ISI MARKED
17	CNG PIPE LINE	GAIL GAS
18	PROVISION OF WIFI AND BROADBAND FACILITY	YES

[https://haryanaarera.gov.in/view\\_project/project\\_preview](https://haryanaarera.gov.in/view_project/project_preview)

For TDI INFRACORP (INDIA) LIMITED

*[Signature]*

Director/Auth. Signatory

*[Signature]*

Director/Authorised Signatory



19	EXTERNAL FINISHING/COLOUR SCHEME	TEXTURE/ PLAIN PAINT
20	INTERNAL FINISHING	OBD/ENAMEL PAINT

For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory

For TDI INFRACORP (INDIA) LIMITED



Director/Auth. Signatory

[https://haryana.nera.gov.in/view\\_project/project\\_preview](https://haryana.nera.gov.in/view_project/project_preview)



  
24/9/20

SPECIFICATION UNIT WISE		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	VITRIFIED TILES
1 . 2	WALLS	OBD PAINT
1 . 3	CEILING	OBD PAINT
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING/TILES
2 . 2	WALLS	OBD PAINT
2 . 3	CEILING	OBD PAINT
2 . 4	MODULAR WARDROBES	NO
<b>3 . MASTER TOILET</b>		
3 . 1	FLOOR	ANTI SKID TILES
3 . 2	WALLS	GLAZED WALL TILES
3 . 3	CEILING	FALSE CEILING
3 . 4	COUNTERS	NO
3 . 5	SANITARY WARE/CP FITTINGS	REPUTED BRAND
3 . 6	FITTING/FIXTURES	REPUTED BRAND
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	VITRIFIED TILES
4 . 2	WALLS	OBD
4 . 3	CEILING	OBD
4 . 4	WARDROBES	NO
<b>5 . TOILET</b>		
5 . 1	FLOOR	ANTI SKID TILES
5 . 2	WALLS	GLAZED WALL TILES
5 . 3	CEILING	FALSE CEILING
5 . 4	COUNTERS	NO
5 . 5	SANITARY WARE/CP FITTINGS	REPUTED BRAND
5 . 6	FIXTURES	REPUTED BRAND






	<b>6 . KITCHEN</b>	
6 . 1	FLOOR	ANTI SKID VERIFIED TILES
6 . 2	WALLS	GLAZED TILES/OBD
6 . 3	CEILING	OBD
6 . 4	COUNTERS	GRANITE / MARBLE
6 . 5	FIXTURES	REPUTED BRAND+ SS SINK
6 . 6	KITCHEN APPLIANCES	NO
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	TILES
7 . 2	WALLS & CEILING	NO
7 . 3	TOILET	TILES
7 . 4	BALCONY	TILES
	<b>8 . SIT-OUTS</b>	
8 . 1	FLOOR	ANTI SKID TILES
8 . 2	WALLS & CEILING	OBD / TEXTURE PAINT
8 . 3	RAILINGS	MS RAILING / BALUSTERS
8 . 4	FIXTURES	BALCONY LIGHT

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

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

For TDI INFRACORP (INDIA) LIMITED

 Director/Auth. Signatory






List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	04-01-2020
2	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	03-01-2020
3	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	30-12-2019
4	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	30-12-2019
5	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	30-12-2019
6	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED ZONING PLAN	30-12-2019
7	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	28-01-2020

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

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

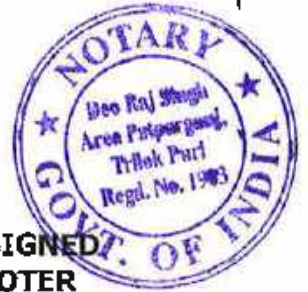
For TDI INFRACORP (INDIA) LIMITED

  
 Director/Auth. Signatory



  
 24/1/20

**FORM 'REP-II'**  
**[See rule 3(3)]**



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

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Om Prakash Dhingra duly authorized by the promoter of the proposed project of additional 20 residential units and 75 commercial unit **part of Lake Grove Project** consisting of **"Water Side Floors, Lake Side Height, Lake Drive and EWS"** lake grove, Situated at Sector-64, Village Patla, Tehsil & District Sonapat, Haryana;

I, Om Prakash Dhingra, Authorized Signatory of TDI Infracorp (India) Limited, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at UGF, Vandana Building, 11 Tolstoy Marg, Connaught Place, New Delhi-110001 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
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 on or before 10.08.2021.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in

For TDI INFRACORP (INDIA) LIMITED

*Om Prakash*  
 Director/Auth. Signatory







practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For TDI INFRACORP (INDIA) LIMITED  
*Deo Raj Singh*  
Director/ Auth. Signatory  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Delhi on this 2nd day of June 2020.

