

**HRERA  
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1202-2023**

**Submission Date : 12-01-2023 11:10:49 AM**

**Applicant Type : Company**

**Project Type: NEW**

**FORM REP-I**

**Part - A**

1. Name and registered address of the company

**GEMIMI AGROFARMS PRIVATE LIMITED**

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

**G-14, GROUND FLOOR,  
JANGPURA EXTENSION, NEW DELHI - 110014**

Phone(Landline)

**01244462377**

Phone(Mobile)

**7042054422** (Number Shared by Promoter in Public)

Email ID

**CRM.SPITIHOMES@GMAIL.COM**

Website

**<http://spiti-developers.com>**

Pan No.

**(Annex a copy in Folder XXXX459D A)**

CIN No.

**(Annex a copy in Folder U01403DL2012PTC242913 A)**

2. Managing Director/HOD/CEO:

Name : **ROHIT DALAL**

Residential Address : **House No 1809 SECTOR 17  
AGURGAON**



Phone (landline) **01244462377**

Phone (Mobile) **7042054422** (Number Shared by Promoter in Public)

Email ID **crm.spitihomes@gmail.com**

PAN No. **XXXX360Q**  
(Annex a copy in Folder A)

3. Director 1:

Name : **ASHISH DALAL**

Residential Address : **House No 1809 SECTOR 17  
AGURGAON**

Phone (landline) **01244462377**

Phone (Mobile) **7042054422** (Number Shared by Promoter in Public)

Email ID **crm.spitihomes@gmail.com**

PAN No. **XXXX973C**  
(Annex a copy in Folder A)



4. Authorised representative  
for correspondance with  
Authority:

Name : **MANISH BAKSHI**

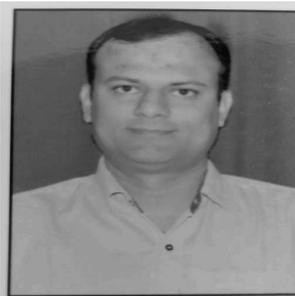
Residential Address : **T-6 204 BPTP PARK  
GENERATIONSSECTOR 37 D GURGAON 122006**

Phone (landline) **01244462377**

Phone (Mobile) **7042054422** (Number Shared by Promoter in Public)

Email ID **crm.spitihomes@gmail.com**

PAN No. **XXXX504K**  
(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	<b>SUPERMAX SPITI HOMES</b>
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>SECTOR - 33, SONIPAT</b>
Tehsil	<b>SONIPAT</b>
District	<b>SONIPAT</b>
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	<b>7042054422</b> (Number Shared by Promoter in Public)
Email	<b>crm.spitihomes@gmail.com</b>
4. Contact person at the site office:	
Name	<b>MANISH BAKSHI</b>
Phone(Landline)	<b>01244462377</b>
Phone(Mobile)	<b>7042054422</b> (Number Shared by Promoter in Public)
Email	<b>crm.spitihomes@gmail.com</b>

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:

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

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	447832	11-11-2022	291000	PUNJAB NATIONAL BANK	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   | <b>5.95625 (Acre)</b> |
| 2. Permissible FAR  | <b>65</b>             |
| 3. FAR proposed to be utilized in the project   | <b>60.84</b>          |
| 4. Total licensed area, if the land area of the present project is a part thereof   | <b>5.95625 (Acre)</b> |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>181 of 2022</b>    |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought.  | <b>Yes</b>            |

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:**

<b>1. Estimated cost of the project: (Annex a copy of the project in Folder C)</b>	<b>2074.6 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>625.4 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0.00 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>478.286875 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>970.913125 Lakhs</b>

2. The total land of the project measuring **5.95625 Acres** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>3.38575</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0.00</b>
3	CONSTRUCTION OF ROADS	<b>1.27883</b>
4	PAVEMENTS	<b>0.00</b>
5	PARKS AND PLAYGROUNDS	<b>0.45767</b>

6	GREEN BELTS	0.00
7	VEHICLE PARKINGS	0.00
8	ELECTRICITY SUB-STATION	0.00
9	CLUB HOUSE	0.00
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.00
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0.5958
12	ANY OTHER	0.00
13	COMMERCIAL	0.2382
	<b>Total</b>	<b>5.95625</b>

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

<b>Facility</b>	<b>External/ connecting service to be provided by (Name the agency)</b>	<b>Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)</b>
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:**

<b>Sr. No.</b>	<b>Name of the facility</b>	<b>Estimated cost (In Lakhs) (Within the project area only)</b>	<b>Remarks: Yet to be prepared / Submitted to HUDA, Town &amp; Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)</b>
1	INTERNAL ROADS AND PAVEMENTS	119.125	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	92.321875	YET TO BE PREPARED
3	STORM WATER DRAINAGE	35.7375	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	56.584375	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	74.453125	YET TO BE PREPARED
6	STREET LIGHTING	14.890625	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	20.846875	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	64.3275	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. **10-11-2022** (date)

