



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

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No. 22-2018/Ext.] CHANDIGARH, FRIDAY, FEBRUARY 9, 2018 (MAGHA 20, 1939 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA

Notification

The 9th February, 2018

No. 331 RERA PKL/2018.— In exercise of the powers conferred on it under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Panchkula hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018.
- (b) These Regulations are meant to establish procedures for filing of the applications for registration of the real estate projects, and for processing the applications and all matters connected therewith or incidental thereto;
- (c) These Regulations will come into force on the date of their notification in the Official Gazette;
- (d) These Regulations shall apply to all the matters and the projects falling within the jurisdiction of the Real Estate Regulatory Authority, Panchkula as notified by the State Government of Haryana vide its notification No. 1/92/2017-1TCP dated 13/12/2017, that is whole of the state of Haryana except District Gurugram.

Definitions

2. (a) Unless the context otherwise requires in these regulations:-
 - (i) “Act” means the Real Estate (Regulations and Development) Act, 2016 as amended from time to time;
 - (ii) “Authority” means the Haryana Real Estate Regulatory Authority, Panchkula;
 - (iii) “Consultant” includes any person or organisation not in the employment of the Authority who may be appointed or engaged as such to assist the Authority on any matter required to be dealt with by the Authority under the Act, or the Rules, or the Regulations;
 - (iv) “Proceedings” means and include proceeding of all nature that the Authority may conduct in discharge of its functions under the Act, or the Rules, or the Regulations;

- (v) "Regulations" means the Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects), Regulations, 2018 as amended from time to time;
- (vi) "Rules" means the Haryana Real Estate (Regulation and Development) Rules, 2017 as amended from time to time;
- (vii) "Apartment" shall have the same meaning as is assigned to it under sub-section (e) of Section-2 of the Act;
- (viii) "Plot" means a parcel of land carved out of a larger piece of land as a part of a real estate project which is intended to be used for residential, or commercial use such as residence, office, shop, show-room, or godown or for carrying out any business, occupation, profession or trade or for any other type of use ancillary to these purposes;
- (ix) "Carpet area" shall have the same meaning as is assigned to it under sub-section (k) of Section-2 of the Act;
- (x) "Price" means the total price of an apartment or a plot inclusive of price of land; construction of apartment/ building; development of internal development works as approved in the service plan estimates; development of common areas; development of external development works; all kinds of taxes; levying of statutory fees; or any other charge payable to the State, Local Authority or any other authority or organisation concerned in any manner with development of the project. It shall also include cost of development of electrical infrastructure including electrical wiring; electrical appliances connected to the apartments; lifts, plumbing, the cost of finishing of the apartment (including painting, flooring, tiling, fixation of doors, windows, fire fighting system and all other facilities and amenities) as approved by the competent Authority;
- (xi) "Advertisement" shall have the same meaning as is assigned to it under sub-section (b) of Section-2 of the Act;
- (xii) "Promoter" shall have the same meaning as is assigned to it under Sub-section (zk) of Section-2 of the Act;
- (xiii) Common areas shall have the same meaning as has been assigned to it in sub-section (n) of Section-2 of the Act.
- (xiv) The words or expressions occurring in these Regulations and not defined herein but defined in the Act or the Rules shall bear the same meanings as assigned to them in the Act and the Rules;

Sale price of apartment/ plot and funding of the project:

3.
 - (a) Price of an apartment in a real estate project shall be charged by the promoter from the apartment buyers only on the basis of carpet area of the apartment.
 - (b) Price of the plot in any real estate project shall be charged by the promoter from the plot buyers only on the basis of per square meter of net usable area of the plot.
 - (c) Apart from the price of the apartment or the plot, the promoter shall not demand or receive from the buyers of the apartment or plot any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - (d) The promoter shall be responsible for all the obligations, responsibilities and functions provided under the provisions of the Act or the Rules or the Regulations. He shall also be accountable to the allottees as per provisions of the agreement for sale to be executed/ has been executed between promoters and buyers of the apartment/plot, and to the Association of allottees till the registration conveyance deeds of all the apartments or plots of the project to the allottees; or the common areas to the Association of allottees or to the competent authority, as the case may be.
 - (e) The promoter shall pay all outgoing charges until he transfers physical possession of the real estate project to the allottees or the Association of allottees. The 'outgoings' includes the land cost, ground rent, municipal or other local taxes, charges for supply of water or electricity; maintenance charges; including mortgage loans and interest on mortgages, or encumbrances, liabilities payable to competent authorities, banks and financial institutions related to the project.
4. The promoter shall be responsible for providing and maintaining essential services and common facilities on reasonable charges till taking over of the maintenance of the project by the Association of allottees.

5. The promoter shall not charge more than 10% of the price of the Apartment as booking amount.
6. The promoter shall file a statement before the Authority, and also host on the website, about funding of the project along with projected cash flow. Responsibility for lesser cash flow on account of non-booking of the apartments or plots or for any other reason shall be that of the promoter. Promoter will have to bear the consequences of delay in completion or escalation of cost on account of problems of funding of the project.
7. The promoter shall maintain his books of accounts and other record in a transparent manner or in such manner as directed by the Authority from time to time.

Schedule of completion of the project:

8. The promoter in his application for registration of the project shall provide:
 - (a) Scheduled date of commencement of construction of the project.
 - (b) Scheduled date of completion of the project.
 - (c) Milestones of construction proposed to be achieved in each quarter from the scheduled date of commencement upto the scheduled date of completion of the project, separately in respect of infrastructure, apartments and other amenities.
9. The scheduled date of completion of the project shall not be extended or altered for the reason of non-receipt of any statutory approval. The responsibility for obtaining all approvals shall be that of the promoter and the apartment buyers shall not be asked to bear any liability for the same either on account of delay in the completion of the project or escalation of cost of the construction.