For TDI INFRACORP (INDIA) LIMITED  
*Deo Raj Singh*  
Director/ Auth. Signatory  
Deponent



**ATTESTED**  
*Deo Raj Singh*  
NOTARY PUBLIC  
DELHI (INDIA)  
- 2 JUN 2020



TDI INFRACORP (INDIA) LIMITED						
LIST OF ADDITIONAL RESIDENTIAL UNITS						
Project Name	Tower	Plot Id	Count of Plot	Size in Sq. Ft.	Size in Sq. Mtr.	
KWF	WF-169	WF-169/DUPLEX	1	1750	162.58	
		WF-169/FF	1	1400	130.06	
		WF-169/GF	1	1400	130.06	
		WF-169/SF	1	1400	130.06	
		WF-169/TF	1	1400	130.06	
	<b>WF-169 Total</b>			<b>5</b>	<b>7350</b>	<b>682.84</b>
	WF-170	WF-170/DUPLEX	1	1750	162.58	
		WF-170/FF	1	1400	130.06	
		WF-170/GF	1	1400	130.06	
		WF-170/SF	1	1400	130.06	
		WF-170/TF	1	1400	130.06	
	<b>WF-170 Total</b>			<b>5</b>	<b>7350</b>	<b>682.84</b>
	WF-171	WF-171/DUPLEX	1	1750	162.58	
		WF-171/FF	1	1400	130.06	
		WF-171/GF	1	1400	130.06	
		WF-171/SF	1	1400	130.06	
		WF-171/TF	1	1400	130.06	
	<b>WF-171 Total</b>			<b>5</b>	<b>7350</b>	<b>682.84</b>
	WF-172	WF-172/DUPLEX	1	1750	162.58	
		WF-172/FF	1	1400	130.06	
WF-172/GF		1	1400	130.06		
WF-172/SF		1	1400	130.06		
WF-172/TF		1	1400	130.06		
<b>WF-172 Total</b>			<b>5</b>	<b>7350</b>	<b>682.84</b>	
<b>GRAND TOTAL RESIDENTIAL UNITS</b>			<b>20</b>	<b>29400</b>	<b>2731.35</b>	

For TDI INFRACORP (INDIA) LIMITED

  
 Director/Auth. Signatory


TDI INFRACORP (INDIA) LIMITED			
LIST OF ADDITIONAL COMMERCIAL UNITS			
SR. NO.	PROPERTY ID	Size in Sq. Ft.	SIZE IN SQ. MTR.
1	LGS-1	81	7.53
2	LGS-2	81	7.53
3	LGS-3	81	7.53
4	LGS-4	81	7.53
5	LGS-5	81	7.53
6	LGS-6	81	7.53
7	LGS-7	81	7.53
8	LGS-8	81	7.53
9	LGS-9	81	7.53
10	LGS-10	81	7.53
11	LGS-11	81	7.53
12	LGS-12	81	7.53
13	LGS-13	81	7.53
14	LGS-14	81	7.53
15	LGS-15	81	7.53
16	LGS-16	81	7.53
17	LGS-17	81	7.53
18	LGS-18	81	7.53
19	LGS-19	81	7.53
20	LGS-20	81	7.53
21	LGS-21	81	7.53
22	LGS-22	81	7.53
23	LGS-23	81	7.53
24	LGS-24	81	7.53
25	LGS-25	81	7.53
26	LGS-26	81	7.53
27	LGS-27	81	7.53
28	LGS-28	81	7.53
29	LGS-29	81	7.53
30	LGS-30	81	7.53
31	LGS-31	81	7.53
32	LGS-32	81	7.53
33	LGS-33	81	7.53
34	LGS-34	81	7.53
35	LGS-35	81	7.53
36	LGS-36	81	7.53
37	LGS-37	81	7.53
38	LGS-38	81	7.53
39	LGS-39	81	7.53

For TDI INFRACORP (INDIA) LIMITED

Director/ Auth. Signatory



40	LGS-40	81	7.53
41	LGS-41	81	7.53
42	LGS-42	81	7.53
43	LGS-43	81	7.53
44	LGS-44	81	7.53
45	LGS-45	81	7.53
46	LGS-46	81	7.53
47	LGS-47	81	7.53
48	LGS-48	81	7.53
49	LGS-49	81	7.53
50	LGS-50	81	7.53
51	LGS-51	81	7.53
52	LGS-52	81	7.53
53	LGS-53	81	7.53
54	LGS-54	81	7.53
55	LGS-55	81	7.53
56	LGS-56	81	7.53
57	LGS-57	81	7.53
58	LGS-58	81	7.53
59	LGS-59	81	7.53
60	LGS-60	81	7.53
61	LGS-61	81	7.53
62	LGS-62	81	7.53
63	LGS-63	81	7.53
64	LGS-64	81	7.53
65	LGS-65	81	7.53
66	LGS-66	81	7.53
67	LGS-67	81	7.53
68	LGS-68	81	7.53
69	LGS-69	81	7.53
70	LGS-70	81	7.53
71	LGS-71	81	7.53
72	LGS-72	81	7.53
73	LGS-73	81	7.53
74	LGS-74	81	7.53
75	LGS-75	81	7.53
<b>TOTAL COMMERCIAL UNITS</b>		<b>6075.00</b>	<b>564.39</b>

For TDI INFRACORP (INDIA) LIMITED

*[Signature]*  
Director/Auth. Signatory



*[Signature]*  
24/9/20



**Reconciliation Statement of the FSI/ FAR of the entire project Lake Grove to be developed over land measuring 28.905 Acres of Sector-64, Tehsil Rai and District Sonapat, Haryana**

