



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No. HRERA-PKL-SNP-397-2023 dated 09.02.2023
valid upto 14.12.2027

Project: "MAPSKO ASPR GREENZ" an Affordable Residential Plotted Colony on land measuring 6.818 Acres (forming part of total area measuring 23.306 acres) situated in the revenue estate of Village Liwan, Sector 35, Sonipat.

Promoter: Mapsko Builders Pvt. Ltd. 6th Floor, Bani The Address No.1, Golf Course Road, Sector-56 Gurugram Haryana 122011. CIN U45203HR2003PTC107241

The request of the promoter for registration of additional area measuring 6.818 Acres was placed before the Authority in its meeting held on 10.07.2024 vide Item No. 259.36 (vi) wherein the Authority decided to grant registration for the additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter:-

i. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and these plots can only be sold after obtaining completion certificate from the competent Authority:-

a. Sh. Surinder and Sh. Vijay.

S. No.	Plot Nos.	Area (in Sq. yards.)
1.	D-58	115

b. Sh. Surender Singh and Sh. Mahender Singh:-

S. No.	Plot Nos.	Area of each Plot (in Sq. yards.)
1.	B-4	156
2.	B-5	156
3.	B-148	147
4.	C-28	170
	4 Plots	629

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c. Sh. Sumit, Sh. Vineet and Ms. Ritu:-

S. No.	Plot Nos.	Area of each Plot (in Sq. yards.)
1.	B-64	162
2.	B-65	162
3.	B-107	139
4.	B-108	139
5.	B-129	147
6.	B-130	147
7.	B-149	147
8.	B-150	147
9.	B-151	147
	9 Plots	1337

d. Ms. Rajwanti and Mr. Parveen,

S. No.	Plot Nos.	Area (in Sq. yards.)
1.	A-8	109

- ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.272 acres (forming part of commercial pocket of 0.932 acres) to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. 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.
- vi. That as per the joint affidavit dated 03.07.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per affidavit dated 28.06.2024, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.



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viii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-SNP-397-2023 dated 09.02.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

HRERA
PANCHKULA

Temp Project Id: RERA-PKL-PROJ-1184-2022

RERA-PKL-PROJ-1484-2024

Applicant Type : Company

Project Type : NEW

FORM REP-I

Part-A

1. Name of the firm

MAPSKO BUILDERS PVT LTD

Address of the firm for
Correspondence
(Annex a copy in Folder A)

**6TH FLOOR , BAANI THE ADDRESS,
GOLF COURSE ROAD, SECTOR 56
GURUGRAM, HARYANA -122011**

Phone (Landline)

01244250610

Phone(Mobile)

9911573792(Number Shared by
Promoter in Public)

Email id

cs@mapskogroup.com

Website

<http://www.mapskogroup.com/>

PAN NO.
(Annex a copy in Folder
A)

XXXX296L

CIN NO.
(Annex a copy in Folder
A)

U45203HR2003PTC107241

2. Managing
Director/HOD/CEO:

Name : **PANKAJ SINGLA**

Residential Address: **A-31 ROSEWOOD CITY
SECTOR -49 GURGAON-122018**

Phone (landline) **01244250610**

Phone (Mobile) **9911573792 (Number Shared
By Promoter in Public)**

Email ID **INFO@MAPSKOGROUP.COM**

PAN No : **XXXX481L**

(Annex a copy in Folder A)



Director

Name : SAHIL SINGLA
Residential Address: 21BIRCH COURT
NIRVANACOUNTRY SECTOR- 50 GURGAON-
122018
Phone (landline) **01244250610**
Phone (Mobile) 9911573792 (Number Shared
By Promoter in Public)
Email ID INFO@MAPSKOGROUP.COM
PAN No : XXXX613R
(Annex a copy in Folder A)

Authorized
Signatory

Name : RISHU GARG
Residential Address: FLAT NO .102 TOWER-12
ORCHID PETALS SECTOR 49 GURGAON
HARYANA 122018
Phone (landline) **01244250610**
Phone (Mobile) 9911573792 (Number Shared
By Promoter in Public)
Email ID cs@mapskogroup.com
PAN No : XXXX562F
(Annex a copy in Folder A)