6. Date of approval of Building Plans **NA** (date)

**7. New projects:**

- i) Likely date of starting the construction work **16-01-2023**
- ii) Likely date of completing the project **01-11-2027**
- iii) Sizes of the plots to be offered in the project

<b>Plot Area(In Square Meter)</b>	<b>Number of plots in the project</b>
<b>147.2</b>	<b>17</b>
<b>149.507</b>	<b>20</b>
<b>103.614</b>	<b>12</b>
<b>146.4</b>	<b>1</b>
<b>150.0</b>	<b>10</b>
<b>142.8</b>	<b>11</b>
<b>142.64</b>	<b>1</b>
<b>146.206</b>	<b>1</b>
<b>146.37</b>	<b>11</b>
<b>104.028</b>	<b>4</b>
<b>109.48</b>	<b>1</b>
<b>147.00</b>	<b>5</b>
<b>117.808</b>	<b>5</b>

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

<b>Type</b>	<b>Carpet area(In Square Meter)</b>	<b>Number of apartments</b>	<b>Number of towers</b>
<b>Apartment/Shops/Other Buildings</b>	<b>0.00</b>	<b>0</b>	<b>0</b>

**(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)**

<b>Particulars</b>	<b>Expenditure</b>
Apartments	0
Shops	0
Plots	0

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

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

**(d) Infrastructure**

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

<b>Particulars</b>	<b>Expenditure</b>
--------------------	--------------------

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

<b>Particulars</b>	<b>Year-2023</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	23.825	23.825	23.825	23.825
Water Supply System	0	0	18.464375	18.464375
Sewerage treatment & garbage disposal	0	0	18.61328125	18.61328125
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

<b>Particulars</b>	<b>Year-2024</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	23.825	0	0	0
Water Supply System	18.464375	9.2321875	9.2321875	9.2321875
Sewerage treatment & garbage disposal	0	0	18.61328125	18.61328125
Electricity Supply System	0	0	28.2921875	28.2921875
Storm Water Drainage	17.86875	17.86875	0	0
Parks and Playgrounds	10.4234375	10.4234375	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Street Light			14.890625	
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Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	9.2321875	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	6.43275	6.43275	6.43275	6.43275

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	6.43275	6.43275	6.43275	6.43275

Particulars	Year-2027			

	<b>Jan- Mar</b>	<b>Apr- June</b>	<b>July- Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	0	0		
Water Supply System	0	0		
Sewerage treatment & garbage disposal	0	0		
Electricity Supply System	0	0		
Storm Water Drainage	0	0		
Parks and Playgrounds	0	0		
Clubhouse/community centres	0	0		
Shopping area	0	0		
Other	<b>6.43275</b>	<b>6.43275</b>		

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 - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

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

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

Bank and Branch address **KOTAK MAHENDRA BANK,  
SCO 37 &42;, SECTOR - 17,  
GURUGRAM**

Bank Account number **0248016559**

IFSC code **KKBK0004280**

MICR code **110485142**

Branch code **4280**

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) **Address-T-6, 204 BPTP Park  
Generation, Sector-37D,  
Gurugram, Haryana-122006**

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) **Copy Attached**

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

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

I. ROADS AND PAVEMENT PLAN	<b>No</b>
II. ELECTRICITY SUPPLY PLAN	<b>No</b>
III. WATER SUPPLY PLAN	<b>No</b>
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	<b>No</b>
V. STROM WATER DRAINAGE	<b>No</b>
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	<b>No</b>
VII. STREET LIGHTING PLAN	<b>No</b>
VIII. PARKING PLAN	<b>No</b>

### 3. Statutory Approvals Status

<b>Statutory Approvals</b>	<b>Statutory Approvals Status</b>	<b>Date</b>
I. SERVICE PLAN ESTIMATE	<b>APPLIED FOR BUT YET TO RECEIVE</b>	<b>NA</b>
II. ZONING PLAN	<b>YET TO FILE FOR APPROVAL</b>	<b>NA</b>
III. ELECTRIFICATION PLAN ESTIMATE	<b>YET TO FILE FOR APPROVAL</b>	<b>NA</b>

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

**Copy Attached**

**(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**

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
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



<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
<b>3 . MASTER TOILET</b>		
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
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
<b>5 . TOILET</b>		
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
	<b>6 . KITCHEN</b>	
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
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	<b>8 . SIT-OUTS</b>	
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**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	12-01-2023	<a href="#">View Document</a>
2	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	12-01-2023	<a href="#">View Document</a>
3	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	12-01-2023	<a href="#">View Document</a>
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	12-01-2023	<a href="#">View Document</a>
5	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	12-01-2023	<a href="#">View Document</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** \_\_\_\_\_