Advertisement and website:

10. No advertisement shall be issued in any manner including by way of issuance of brochures, pamphlets, words of mouth, or in any other manner, for booking of the apartments or plots or building in any real estate project without getting the project registered with the Authority.
11. The advertisement, pamphlets, brochures or any other literature published for inviting buyers for purchase of apartments/ plot, shall be truthful and based on facts as have been revealed to the Authority, and there shall be no exaggeration or misrepresentation which may lead to creation of any incorrect or false impression in the mind of the buyers about nature of the project and the property. The liability for any such incorrect or false statement shall be exclusively of the promoter.
12. Each advertisement of the project, shall prominently show its registration number and website where details of the project could be accessed, as per regulations or as directed by the Authority.
13. A copy of the prospectus or brochure or any pamphlet vide which an information relating to the project is sought to be conveyed to the allottees of the apartment or prospective buyers of the apartments, shall be submitted to the Authority as soon as possible but not later than 15 days of its publication.
14. The Authority shall create its website within the time schedule prescribed in the Act. In the website, the Authority shall provide details of each registered real estate project. Till such time as the website of the Authority becomes operational, the promoter(s) of the real estate project shall create their own website containing, inter alia, following information:
 - (i) Name, address, phone number, photograph, email Id of all the promoters in the case of individuals; or the name of partners, directors, associates etc. in case the promoter is other than an individual.
 - (ii) Information relating to the real estate projects developed by the promoter in past five years, as submitted to the Authority.
 - (iii) Location, and geographical map of the site of the project. Landmarks near the site should also be given.
 - (iv) Copy of the registration certificate granted by the Authority.
 - (v) List of conditions prescribed by the Authority in the registration certificate.
 - (vi) Specifications of the project including:
 - (a) Size of the land of the project
 - (b) Number and types of the apartments/ plots proposed to be constructed in whole of the project. If the project is proposed to be constructed in phases, the number of apartment/ plots to be constructed in each phase.

- (c) Comprehensive list of the infrastructural facilities and amenities to be provided as a part of the project which shall be passed on to the Resident Welfare Associations after completion of the project.
 - (vii) Copy of the sanctioned layout plans, and all other plans which the promoter has submitted to the State Government while seeking licence for the project as well as to the Authority for getting the project registered.
 - (viii) Facilities to be provided by the promoter on the additional land/ area/ space, if any, which is not included in the total cost of the project, which the promoter will retain and operate on commercial basis.
 - (ix) Detailed specifications and quality of construction of the various infrastructural facilities and amenities as per provision and approval of the service plan estimates by the competent Authority.
 - (x) Detailed specifications and quality of construction of apartments.
 - (xi) The proforma of the allotment letter.
 - (xii) Proforma of the agreement for sale of apartment/ plot.
 - (xiii) Details of the bank account in which 70% of the receipts from the apartment allottees will be kept.
 - (xiv) Quarterly schedule of construction of infrastructure facilities.
 - (xv) Quarterly schedule of construction of the apartments.
 - (xvi) list of approvals already received from the State or Local Authorities.
 - (xvii) list of approvals which are yet to be received/ obtained.
 - (xviii) The name, address, phone number and email Id of the registered real estate agents, if any, through whom booking for the projects shall be done.
 - (xix) Quarterly updated list of the number and types of apartments/ plots or garages booked.
 - (xx) Details of ongoing litigation relating the project and to the real estate projects developed in last five years or being developed by the promoter in the state of Haryana or outside the state.
 - (xxi) Particulars of the Consultants, Contractors, Architects, Structural Engineers, or other persons involved in the development of the project.
 - (xxii) Quarterly progress of various components of the project.
- 15.** Information on the website will be updated at least once in a quarter, including the number of apartments/ plots booked. If an event occurs which is likely to affect favourably or unfavourably the interest of the apartment buyers, it should be uploaded immediately on the website.
- 16.** Form REP-‘I’ prescribed in the Rules has been elaborated to make it consistent with the provisions of the Act. Till website of the Authority becomes operational, applications for registration of projects shall be filed in Form REP-I PART-A to PART-G, annexed with these Regulations. Three copies of the application shall be submitted on paper along with a soft copy of the same. The Forms may be retyped.
- 17.** All parts of the Form REP-I from Part-‘A’ to Part-‘G’ must be filled in legibly. All documents required as annexures must be annexed. The applications not accompanied by the requisite information shall be considered incomplete. Only the applications complete in all respects shall be taken up for consideration by the Authority.
- 18.** All pages of the application including annexures should be serial numbered and an index should be provided as covering page of the application.
- 19.** Along with the application, the promoter/ applicant shall furnish a declaration in Form REP-II.
- 20.** If an application is found to be complete and in order, the Authority shall grant a Registration Certificate in Form REP-III after incorporating further information and terms & conditions as deemed appropriate. Inter-alia Authority may incorporate following information in the Registration Certificate:
 - (i) Relevant facts contained in the application received for registration of the real estate project.
 - (ii) Time frame for uploading relevant facts on the website of the Authority, or on the website of the applicant promoter till website of the Authority becomes operational.

- (iii) Information furnished by the promoter regarding funding the project, especially the anticipated cash flow for completion of the infrastructure, amenities and apartments within the given time schedule.
- (iv) Status regarding various approvals required for the project.
- (v) Status of pending litigation against the project or against land of the project, as provided by the applicant which in any manner may hamper its progress during the period of its construction.
- (vi) Information relating to specifications of the infrastructure, amenities and apartments etc. so as to inform apartment/ plot buyers detailed nature of project.