(Annex a copy in Folder A)

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

Signature of the Applicant /
Authorised representative

Stamp _____

Date _____



FORM REP-I
Part-A

Location and Address of the project:

1. Name of the Project MAPSKO ASPR GREENZ

2. Address of the site of the project
(Annex a copy in Folder A) SECTOR – 35

Tehsil SONIPAT
District SONIPAT

3. Contact details of The site office of the Project:

Phone(Landline)

Phone(Mobile) 8360739706 (Number Shared by Promoter in Public)

Email id INFO@MAPSKOGROUP.COM

4. Contact person at the site office :

Name **BHUPINDER SINGH**

Phone(Landline)

Phone(Mobile) **8360739706 (Number Shared by Promoter in Public)**

Email id INFO@MAPSKOGROUP.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 _____



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	500484	17-12-2022	761000	ICICI BANK	HRERA Panchkula
2	576222	31-05-2024	314453	STATE BANK OF INDIA	HRERA Panchkula

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

Signature of the Applicant

Mobile no _____

Email ID _____



FORM REP-I
Part – B

Information relating to the project land and license:

- | | |
|---|---|
| 1. Land area of the project | 23.306(Acre) |
| 2. Permissible FAR | 1.00 FOR
RESIDENTIAL AND 1.50 FOR
COMMERCIAL |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present Project is a part thereof | 23.306 (Acre) |
| 5. License number granted by the Town & Country Planning Department for Project/Allotted By Municipal Corporation/Permission by local Bodies
(Annex copy in folder B) | 207 OF 2022 dated
15.12.2022 and 36 of
2024 dated 07.03.2024 |
| 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.

Signature of the Applicant/
Authorised representative

Stamp _____
Date _____



FORM REP-I
Part -C

Project Details:

1.Estimated cost of the Project: (Annex a copy of the project in Folder C)	11033.61 Lakhs
i. Cost of the land (if included in the estimated cost)	6626.63 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1440 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	2966.98 Lakhs

2. The total land of the project measuring 23.306 Acres will be utilized in the following manner :

Sr. No.	Land area under usage	Area of land (Acres)
1.	PLOT TO BE SOLD	12.423
2.	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3.	CONSTRUCTION OF ROADS	4.352
4.	PAVEMENTS	0
5.	PARKS AND PLAY GROUNDS	
6.	GREEN BELTS	1.749
7.	VEHICLE PARKINGS	0
8.	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10.	SEWAGE AND SOLID WASTE TREATMENT	0



1	INTERNAL ROADS AND PAVEMENTS	160.00	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	250.00	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	170.00	AS PER PROJECT REPORT
4	ELECTICITY SUPPLY SYSTEM	280.00	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	250.00	AS PER PROJECT REPORT
6	STREET LIGHTING	85.00	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	60.00	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	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
14	ANY OTHER	0	AS PER PROJECT REPORT
15	UNDER GROUND WATER TANK	80.00	AS PER PROJECT REPORT
16	BOUNDARY WALL GATE AND GUARD ROOM	105.00	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 **15-12-22 and 29-05-24**
Be executed. (date)

6. Date of approval of Building Plans

NA (date)

7. New projects:

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



	FACILITY	
11.	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	2.331
12.	ANY OTHER	1.353
13.	STP & UGT	0.166
14.	COMMERCIAL AREA	0.932
	TOTAL	23.306

3.Approvals/NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/no (Annex details in folder C)
ROADS	HSVP	NO
WATER SUPPLY	HSVP	NO
ELECTRICITY	UHBVN	NO
SEWAGE DISPOSAL	HSVP	NO
STORM WATER DRAINAGE	HSVP	NO

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)



Plot Area(In Square Meter)	Number of plots in the project
129.95	30
141.37	46
145.61	10
135.05	22
138.86	41
132.42	21
118.09	5
115.96	22
91.10	25
94.73	8
96.45	10
94.43	44
126.77	10
120.16	30
81.73	2
118.02	5
122.52	29
142.28	4
117.92	16
121.69	32
144.94	1

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



(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Roads & Pavements	80
Water Supply System	150
Sewerage treatment & garbage disposal	99.06
Electricity Supply System	50
Storm Water Drainage	100
Parks and Playgrounds	30
Clubhouse/community centres	0
Shopping area	0
Other	0
Street Lighting	30
UGT	40
Boundary Wall and Guard Room	90

