

FORM 'REP-I'
[See rule 3(1)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Haryana Real Estate Regularity Authority,
HUDA Bhawan, Panchkula,
Haryana

Sir,

We hereby apply for the grant of registration of our ongoing project, **Fernhill, Group Housing Project (Phase -II), Sector - 91, Gurgaon**, to be set up at Tehsil & District Gurgaon in the State of Haryana.

1. The requisite particulars are as under:-

(i) Status of the applicant [individual / **company** / proprietorship firm / societies / partnership firm / competent authority etc.];

(ii) In case of individual -

(a) Name

(b) Father's Name

(c) Occupation

(d) Address

(e) Contact Details (Phone number, E-mail, Fax Number etc.)

(f) Name, photograph, contact details and address of the promoter

} Not Applicable

OR

(ii) In case of [Firm / Societies / Trust / **Company** / Limited Liability Partnership / Competent Authority etc.] -

(a) Name: Ansal Properties & Infrastructure Ltd

(b) Address: 115 Ansal Bhawan 16 Kasturba Gandhi Marg, New Delhi 110001

(c) Copy of Registration Certificate: Enclosed herewith as **Annexure 1**

(d) Main Objects: Real Estate Development and Construction as per attached Memorandum of Association Enclosed herewith as **Annexure 2**

(e) Contact Details (Phone number, E-mail, Fax Number etc.)



Phone No: 8527045757

E mail ID: fernhillgrievancesgurgaon@ansalapi.com

- (f) Name, photograph and address of directors/ Authorized persons etc.: Enclosed herewith as **Annexure 3**
- (g) Board Resolution authorizing Directors/Authorised Representatives.: Enclosed herewith as **Annexure -4**
- (ii) PAN no. of the Applicant/Promoter, Ansal Properties & Infrastructure Ltd.: Enclosed herewith as **Annexure 5.**
- (iii) Punjab National Bank {Schedule Bank} having its branch at Connaught Place , New Delhi in terms of sub-clause (D) of clause (I) of subsection (2) of section 4.
- (iv) Details of Project Land held by the Applicant.: Enclosed herewith as **Annexure 6**
- (v) Brief details of the projects launched by the Promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc:
Annexure 6 (A)
- (vi) Agency to take up external development works Local Authority / Self Development : Self Development (with in the licenced area)
- (vii) Registration fee by way of a demand draft / bankers cheque dated 31-07-17 drawn on HDFC Bank (handwritten), bearing no. 074428 for an amount of 6,41,562/- calculated as per sub-rule (2) of rule 3 or through online payment as the case may be _____ (give details of online payment such as date paid, transaction no. etc.). **ATTACHED**
- (viii) Any other information the applicant may like to furnish.:

2. I enclose the following documents in **triplicate**, namely:-

- (i) Authenticated copy of the PAN card of the Promoter.: Enclosed herewith as **Annexure 5.**
- (ii) Annual Report including Audited Profit and Loss Account, Balance Sheet, Cash Flow Statement, Directors Report and the Auditors Report of the Promoter for the immediately preceding three Financial Years i.e. 2016, 2015 and Enclosed herewith as **Annexure 7.**

- (iii) Authenticated copy of the legal title deed reflecting the title of the Promoter to the land on which development of project is ongoing along with legally valid documents for change of title with authentication of such title.: Enclosed herewith as **Annexure 8.**
- (iv) Details of encumbrances on the land on which development of project is proposed including details of any rights, title interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of at least ten years or from the revenue authority not below the rank of Tehshildar, as the case may be(will be provided).
- (v) Where the Promoter is not the owner of the land on which development of project is ongoing details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is being developed.: **Annexure 9**
- (vi) An authenticated copy of the Approvals and Commencement Certificate from the Competent Authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application.: Enclosed herewith as **Annexure 10.**
- (vii) The sanctioned plan, layout plan and specifications of the ongoing project or the phase there of, and the whole project as sanctioned by the Competent Authority.: Enclosed herewith as **Annexure 11.**
- (viii) The plan of development works to be executed in the ongoing project and the ongoing facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy etc.:.Enclosed herewith as **Annexure 12.**
- (ix) The location details of the project with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.: Enclosed herewith as **Annexure 13.**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed to be signed with the Allottees. Enclosed herewith as **Annexure 14.**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any. Please note the,
Annexure 14 (A)

The size of the Plots :
No & Type of Plots :

The above details of Carpet Area shall be applicable for future sales after Registration of the said project with RERA.

- (xii) The number and areas of garage/ parking space for sale in the project.: **NIL**
- (xiii) The number of open parking areas and the number of covered parking areas available in the real estate project.: **Annexure 14 (B)**
- (xiv) The names and addresses of his real estate agents, if any, for the ongoing project . **Annexure 14 (C)**
- (xv) The names and addresses of the Contractors, Architect, Structural Engineer, if any and other persons concerned with the development of the ongoing project.: Enclosed herewith as **Annexure 15.**
- (xvi) A declaration in FORM REP-II. Enclosed herewith as **Annexure 16.**
3. We enclose the following additional documents and information regarding ongoing Projects, as required under rule 4, and under other provisions of the Act or the rules and Regulations made there under, namely.: **NIL**
4. We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief and nothing material has been concealed by us there from.

Yours faithfully,

For Ansal Properties & Infrastructure Limited


(Abhishek Agrawal)

Authorised Signatory

Date:

Place:

Enclosures: