

HRERA
Gurugram

Temp Project Id : RERA-GRG-PROJ-439-2019

Submission Date : 25-01-2020 02:00:23 AM

Applicant Type : Company

Project Type: ONGOING

Forwarding letter and Index

From

To

The Haryana Real Estate Regulatory
Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named
.....
located at

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

Index

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

Dated:_____

Signature of the Applicant
Mobile No. _____
Email ID _____

FORM REP-I

Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

**SEPSET PROPERTIES
PRIVATE LIMITED**

**11TH FLOOR, PARAS TWIN
TOWER GOLF COURSE ROAD,
SECTOR-54 GURGAON 122002
HR**

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder A)

CIN No.

(Annex a copy in Folder A)

7042388080 (Number Shared by Promoter in Public)

INFO@PARASBUILDTECH.COM

<https://parasbuildtech.com/>

XXXX687G

U45300DL2007PTC163112

2. Managing Director/HOD/CEO:

Name : **VIJENDER KUMAR**

Residential Address : **H.No. 1993A Sudama Nagar Sonipat**

Phone (landline)

Phone (Mobile) **9971089270** (Number Shared by Promoter in Public)

Email ID **INFO@PARASBUILDTECH.COM**

PAN No. **XXXX377R**

(Annex a copy in Folder A)



3. Director 1:

Name : **ADESH KUMAR TYAGI**

Residential Address : **414 SECTOR-03 VASUNDHRA
GHAZIABAD-201012**

Phone (landline)

Phone (Mobile) **9971299552** (Number Shared by Promoter in Public)

Email ID **INFO@PARASBUILDTECH.COM**



PAN No. **XXXX365H**
(Annex a copy in Folder A)

4. Authorised representative for
correspondance with Authority:

Name : **CENTRIK LEGALISTIC LLP**

Residential Address : **B-96 2ND Floor Phase 5 sector 19**
Gurugram Haryana

Phone (landline) **01146074008**

Phone (Mobile) **8383011629** (Number Shared by Promoter in Public)

Email ID **rera@centrik.in**

PAN No. **XXXX005P**
(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

PARAS DEWS

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

**SECTOR-106, DWARKA
EXPRESSWAY, DAULATABAD,
GURGAON-122001**

Tehsil

GURGAON

District

GURUGRAM

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

Phone(Landline)

Phone(Mobile)

7042388080 (Number Shared by Promoter in Public)

Email

INFO@PARASBUILDTECH.COM

4. Contact person at the site office:

Name

NARENDRA SINGH

Phone(Landline)

Phone(Mobile)

9711312848 (Number Shared by Promoter in Public)

Email

narendra.singh@parasbuildtech.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	340294	27-07-2017	1670783	HDFC	HRERA Gurugram

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 | 13.762 (Sqr/mtrs) |
| 2. Permissible FAR | 24.08 |
| 3. FAR proposed to be utilized in the project | 24.004 |
| 4. Total licensed area,
if the land area of the present project is a part thereof | 13.762 (Sqr/mtrs) |
| 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) | 61/2012 |
| 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)

71083 Lakhs

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

19933 Lakhs

ii. Estimated cost of construction of apartments

51150 Lakhs

iii. Estimated cost of infrastructure and other structures

0.00 Lakhs

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

0.00 Lakhs

2. The total land of the project measuring **13.762 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
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
	Total	0

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	GMBL	Yes
WATER SUPPLY	EXECUTIVE ENGINEER	Yes
ELECTRICITY		No
SEWAGE DISPOSAL		No
STORM WATER DRAINAGE		No
ENVIRONMENTAL CLEARANCE	STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA	Yes
FOREST CLEARANCE	DEPUTY COMMISSIONER FOREST	Yes
POLLUTION	HARAYANA STATE POLLUTION CONTROL BOARD	Yes
FIRE SAFETY	COMMISSIONER MUNICIPAL CORPORATION	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 (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	295.30	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	412.18	YET TO BE PREPARED
3	STORM WATER DRAINAGE	106.43	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	157.45	YET TO BE PREPARED
6	STREET LIGHTING	21.11	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	10.00	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED

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 **NA** (date)

(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	APARTMENT/SHOPS/OTHER BUILDINGS Type	0	0	0	0	0

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

(b) Time schedule of completion of already booked apartments:

Start Date	13-06-2012
Earlier date of completion	31-07-2021
Revised date of completion	31-07-2021

(c) Time schedule for development of infrastructure:

Start Date	13-06-2012
Percentage completion Upto the date of application	0
Projected date of completion	31-07-2021

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

(e) Plan of action for completing the Project along with requisite infrastructure.

**ANNEXURE-
C REP-II**

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	0	0

(b) Schedule for development of Infrastructure:

Start Date	13-06-2012
Percentage completion	0
Projected date of completion	31-07-2021

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

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

**ANNEXURE-
C REP-II**

(iv) Vehicle parkings details of the project-

a) Underground parking	0
b) Stilt parking	0
c) Covered parking	0
d) Open parking	0

(v) Quarterly schedule of development of whole/remaining part of the project:**(a) Apartments/Shops/Other Buildings****Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

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

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 _____

FORM REP-I**Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	0	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	0 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	0 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	0 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	0 Lakhs	
vii. Amount invested in the project upto the date of application	0 Lakhs	
Land cost (If any)	0 Lakhs	
Apartments	0 Lakhs	
Infrastructure	0 Lakhs	
EDC/ Taxes Etc.	0 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	0 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project	0 Lakhs	

Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C		
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	0	0
II. WATER SUPPLY SYSTEM	0	0
III. STORM WATER DRAINAGE	0	0
IV. ELECTRICITY SUPPLY SYSTEM	0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	0	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	0	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

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 - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **No**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. **No**
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

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

Bank and Branch address

**HDFC BANK, VATIKA ATRIUM,
SEC-53, GOLF COURSE ROAD,
GURGAON-122002**

Bank Account number

05720330000928

IFSC code

HDFC0000572

MICR code

110240093

Branch code

000572

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) **SEPSET PROPERTIES PVT. LTD.**

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) **FCA SHILPA GUPTA**

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

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	Yes
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STORM 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. ROADS APPROVALS FROM GMBL	ALREADY BEEN OBTAINED	NA
II. WATER SUPPLY FROM EXECUTIVE ENGINEER	ALREADY BEEN OBTAINED	NA
III. POLLUTION APPROVAL FROM HARYANA STATE POLLUTION CONTROL BOARD	ALREADY BEEN OBTAINED	NA
IV. ENVIRONMENTAL CLEARANCE FROM STATE ENVIRONMENTAL IMPACT AUTHORITY	ALREADY BEEN OBTAINED	NA
V. FOREST CLEARANCE FROM DEPUTY COMMISSIONER FOREST	ALREADY BEEN OBTAINED	NA
VI. FIRE SAFETY FROM COMMISSIONER MUNICIPAL CORPORATION	ALREADY BEEN OBTAINED	NA

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

(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: (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 _____

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

SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	2 . MASTER BEDROOM/DRESSROOM	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	3 . MASTER TOILET	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	4 . BED ROOMS	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	5 . TOILET	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
	6 . KITCHEN	

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

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

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	24-01-2020
2	ALOTMENT LETTER	25-01-2020
3	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	20-01-2020
4	RENEWAL LICENSE COPY	20-01-2020
5	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	20-01-2020
6	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	25-01-2020
7	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED ZONING PLAN	25-01-2020

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 _____