Expenditure to be made in each quarter(In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	20	30	0
Water Supply System	0	25	25	25
Sewerage treatment & garbage disposal	0	50	50	50
Electricity Supply System	0	45	45	45
Storm Water Drainage	35.00	35	35	0
Parks and Playgrounds	10	10	5	5
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
UNDER GROUND WATER TANK	0	20	20	0
Street Lighting	0	20	20	15
Boundary Wall and Guard Room	0	15	0	0



Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	25	0	0	0
Sewerage treatment & garbage disposal	50	0	0	0
Electricity Supply System	45.94	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	10	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
UNDER GROUND WATER TANK	0	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 / gram
 Authorised representative

Stamp _____

Date _____



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. **No**
Total receipt of funds , sources of funds and deployment of funds should be stated in tabulated form.

3. Bank account to which the deposits received From apartment buyers will be credited

Bank and Branch address

**STATE BANK OF INDIA, 91 IDC,
SBI MIDCORPORATE BRANCH,
MEHRAULI ROAD, GURGAON**

Bank Account number

41358106867

IFSC code

SBIN0050933

MICR code

110002777

Branch code

50933

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

**1. PANKAJ SINGLA , A-31
ROSEWOODCITY, SECTOR
49, GURGAON-122018
2. SAHIL SINGLA, 21 BIRCH
COURT, NIRVANA
COUNTRY, SECTOR 50
GURGAON-122018**

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

UPLOADED



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

Signature of the Applicant /
Authorised representative



Stamp _____

Date _____

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. ELECTICITY 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.LICENCE NO 207 of 2022 AND 36 OF 2024	ALREADY BEEN OBTAINED	15-12-2022
		07-03-2024
II. LAYOUT PLAN	ALREADY BEEN OBTAINED	15-12-2022
		29-05-2024

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

Signature _____
Seal _____
Date _____



FORM REP-I
Part-F

1.A copy of the draft allotment letter by which the Apartment shall be allotted/booked in favour of the Apartment buyers. Yes
(Annex a copy in Folder F)

2.A copy of the draft Agreement which shall be Made before seeking any deposit exceeding 10% Of the cost of the apartment .(Based on the model Agreement prescribed in the Rules) Yes
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **AS PER HRERA ACT & RULES**
(Annex a copy in Folder F)

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

Signature of the Applicant/
Authorised representative

Stamp _____

Date _____



FORM REP-I
Part-G

Projects launched by the promoter in last five years:

MAPSKO GARDEN ESTATE,
SECTOR 26, 26A & 27, SONEPAT,
HARYANA

1. Name and location of the project

2. Particulars of the project in brief:

i. Total area of the project **6.7875**
ii. Total number of apartments **0**
iii. Total number of plots **61**

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments **0**
(b) Plot **33**

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)	1520.26	1520.26	308.77
Cost of the apartments	0	0	0
Cost of the infrastructure	525.26	525.26	109.35
Others costs	995	995	199.42



5. Total amount of money collected from current Allottees of the apartments/plots upto the date of Filing this application	428.08 Lakhs
6. Remaining amount of sale price money to be collected From the current allottees of the apartments.	468.52 Lakhs
7. Loan sanctioned by the banks/other financial Institution against the project.	0 Lakhs
8. Amount drawn from the banks/other financial Institution till the date of filing this application.	0 Lakhs
9. Whether any litigation is pending against the project : (if yes give Annex details in folder G)	NO
10. Initial date of completion of the project .	31-07-2027
11. Likely date of completion of the project.	31-07-2027

MAPSKO ASPR GREENZ

12. Name and location of the project	MAPSKO ASPR GREENZ, SECTOR 35, SONEPAT, HARYANA	
13. Particulars of the project in brief:		
Total area of the project		16.487 Acres
iv. Total number of apartments		0
v. Total number of plots	294	
14. The number of plots/ apartments booked/sold to the allottees:		
(c) Apartments	0	
(d) Plot	167	
15. 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)	3139.66	3139.66	3091.39
Cost of the apartments	0	0	0
Cost of the infrastructure	1080	1080	669.06
Others costs	2966.98	2966.98	2624.19

16. Total amount of money collected from current Allottees of the apartments/plots upto the date of Lakhs **2017.26**

Filing this application

17. Remaining amount of sale price money to be collected **3762.92 Lakhs**

From the current allottees of the apartments.