Agreement and Letter of Allotment:

21. Along with the application form, the promoter shall furnish a copy of the draft allotment letter to be issued to the buyers. The conditions listed in the allotment letter shall be consistent with the information and averments made in the applications filed before the Authority for registration of the project.

22. Before receipt of any amount more than 10% of the price of the apartment/ plot, an agreement shall be made in accordance with Rule 8 of the Rules. No provision, inconsistent with the provisions of the Act, or the Rules, or the Regulations, shall be incorporated in the agreement.

Penalties:

23. If any promoter fails to comply with or contravenes any of the orders or directions of the Authority, he shall be liable to a penalty for everyday during which such default continues, which may cumulatively extend upto 5% of the estimated cost of the real estate project as determined by the Authority.

24. If any promoter provides false information or contravenes the provisions of Section-4 of the Act he shall be liable to a penalty which may extend upto 5% of the estimated cost of the real estate project.

General:

25. The Authority may choose any procedure it deems appropriate for processing the applications for granting registration; and adopt any means necessary to ascertain truthfulness of the averments made in the application.

26. The Authority may hire or engage consultants, advocates, engineers or any other expert, agencies or persons on the terms it considers appropriate to assist it in discharge of its functions under the Act, or the Rules or the Regulations.

27. The Authority may adopt any means it considers appropriate to enforce provisions of the Act, Rules, and Regulations, including for getting the unregistered projects registered.

RAJAN GUPTA,
Chairman,
Real Estate Regulatory Authority,
Panchkula.

Form REP-I**PART-A**

To

The Real Estate Authority

Haryana_____

Sir,

[I/We] hereby apply for the grant of registration of my/our project to be set up at _____
 Tehsil _____ District _____ State _____.

1. The requisite particulars are as under:-

Status of the applicant [Individual/ Company/]

Proprietorship firm/Societies/ Partnership firm/

Competent Authority etc.];

(I) 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(s)

<p>Space for Photograph(s)</p>
--

OR

(II) In case of [Firm/ Societies/ Trust/ Companies/ Limited Liability Partnership/Competent Authority
etc.] –

(a) Name

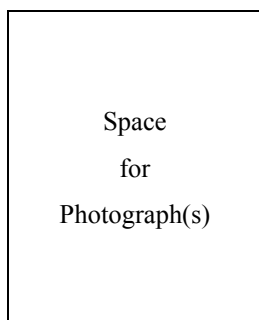
(b) Address

(c) Copy of registration certificate

(d) Main objects

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

(f) Name, photograph, contact details and address of [Chairman/ Partners/ Directors] and Authorised person(s).



(III) PAN No. _____ of the promoter organisation.

(Similar details in respect of the Managing Director and Authorised Signatory be given along with a resolution of the Board of Director/ Governing body).

2. Registration fee by way of a Demand Draft/ Bankers Cheque or through online payment, as the case may be, (Give details of online payment such as date paid, transaction no. etc.) in favour of "Haryana Real Estate Regulatory Authority" dated _____ drawn on _____ bearing no. _____ for an amount of _____/- calculated as per sub-rule (2) of rule 3.

Signature

Seal

Date

Form REP-I**PART-B****Brief of the projects launched by the promoter in last five years:****Project 1:**

- (1) Name and location of the project
- (2) Particulars of the project in brief:
(State the total area of the project; number of apartments/
plots and the infrastructure planned
to be created)
- (3) Initial estimated cost
- (4) Cost likely to be incurred till the completion of the project
- (5) Cost incurred upto the date of application or upto the last
quarter prior to the date of application
- (6) Total amount of sale price to be collected from the allottees of
the apartment till the date of filing this application or upto the
last quarter prior to the date of application
- (7) Total amount of sale price to be collected from the allottees of
the apartment in whole of the project
- (8) Loans sanctioned by the Banks/ other Financial Institutions
against the project
- (9) The amount drawn from the Banks/ other Financial
Institutions till the date of application
- (10) Sources of the deficit and/ or application of surplus against
the cost incurred and the funds generated from all sources
[{4-(6+7+8)}]
- (11) Whether any litigation is pending against the project. If yes,
detail thereof.
- (12) Initial schedule of completion of the project/ handing over of
the apartments
- (13) Likely schedule of completion the project/handling over of the
apartments (In case of delay, explain reasons)

It is hereby declared that above information and particulars based on record and they are true to the best of my knowledge and belief and nothing has been concealed.

Signature and Seal of the Chartered Accountant of the Applicant

Project number 2, 3 and onwards:

Give similar details as in the case of Project number 1

Signature

Seal

Date

Form REP-I**PART-C**

- | | | |
|-------|--|---|
| I. | Total area of the project on which the project will be set up | ..... |
| II. | Name and address of the Person(s)/ Company/ Firm who owns the land and in whose favour license has been granted by the Town and Country Planning Department. If the developer/ promoter is other than the owner of the land give his name, address and telephone number (If land owned by multiple owners add annexure containing all the details) | ..... |
| III. | Licence number for the project granted by the State Government of Haryana (Attach a copy of the licence) | ..... |
| IV. | Estimated cost of the project | ..... |
| V. | Name of the agencies which will be undertaking external development works | ..... |
| | • Roads | ..... |
| | • Power | ..... |
| | • Water supply | ..... |
| | • Sewerage system | ..... |
| | • Storm water drainage | ..... |
| | • Any other components as per the provision of Section- 2(g) of the Haryana Development and Regulation of Urban Areas Act, 1975) | ..... |
| VI. | Approved layout plans (Annex a copy of the plans approved by the competent Authority). | ..... |
| VII. | Allocation of the Project land in various land uses and activities. | ..... |
| | 1. Plots (If it is a plotted colony) |acres/sq.mtrs..... |
| | 2. Apartments |acres/sq.mtrs..... |
| | 3. Roads and green belts |acres/sq.mtrs..... |
| | 4. Play ground/parks |size & facilities..... |
| | 5. Hospitals/Dispensaries |Building size & facilities..... |
| | 6. Club house/Community centre |Building size & facilities..... |
| | 7. Schools and other community buildings |Building size & facilities..... |
| | 8. Water supply system |Details..... |
| | 9. Infrastructural sites like electricity sub-station/ installations, sewage treatment plant, solid waste management plant etc. |Details..... |
| | 10. Parking |Details..... |
| | 11. Any other use |Details..... |
| | (All relevant details should be given) | |
| VIII. | If any facility proposed exclusively on commercial basis or otherwise will be provided by the promoter, the development cost of which will not be passed on to the | ..... ..... ..... ..... ..... |
.....
.....
.....
..... |

Following facilities, with details, to be provided in the project in this phase of the project:

- (Please add or delete in accordance with the facilities proposed to be provided in the approved plans as well as in the service plan estimates, and environment clearance)

Ongoing projects:

- Start date
- Earlier scheduled date of completion
- Revised scheduled date of completing the project

- Percentage work of the project already completed
{Give additional information as in the annexure REP-I
Part B-X)}

New projects:

- Likely start date
- Likely date of finishing the project (Quarterly schedule
of construction of the main block and common
facilities, should be annexed)

Signature

Seal

Date

It is undertaken that along with plots/ apartments all facilities listed in this Part-C of 'REP-I' will be provided in the project. Cost of the above facilities will be a part of the cost to be charged from the apartment buyers. Further, in accordance with the provisions of the Section 17 of the Act, these facilities after completion of the project will be handed over to the Resident Welfare Association.

Signature

Seal

Date

Form REP-I**PART-B-X****Additional information in respect of ongoing/ new project:**

Particular		Planned		Actual	
		Physical	Financial	Physical	Financial
A.	Infrastructure				
(i)	Internal roads hierarchy (Different sizes)				
(ii)	Water supply system (Pump house, lines of different sizes, tube wells)				
(iii)	Sewerage system (Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)				
(iv)	Electricity (Sub-station, transformers, 11KV lines, distribution lines and street lights)				
(v)	Clubhouse				
(vi)	Schools and other community buildings.				
(vii)	Neighbourhood shopping				
(viii)	Green areas				
	• Parks				
	• Playground				
	• Green belt				
(ix)	Storm drainage.				
(x)	Solid waste collection and management				
(xi)	Parking				
(a)	Covered parking				
(b)	Open parking				
(xii)	Garages				
(xiii)	Security system				
(xiv)	Any other facilities/ infrastructure as per approved service plan estimates)				
B.	External development works				
C.	Apartments (Give details)				
D.	Plots (Give details)				
E.	Shops				

F.	Showrooms				
G.	Any other Commercial sites				
H.	Community buildings like schools (Nursery, Primary and High school)				
I.	Club/ Community centre				
J.	Any other				
Financial progress:					
(i)	Total amount which was to be collected from the allottees	.....		
(ii)	The amount already collected upto the date of application	.....		
(iii)	Amount of money invested in the project upto the date of application	.....		
(iv)	Balance amount to be collected from the allottees	.....		
(v)	Balance cost to be incurred for completion of the project and delivery of possession	.....		
(vi)	The amount of loan raised from the Banks/ Financial Institutions against the project (The securities furnished with the Banks/ Financial Institutions against the aforesaid loans)	.....		
(vii)	If there is any gap in the funding, proposed plan to bridge the gap	.....		

Signature

Seal

Date

Form REP-I**PART-D**

- I. Location of the land along with its boundaries on all sides.
(Details should be given so that the location of the land could be easily be identified).
- II. Name, address, telephone number and email of the Architect/s and Structural Engineers of the project
- III. Name, address, telephone number and email of each of the Contractors (If a contractor for a particular purpose not engaged say yet to be engaged)
- IV. Name, address, telephone number and email of the Real Estate Agents
- V. (a) A copy of the building plans and floor plan of Type A Apartment (.....) Sft. carpet area (Copy to be annexed)
- (b) Building plan and floor plan of Type B apartment Sft. (Copy to be annexed) (Provide similar details in respect of each category of the apartment)
- VI. Specification of the apartment:
The details of specification and information regarding apartment may be given under the following heads:

Architectural details	(I)	Plan of the Unit
	(II)	Carpet Area
	(III)	Area of balconies
	(IV)	Area & size of various units i.e. Drawing Room, Bed Room, Kitchen, Toilet etc.
	(V)	Details of parking per apartment
	(VI)	Size and type of parking
	(VII)	Common area details
	(VIII)	Common facilities like club, community center, Gym, common area etc.

Structural Details	(1)	Type of structural RCC frame structure
	(2)	Design for Earth-quake Zone III/ IV/ V.