ALREADY REGISTERED VIDE RERA No. 43 of 2017 DATED 11.08.2017 OF LAKE GROVE AREA PH 1 1298 units + EWS

S. NO.	PROJECT	TYPE	DETAILS	FLOORS	ALLOTMENT NO'S	No Of Towers / Blocks	FAR in sqm	Sanction FAR in sqm	NO. OF UNITS
1	WATER SIDE FLOORS	LOW RISE FLOORS	3BHK	G+4 (DUPLEX)	WF:-119-168,WF:-173-180	29	1,043.99	30,333.80	232
2	WATER SIDE FLOORS	LOW RISE FLOORS	4BHK DUPLEX	G+4 (DUPLEX)	WF:-119-168,WF:-173-180				58
3	WATER SIDE FLOORS	LOW RISE FLOORS	3BHK + STUDY	G+4 (DUPLEX)	WF:-29-62,WF:-83-90	20	1,146.53	22,930.80	160
4	WATER SIDE FLOORS	LOW RISE FLOORS	4BHK + STUDY DUPLEX	G+4 (DUPLEX)	WF:-29-62,WF:-83-90				40
5	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	2BHK	S+13(DUPLEX)	TOWER T-6-T-7	3	4,597.98	13,793.80	144
6	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	3BHK DUPLEX	S+13(DUPLEX)	TOWER T-6-T-7				12
7	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	3BHK + S	S+13(DUPLEX)	TOWER T-1-T-3	5	8,392.52	31,952.80	240
8	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	3BHK + S DUPLEX	S+13(DUPLEX)	TOWER T-1-T-3				20
9	LAKE DRIVE	HIGH RISE APARTMENTS	2BHK	S+14	TOWER T-12-T-15	4	4,321.48	17,285.80	224
10	LAKE DRIVE	HIGH RISE APARTMENTS	3BHK	S+14	TOWER T-16-T-18	3	4,615.55	16,847.00	168

**AREA OF MAIN UNITS** 1,32,154.00 1,298

11	EWS	HIGH RISE APARTMENTS	EWS	G+8	EWS tower	1	7,584.08	7,584.08	318
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**TOTAL AREA WITH EWS** 1,40,738.08 1,616

Community Building (Club)									
12	Community Building (Club)	CLUB	CLUB	GF+1	CLUB	1	479.34	479.34	1

**VIDE ORDER DATED 06.07.2020 TO BE ADD 20 FLATS/UNITS AND 75 COMMERCIAL UNITS**

1	WATER SIDE FLOORS	LOW RISE FLOORS	3BHK	G+4 (DUPLEX)	WF:-169-172	2	1,045.99	2,091.98	16
2	WATER SIDE FLOORS	LOW RISE FLOORS	4BHK DUPLEX	G+4 (DUPLEX)	WF:-169-172				4
3	Shopping Area	COMMERCIAL	SINGLE SHOP	GROUND FLOOR	LGS-1 - LGS-75	6	594.71	594.71	75

**TOTAL AREA** 2,666.69

**GRAND TOTAL FAR AREA OF THE PROJECT FOR RERA No. 43 of 2017 DATED 11.08.2017** 1,43,904.11 1,318

**Balance 480 units out of 1798 units to be Launched later on**

1	WATER SIDE FLOORS	LOW RISE FLOORS	3BHK	G+4 (DUPLEX)	WF:-140A-141A	1	1,045.99	1,045.99	8
2	WATER SIDE FLOORS	LOW RISE FLOORS	4BHK DUPLEX	G+4 (DUPLEX)	WF:-140A-141A				2
3	WATER SIDE FLOORS	LOW RISE FLOORS	3BHK + STUDY	G+4 (DUPLEX)	WF:-21-28,WF:-63-66,WF:-79-82	8	1,146.53	9,172.25	64
4	WATER SIDE FLOORS	LOW RISE FLOORS	4BHK + STUDY DUPLEX	G+4 (DUPLEX)	WF:-21-28,WF:-63-66,WF:-79-83				16
5	LAKE DRIVE	HIGH RISE APARTMENTS	3BHK	S+11	TOWER T-9-T-10	2	4,420.73	9,841.46	88
6	LAKE DRIVE	HIGH RISE APARTMENTS	4BHK	S+12	TOWER-T-11	1	4,609.00	4,609.00	20
7	LAKE DRIVE	HIGH RISE APARTMENTS	5BHK Duplex	S+12	TOWER-T-11				2
8	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	4BHK	S+14	TOWER T-19-T-21	3	7,722.66	23,167.98	168
9	LAKE SIDE HEIGHTS	HIGH RISE APARTMENTS	3BHK	S+14	TOWER T-22-T-23	2	6,715.58	13,431.16	112
<b>TOTAL</b>								<b>60,257.26</b>	<b>480</b>

**Total Project Area** 2,04,161.37 1,798

For TDI INFRACORP (INDIA) LIMITED  
  
 Director/Auth. Signatory



24/9/20