18. Loan sanctioned by the banks/other financial Institution against the project. **0 Lakhs**

19. Amount drawn from the banks/other financial Institution till the date of filing this application. **0 Lakhs**

20. Whether any litigation is pending against the project : **NO**
(if yes give Annex details in folder G)

21. Initial date of completion of the project . **14-12-2027**

22. Likely date of completion of the project. **14-12-2027**

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

Signature of the Applicant/
Authorised representative

Stamp _____

Date _____



FORM REP-I

Part-H

SPECIFICATION OF CONSTRUCTION		
Specification of apartment and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED COLONY.
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY.
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED COLONY.
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY.
5	WOOD WORK WTC	NOT APPLICABLE BEING PLOTTED COLONY.
6	DOOR AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED COLONY.
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED COLONY.
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY.
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY.
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED COLONY.
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED COLONY.
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED



		COLONY.
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY.
13.1	WINDOWS/ GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY.
14	DOORS	NOT APPLICABLE BEING PLOTTED COLONY.
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED COLONY.
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED COLONY.
15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED COLONY.
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY.
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED COLONY.
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED COLONY.
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED COLONY.
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED COLONY.



SPECIFICATION UNIT WISE		
1.LIVING/DINING/FOYER/FAMILY LOUNGE		
1.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
1.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
1.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
2. MASTER BEDROOM/DRESSROOM		
2.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
2.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
2.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
2.4	MODULAR WARDROBES	NOT APPLICABLE AS IT IS PLOTTED COLONY
3. MASTER TOILET		
3.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
3.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
3.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
3.4	COUNTERS	NOT APPLICABLE AS IT IS PLOTTED COLONY
3.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE AS IT IS PLOTTED COLONY
3.6	FITTING/FIXTURES	NOT APPLICABLE AS IT IS PLOTTED COLONY
4. BED ROOMS		
4.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
4.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
4.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY



4.4	WARDROBES	NOT APPLICABLE AS IT IS PLOTTED COLONY
5. TOILET		
5.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
5.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
5.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY

5.4	COUNTERS	NOT APPLICABLE AS IT IS PLOTTED COLONY
5.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE AS IT IS PLOTTED COLONY
5.6	FIXTURES	NOT APPLICABLE AS IT IS PLOTTED COLONY
6. KITCHEN		
6.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
6.2	WALLS	NOT APPLICABLE AS IT IS PLOTTED COLONY
6.3	CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
6.4	COUNTERS	NOT APPLICABLE AS IT IS PLOTTED COLONY
6.5	FIXTURES	NOT APPLICABLE AS IT IS PLOTTED COLONY
6.6	KITCHEN APPLIANCES	NOT APPLICABLE AS IT IS PLOTTED COLONY
7. UTILITY ROOMS/ UTILITY BALCONY/TOILET		
7.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
7.2	WALLS & CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
7.3	TOILET	NOT APPLICABLE AS IT IS PLOTTED COLONY
7.4	BALCONY	NOT APPLICABLE AS IT IS PLOTTED COLONY



8. SIT-OUTS		
8.1	FLOOR	NOT APPLICABLE AS IT IS PLOTTED COLONY
8.2	WALLS & CEILING	NOT APPLICABLE AS IT IS PLOTTED COLONY
8.3	RAILINGS	NOT APPLICABLE AS IT IS PLOTTED COLONY
8.4	FIXTURES	NOT APPLICABLE AS IT IS PLOTTED COLONY