Construction specification of	(I)	Type of Foundation
	(II)	Specification of frame structure
	(III)	Partition walls
	(IV)	Structural walls, if any

Finishing Details	(1)	Details of Flooring in Drawing Room/ Bed Room, Kitchen/ Common area etc.
	(2)	Details of Plastering/ Finishing

	(3)	Details of Wood work/ door window
	(4)	Details of Cup boards with specification (Nos. & Size)
	(5)	Details of Kitchen finishing
	(6)	Toilet details

Service	(I)	Provision of adequate drinking water
	(II)	Details type of pipes used for Water Supply
	(III)	Capacity of Raw water/ Treated water Tanks
	(IV)	Sewage System Details
	(V)	Capacity/ Size of STP
	(VI)	Treatment up to secondary/ tertiary level
	(VII)	Recycling system/ Dual piping system or not

Lifts	(1)	Details, Nos. & capacity
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Fire	(I)	Fire Safety Measures
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Electrical	(1)	Nos. of points/ apartment (5 Amp & 15 Amp.) provisions
	(2)	Type of electrical wires used
	(3)	Power back up details along with Genset etc
	(4)	Solar Panel provision
	(5)	SLD of Electrical wiring system.

- The list may be altered in accordance with actual plans.
- Quality of Construction and Fittings etc. should be specified in detail.

Signature

Seal

Date

Form REP-I**PART-E****Details of the statutory approvals:**

1. That the following statutory approvals have already been obtained:
 - (i)
 - (ii)
 - (iii)
 - (iv)so on
2. That the following statutory approvals have been applied for but are yet to be received:
 - (i) Name.....(Date when filed)
 - (ii)
 - (iii)
 - (iv)so on
3. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
 - (i) Name..... {To be filed by (Date)}
 - (ii)
 - (iii)
 -so on

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 will be given to the apartment allottees.

Signature

Seal

Date

Form REP-I**PART-F****Finance and Accounts related information:**

1. PAN Card number of the promoter
2. Name of the bank, IFSC code, Branch code, MICR code and account name and number to which the deposits received from the apartment buyers will be credited
- Bank and Branch address
 - Bank Account number
 - IFSC code
 - MICR code
 - Branch code
3. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)
4. Whether there is any outstanding liability against the land of the project on the date of application(If yes, the nature and amount of outstanding liability) Yes/No
5. Sources of funds from which outstanding liability of the land will be met.
6. Amount of preliminary development expenditure likely to be incurred prior to commencement of booking of the apartments
7. Sources of funding of the preliminary development expenditure (Attach Supporting document)
8. Details of outstanding dues Towards the Govt. (Like EDC, IDC License fee etc.
9. Estimated cost of the project
10. Sources of funding the project (Details)
11. 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)

Signature

Seal

Date

Form REP-I**PART-G**

1. A copy of the draft allotment letter on which the apartment shall be allotted/ booked in favour of the apartment buyers Annexed Annexure
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 modal of the agreement prescribed in the Rules is annexed Annexure

Signature

Seal

Date



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

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No. 83-2018/Ext.] CHANDIGARH, WEDNESDAY, MAY 16, 2018 (VAISAKHA 26, 1940 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA

Notification

The 16th May, 2018

No. 1082 RERA PKL/2018.— In exercise of the powers conferred on it under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Panchkula hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), First amendment Regulations, 2018.
(b) These amendment Regulations are meant to revise the Proforma REP-I Part A to Part-G with the objective of making it comprehensive and easy to fill up.
(c) These amendment Regulations will come into force from the date of their notification in the Official Gazette;
2. (a) In Regulation 16 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words “.....Form REP-I Part A to Part G,” the following words shall be read “Revised Form REP-I Part A to Part-H.....”.
(b) In Regulation 17 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words “.....Form REP-I Part A to Part G,” the following words shall be read “Revised Form REP-I Part A to Part-H.....”.
(c) Forms REP-I Part-A to Part-G of the Regulations shall be substituted by the revised Forms REP-I Part-A to Part-H.

RAJAN GUPTA,
Chairman,
Real Estate Regulatory Authority.
Panchkula.

Forwarding letter and Index

From

.....

To

The Haryana Real Estate Regulatory Authority,
 Panchkula.

Subject: Application for registration of real estate project.

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	1-4	A	1-5
2	REP – I – Part – B	5-10	B	1-20
3	REP – I – Part – C	11-15	C	1-30
4	REP – I – Part – D	16-20	D	1-15
5	REP – I – Part – E	21-25	E	1-18
6	REP – I – Part – F	26-30	F	1-5
7	REP – I – Part – G	31-35	G	1-20
8	REP – I – Part – H	36-40	H	1-9

(Change page number as per actual)

Dated:

Signature of the applicant

Mobile No.

Email ID

FORM REP-I

Part-A**In case the applicant is a Firm:**

1. Name of the firm
 2. Address of the firm for correspondence
- (Annex a copy in folder A)

Phone (Landline)

Phone (Mobile)

Email ID

3. Registration number/ details of the firm
- (Attach a copy in folder A)

4. PAN of the firm
- (Attach a copy in folder A)

5. Names and address of the partners:

Partner 1

Name

Residential address

.....

(Annex a copy of proof in folder A)

Phone (Landline)

Phone (Mobile)

Email ID

Aadhar No.

(Annex a copy in folder A)

PAN No.

(Annex a copy in folder A)

Partner 2

Name

Residential address

.....

(Annex a copy of proof in folder A)

Phone (Landline)

Phone (Mobile)

Email ID

Aadhar No.

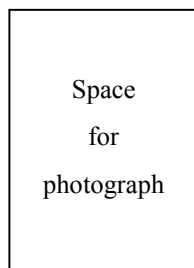
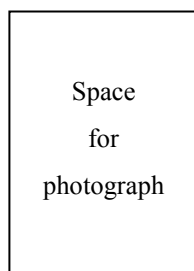
(Annex a copy in folder A)

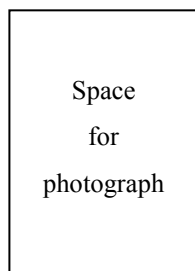
PAN No.

(Annex a copy in folder A)

Partner 3

Name





Residential address.....

(Annex a copy of proof in folder A)

Phone (Landline)

Phone (Mobile)

Email ID

Aadhar No.

(Annex a copy in folder A)

PAN No.

(Annex a copy in folder A)

6. Person/ partner who is authorized to undertake all correspondence with Authority and home buyers

Name

Residential address

(Annex a copy of proof in folder A)

Phone (Landline)

Phone (Mobile)

Email ID

Aadhar No.

(Annex a copy in folder A)

PAN no.

(Annex a copy in folder A)

7. 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**In case the applicant is a Company:**

1. Name and registered address of the company

(Annex copy of the registration certificate
in folder A)

Phone (Landline)

Phone (Mobile)

Email Id

Website

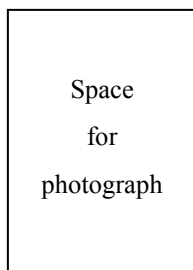
PAN No.

(Annex a copy in folder A)

CIN No.

(Annex a copy in folder A)

2. Chairman of the company:



Name

Residential Address

Phone (Landline)

Phone (Mobile)

Email Id

PAN No.

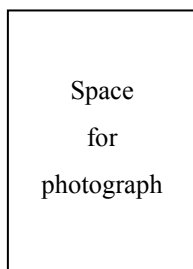
(Annex a copy in folder A)

Aadhar No.

(Annex a copy in folder A)

DIN No.

3. Managing Director:



Name

Residential Address

Phone (Landline)

Phone (Mobile)

Email Id

PAN No.

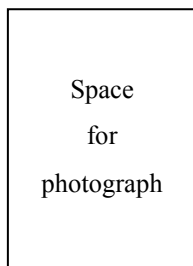
(Annex a copy in folder A)

Aadhar No.

(Annex a copy in folder A)

DIN No.

4. Authorised representative for correspondence with the Authority:



Name

Residential Address

Phone (Landline)

Phone (Mobile)

Email Id

PAN No.

	(Annex a copy in folder A)
	Aadhar No.
	(Annex a copy in folder A)
5. Director 1:	
<div style="border: 1px solid black; padding: 20px; text-align: center;"> Space for photograph </div>	Name
	Residential Address
	Phone (Landline)
	Phone (Mobile)
	Email Id
	PAN No.
	(Annex a copy in folder A)
	Aadhar No.
	(Annex a copy in folder A)
	DIN No.
6. Director 2:	
<div style="border: 1px solid black; padding: 20px; text-align: center;"> Space for photograph </div>	Name
	Residential Address
	Phone (Landline)
	Phone (Mobile)
	Email Id
	PAN No.
	(Annex a copy in folder A)
	Aadhar No.
	(Annex a copy in folder A)
	DIN No.
7. Director 3:	
<div style="border: 1px solid black; padding: 20px; text-align: center;"> Space for photograph </div>	Name
	Residential Address
	Phone (Landline)
	Phone (Mobile)
	Email Id
	PAN No.
	(Annex a copy in folder A)
	Aadhar No.
	(Annex a copy in folder A)
	DIN No.

So on.....

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.

Date:

Signature of the applicant/
authorised representative

Stamp

Date:.....

FORM REP-I

Part-A

In case the applicant is a registered Society or a Trust or an Authority:

1. Name and registered address
of the society/ trust/ authority:
.....
(Annex copy of the registration certificate
In folder A)

Phone (Landline)
Phone (Mobile)
Email Id
Website
PAN No.
(Annex a copy in folder A)
2. Name of the law under which the
Society/ Trust/Authority was created:
(Attach a copy in folder A)
3. Chairman/ Head of the Society/ Trust:

Space
for
photograph

Name
Residential Address
Phone (Landline)
Phone (Mobile)
Email Id
PAN No.
(Annex a copy in folder A)
Aadhar No.
(Annex a copy in folder A)
4. Secretary/ Chief Executive Officer of the Society/ Trust:

Space
for
photograph

Name
Residential Address
Phone (Landline)
Phone (Mobile)
Email Id
PAN No.
(Annex a copy in folder A)
Aadhar No.
(Annex a copy in folder A)
5. Annex a copy of Memorandum and Articles of Association etc. in Folder A.
6. Attach list of all the Members/ Trustees 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:.....

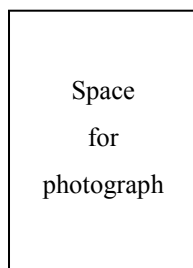
FORM REP-I

Part-A**In case the applicant is an Individual:**

1. Name
2. Father's name
3. Business address for correspondence
(Annex proof in folder A)

Phone (Landline)
Phone (Mobile)
Email Id
Website
4. Residential address
(Annex proof in folder A)

Phone (Landline)
Phone (Mobile)
5. PAN card No. (Annex copy in folder A)
6. Aadhar No.(Annex 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
2. Address of the site of the project
(Annex proof in folder A)
- Tehsil
- District
3. Contact details of the site office of the project:
 Phone (Landline)
- Phone (Mobile)
- Email
4. Contact person at the site office:
 Name
- Phone (Landline)
- Phone (Mobile)
- Email Id

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 amounting to Rs.has been transferred from the applicant's Account No. MICR No. to the account number of HRERA, Panchkula

Or

The aforesaid fees is hereby deposited vide Draft/ Banker's Cheque No., dateddrawn on(Bank) bearing No. dated

Signature of the applicant

Mobile No.

Email ID

FORM REP-I

Part-B**Information relating to the project land and licenses:**

1. Land area of the project(Acres/ Sqm.)
2. Permissible FAR
3. FAR proposed to be utilized in the project
4. Total licensed area,
if the land area of the present project is a part thereof.
5. License number granted by the Town
& Country Planning Department for the project.
(Annex copy in folder B)
6. Licence valid upto Date

(Annex copies of all the licenses along with copies of all the renewal letters issued from time to time in folder B)

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

Yes

No

If no, give names of the licensees.

1.
 2.
 3.
 4.
-So on

8. If the answer to the above is 'No':

- i. In what legal capacity the applicant is applying for registration
(Annex copy of all the relevant documents
Including collaboration agreements and
Power of Attorney etc. in folder B)

- ii. If the applicant is applying by virtue of a
Collaboration agreement or Power of
Attorney:

- Was the agreement/ Power of Attorney made before or after grant of license.

(State facts in brief or annex in folder B)

- iii. Are agreements and Power of Attorney registered with the Registrar

-
- iv. Provide a summary of various collaboration
Agreements highlighting important clauses of
the agreements.
(Annex in folder B)
- v. Has ownership of the land changed after
grant of license
(Annex details in folder B)
- vi. 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)
- vii. Will applicant himself be marketing the
project
(Provide details in folder B)

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

Signature of the applicant/authorized representative

Stamp

Date

FORM REP-I

Part-C

Project details:

1. Estimated cost of the project:
(Annex a copy of the project report Folder C)
 - (i) Cost of the land (if included
in the estimated cost)
 - (ii) Estimated cost of construction of
apartments
 - (iii) Estimated cost of infrastructure
and other structures
 - (iv) Other Costs including EDC, Taxes, Levies etc.
2. The total land of the project measuring acres/ sq. mtrs. will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres/ sq. mtrs.)
1	Plots to be sold	
2	Construction of apartments	
3	Roads	
4	Pavements	
5	Parks and playgrounds	
6	Green belts	
7	Vehicle parkings	
8	Electricity sub-station	
9	Club house	
10	Sewage and solid waste treatment facility	
11	Area to be left for transferring to the Government for community services	
12	Any other	
	Total	

(Add/delete rows as per actual)

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		
Water supply		
Electricity		
Sewage disposal		
Storm water drainage		

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 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		
2	Water supply system		
3	Storm water drainage		
4	Electricity supply system		
5	Sewage treatment & Garbage disposal		
6	Street lighting		
7	Security and fire fighting		
8	Play grounds and parks		
9	Club house/ Community Centre		
10	Shopping area		
11	Renewable energy system		
12	School		
13	Hospital/ Dispensary		
14	Any other		

(Add/delete as per actual)

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.(Date)

6. Date of approval of Building Plans(Date)

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

(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 Type 1*					
2	Apartment Type 2*					
3	Apartment Type 3*					

4	Plot Type 1*					
5	Plot Type 2*					
6	Plot Type 3*					

(Add/ delete as per actual)

(* Change as per actual nomenclature)

(ii) Apartments:

(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
Type 1*		
Type 2*		
Type 3*		

(* Change as per actual nomenclature)

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

- Start date
- Earlier date of completion
- Revised date of completion

(c) Time schedule for development
of infrastructure:

- Start date
- Percentage completion
- Upto the date of application
- Projected date of completion

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

(e) Plan of action for completing already booked/sold
plots/apartements, along with requisite infrastructure(Provide a detailed write up in
annexure in folder C)**(iii) Status in respect of plotted colony:**

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or annex details)
Size 1*		
Size 2*		
Size 3*		

(Add/ delete as per actual)

(* Change as per actual nomenclature)

- Start date
- Percentage completion
- Projected date of completion

- Annex a detailed write up
in annexure in folder C

- | | | |
|----|---------------------|-------|
| a) | Underground parking | ..... |
| b) | Stilt parking | ..... |
| c) | Covered parking | ..... |
| d) | Open parking | ..... |
| e) | Independent garages | ..... |

- (a) Apartments:

[illegible]

(b) Infrastructure:

[illegible]

Parks and play-grounds												
Club house/ community centres												
Shopping area												
Etc.												
Etc.												

(Add columns and rows as per actual upto the date of completion of the project)

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

Plot size	Number of plots in the project

(Add/delete as per actual)

- iv. Type of apartments to be constructed in the project:

Type	Carpet area	Number of apartments	Number of towers

(Add/ delete rows as per actual)

- (vi) Quarterly schedule of development of the project:

- (c) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter										
		Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Grand Total
Apartments												
Shops												
Plots												

(Add columns and rows as per actual upto the date of completion of the project)

(d) Infrastructure:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter										
		Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Oct-Dec	Jan-Mar	Apr-June	July-Sept	Grand Total
Roads & Pavements												
Water supply system												
Sewerage treatment & garbage disposal												
Electricity supply system												
Storm water drainage												
Parks and playgrounds												
Club house/ community centres												
Shopping area												
Etc.												
Etc.												

(Add columns and rows as per actual upto the date of completion of the project)

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

Signature of the applicant/
authorized representative

Stamp

Date

FORM REP-I

Part-C-X**1. Financial information:**

Particulars	Lakhs	Remarks, if any
i. No. of Flats/Apartments constructed	
ii. No. of Flats/ Apartments booked	
iii. Total sale value of booked Flats, on the date of application/end of last quarter	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	
vii. Amount invested in the project upto the date of application	
• Land cost (If any)	
• Apartments	
• Infrastructure	
• EDC/ Taxes Etc.	
viii. Balance cost to be incurred for completion of the project and delivery of possession	
(a) In respect of existing allottees	
(b) In respect of rest of the project	
ix. 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		
x. Total liabilities against the project up-to-date.	
(Annex details in folder C)		

2. Additional information:

Particular	Estimated expenditure planned to be incurred as per service plan estimates or the project report.	Actual expenditure incurred upto the date of application.
A. Infrastructure i. Internal roads ii. Water supply system iii. Sewerage system iv. Storm water drainage. v. Electricity supply system vi. Solid waste collection and management system vii. Clubhouse viii. Schools ix. Club house and community buildings. x. Neighbourhood shopping xi. Green areas, parks, playgrounds, etc. xii. Parking (a) Covered parking (b) Open parking xiii. Garages xiv. Security system Other facilities as per project report		
B. Expenditure on apartments already booked/sold		

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

Signature of the applicant/
 authorized representative
 Stamp
 Date

FORM REP-I

Part-D**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years Annexure..... in folder D
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. Annexure.....in folder D
3. Bank account to which the deposits received from apartment buyers will be credited
 - Bank and Branch address
 - Bank Account Number
 - IFSC code
 - MICR code
 - Branch code
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)
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)

Signature

Seal

Date

FORM REP-I

Part-E**Details of the statutory approvals:**

1. Annex copies of the following in Folder E:

- | | | |
|-------|--|-------------|
| (i) | Lay out Plan. | Annex |
| (ii) | Demarcation Plan. | ..... |
| (iii) | Zoning Plan. | ..... |
| (iv) | Building Plan. | ..... |
| | • Site Plan. | ..... |
| | • Floor Plan | ..... |
| | • Apartment Plans. | ..... |
| | • Elevation Section. | ..... |
| | • Detail of Permissible FAR. | ..... |
| | • Detail of covered area achieved FAR. | ..... |

2. Annex copies of following in folder E:

- | | | |
|-------|---|-------------|
| i. | Roads and pavement plan | Annex |
| ii. | Electricity supply plan | ..... |
| iii. | Water supply plan | ..... |
| iv. | Sewerage and garbage disposal plan | ..... |
| v. | Storm water drainage | ..... |
| vi. | 10% land to be transferred to the Govt. for
Community facility | |
| vii. | Street lighting plan | ..... |
| viii. | Parking plan | ..... |
| | (Add/delete as per actual) | |

3. That the following statutory approvals have already been obtained:

- | | |
|------|-------------------|
| i. | ..... |
| ii. | ..... |
| iii. | ..... |
| iv. | ..... |
| | so on |

4. That the following statutory approvals have been applied for but are yet to be received:

- | | | |
|------|-------------|------------------------|
| i. | ..... | (Give date when filed) |
| ii. | ..... |  |
| iii. | ..... |  |
| iv. | ..... |  |
| | so on | |

5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- i. (Give date by which it will be filed)
- ii.
- iii.
- iv.
- so on

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.Annexure folder -F-1
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)Annexure folder -F-2
3. Gist of the important provisions of the Draft AgreementAnnexure folder -F-3

Signature
Seal
Date

FORM REP-I

Part-G**Projects launched by the promoter in last five years:**

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

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

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.
6. Remaining amount of sale price money to be collected from the current allottees of the apartments.
7. Loan sanctioned by the banks/ other financial institutions against the project.
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.
9. Whether any litigation is pending against the Project: Yes/No
(If yes-give annex details in folder G)
10. Initial date of completion of the project.
11. Likely date of completion of the project.

(Similar details may be given in respect of code of the projects launched by the applicant promoter in last 5 years)

Undertaking

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

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 the house	
2.	Wall finishing details	
3.	Kitchen details	
4.	Bathrooms fittings	
5.	Wood works and	
6.	Doors and window frames (size and quantity)	
7.	Glass works	
8.	Electrical fittings	
9.	Conduiting and wiring details	
10.	Cupboard details	
11.	Water storage	
12.	Lift details	
13.	External glazings	
	13.1	Windows/ glazings
14.	Doors	
	14.1	Main door
	14.2	Internal doors
15.	Air conditioning	
16.	Electrical fittings	
17.	CNG pipe line	
18.	Provision of wi-fi and broad band facility	
19.	External finishing / Colour scheme	
20.	Internal finishing	

SPECIFICATION UNIT WISE			
1.	Living/ Dining/ Foyer/ Family Lounge		
	1.1	Floor	
	1.2	Walls	
	1.3	Ceiling	
2.	Master Bed room/ Dress room		
	2.1	Floor	
	2.2	Walls	
	2.3	Ceiling	
	2.4	Modular Wardrobes	
3.	Master Toilet		
	3.1	Floor	
	3.2	Walls	
	3.3	Ceiling	
	3.4	Counters	
	3.5	Sanitary ware/ CP Fittings	
	3.6	Fitting/ Fixures	
4.	Bed Rooms		
	4.1	Floor	
	4.2	Walls	
	4.3	Ceiling	
	4.4	Wardrobes	
5.	Toilet		
	5.1	Floor	
	5.2	Walls	
	5.3	Ceiling	
	5.4	Counters	

	5.5	Sanitary Ware/ CP Fittings	
	5.6	Fixures	
6.	Kitchen		
	6.1	Floor	
	6.2	Walls	
	6.3	Ceiling	
	6.4	Counters	
	6.5	Fixures	
	6.6	Kitchen appliances	
7.	Utility rooms/ utility balcony/ toilet		
	7.1	Floor	
	7.2	Walls & ceiling	
	7.3	Toilet	
	7.4	Balcony	
8.	Sit-Outs		
	8.1	Floor	
	8.2	Walls & ceiling	
	8.3	Railings	
	8.4	Fixures	