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

Signature of the Applicant/
Authorised representative

Stamp _____

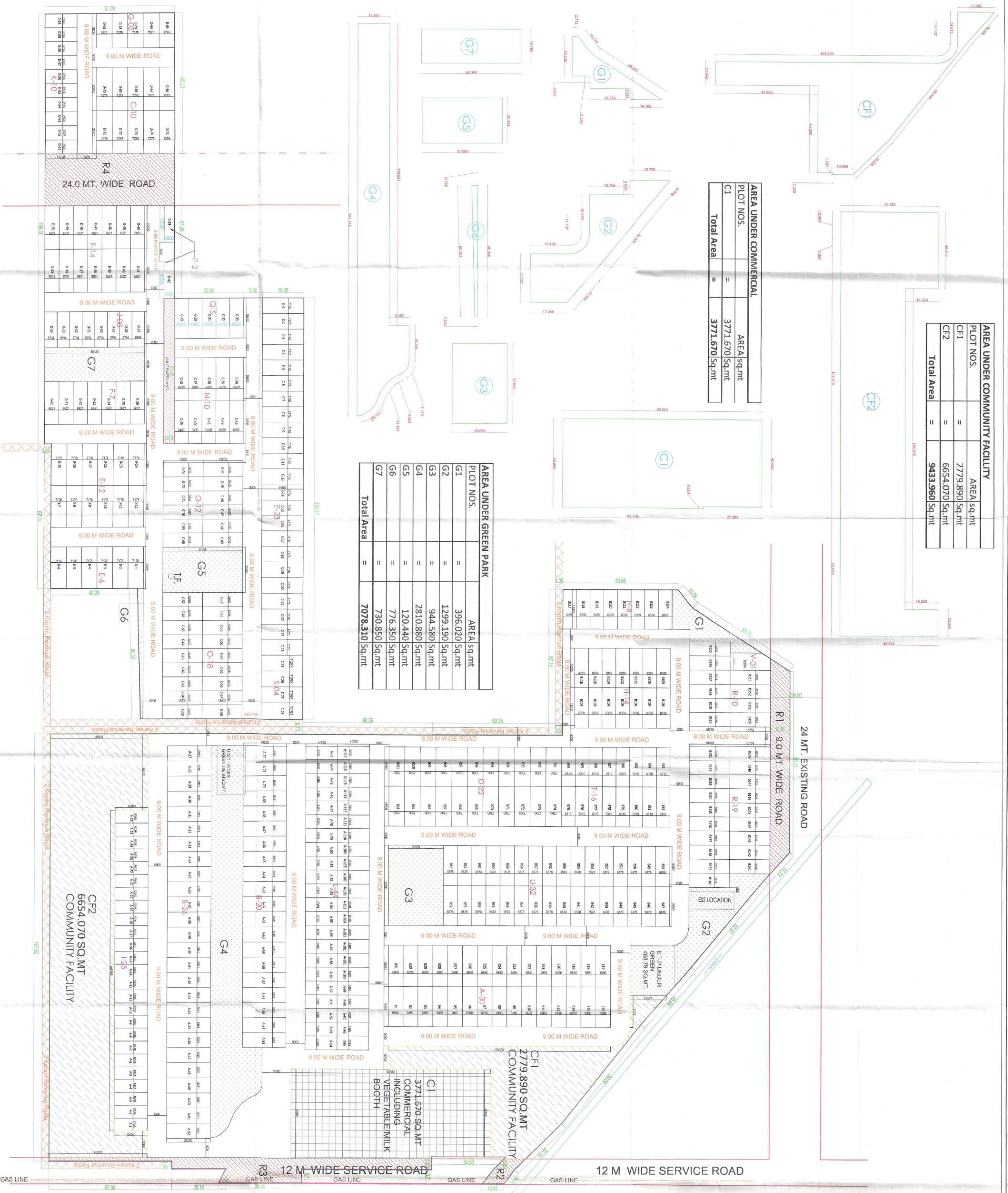
Date _____



AREA UNDER COMMUNITY FACILITY		
PLOT NOS.	AREA Sq.mt	AREA Sq.ft
CF1	=	2779,890 Sq.mt
CF2	=	6654,070 Sq.mt
Total Area	=	9433,960 Sq.mt

AREA UNDER COMMERCIAL		
PLOT NOS.	AREA Sq.mt	AREA Sq.ft
C1	=	3771,670 Sq.mt
Total Area	=	3771,670 Sq.mt

AREA UNDER GREEN PARK		
PLOT NOS.	AREA Sq.mt	AREA Sq.ft
G1	=	396,020 Sq.mt
G2	=	1299,190 Sq.mt
G3	=	944,580 Sq.mt
G4	=	2810,880 Sq.mt
G5	=	120,440 Sq.mt
G6	=	776,350 Sq.mt
G7	=	730,850 Sq.mt
Total Area	=	7078,310 Sq.mt



Sl.No.	Plot of Type	Plot of nos.	Area Sq.mt	Area Sq.ft	Total Area
1	A	6,800	18,864	129,570	148,434
2	B	4,270 to 4,272	10,950	6,881	17,831
3	C	1,066 to 1,071	7,275	20,015	14,561
4	D	8,804 to 8,804	7,300	18,500	135,05
5	E	D1 to D19	7,176	19,350	138,86
6	F	D20 to D26	6,821	20,000	132,42
7	G	D27 to D28	7,275	16,232	116,00
8	H	B300 to B324	6,395	18,235	115,96
9	I	A110 to A124	5,935	15,350	91,10
10	J	D27 to D28	5,935	15,350	91,10
11	K	D51 to D54	6,326	14,780	96,45
12	L	A73 to A117	6,889	14,780	96,45
13	M	C34 to C73	6,400	19,808	126,77
14	N	D42 to D43	6,495	18,500	120,16
15	O	D42 to D43	6,495	18,500	120,16
16	P	D42 to D43	6,495	18,500	120,16
17	Q	C34 to C73	6,400	19,808	126,77
18	R	B325 to B328	7,252	18,235	115,96
19	S	B325 to B328	7,252	18,235	115,96
20	T	B325 to B328	7,252	18,235	115,96
21	V	B325 to B328	7,252	18,235	115,96

W) TYPE PLOT	AREA Sq.mt
1	144,940
Total Area	144,940

ROAD AREA DETAIL		
PLOT NOS.	AREA Sq.mt	AREA Sq.ft
R1	=	822,540
R2	=	117,830
R3	=	947,070
R4	=	1443,730
Total Area	=	3331,170

PROJECT
 LAYOUT GUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING (16.4875+6.81875) = 23.30625 Acres, (LICENCE NO 207 OF 2022 DATED 15.12.2022 & LICENCE NO 36 OF 2024 DATED 07.03.2024) UNDER DEEN DAYAL JAIN AWAS YOJANA IN VILLAGE LEVAN, SECTOR-35, DISTT. SONEPAT, HARYANA BEING DEVELOPED BY MAPSKO BUILDERS PVT. LTD

ARCHITECT
 Shri Nishar Ahmed Ansari
 CA/2005/36034

OWNER
 MAPSKO BUILDERS PVT. LTD.

DEVELOPED BY
 MAPSKO BUILDERS PVT. LTD

DRS No. DTCP 10854 Dated: 29/05/24

(GURPREET KHEWANI) (NEHA VADAV) (S.K. SHARMA) (SANTUJANUARY) (AMR BHATTARAJ)



Indian-Non Judicial Stamp Haryana Government



Date : 31/05/2024

Certificate No. G0312024E4172



Stamp Duty Paid : ₹ 101

GVV No. 117246033



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Mapsko Builders Pvt Ltd

Name :

H.No/Floor : 6th

Sector/Ward : 56

City/Village : Gurgaon

District : Gurgaon

Landmark : Address one golf course road

Phone : 99*****00

State : Haryana



Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Hrera



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the web Regd. No. G0312024E4172 in

FORM 'REP-II'

[Secule 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. Vipin Kumar, Authorised of Mapsko Builders Pvt Ltd and duly authorized by the Director of Mapsko Builders Pvt Ltd, vide its Board Resolution dated- 20th March 2024;

I, Vipin Kumar, do hereby solemnly declare, undertake and state as under:

1. M/s. Mapsko Builders Pvt Ltd has a legal title to the land on which the development of the proposed project is to be carried out 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 project shall be completed by 14th December 2027 by the promoter.
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



03 JUN 2024

(21)

scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoters 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 promoters 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.



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 Panchkula on this 01st day of June, 2024.



ATTESTED

NEELAM RANI
NOTARY PUBLIC
Panchkula, Haryana

03 JUN 2024