

Part - A

1. Name and registered  
address of the company

**TULA REALTOR PRIVATE LIMITED**

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

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

Phone(Landline)

**9818299026**

Phone(Mobile)

**9818299026** (Number Shared by  
Promoter in Public)

Email ID

**tularealtorpvtltd@gmail.com**

Website

**<https://www.spitiheritagehomes.com/>**

Pan No.

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

**XXXX213H**

CIN No.

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

**U70109DL2011PTC216302**

2. Managing  
Director/HOD/CEO:

Name : **ROHIT DALAL**

Residential Address : **1809 Sector 17A Gurgaon 122001**



Phone (landline) **9582519519**

Phone (Mobile) **9582519519** (Number Shared by Promoter in  
Public)

Email ID **TULAREALTORPVTLTD@GMAIL.COM**

PAN No. **XXXX360Q**

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





Public)

Email ID **TULAREALTORPVTLTD@GMAIL.COM**

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

4. Director 2:

Name : **ASHISH DALAL**

Residential Address : **1809 Sector 17A Gurgaon 122001**

Phone (landline) **9582519519**



Phone (Mobile) **9582519519** (Number Shared by Promoter in Public)

Email ID **TULAREALTORPVTLTD@GMAIL.COM**

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

5. Authorised  
representative for  
correspondance with  
Authority:

Name : **MANISH BHUPINDER KUMAR BAKSHI**

Residential Address : **1809 Sector 17A Gurgaon 122001**

Phone (landline) **9909902000**



Phone (Mobile) **9909902000** (Number Shared by Promoter in Public)

Email ID **TULAREALTORPVTLTD@GMAIL.COM**

PAN No. **XXXX504K**  
(Annex a copy in Folder A)







1. Name of the project

**SPITI HERITAGE HOMES**

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

**SECTOR 1 PATAUDI**

Tehsil

**PATAUDI**

District

**GURUGRAM**

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

Phone(Landline)

**9582519519**

Phone(Mobile)

**9582519519** (Number Shared by Promoter in Public)

Email

**tularealtorpvtltd@gmail.com**

4. Contact person at the site office:

Name

**MANISH BHUPINDER KUMAR BAKSHI**

Phone(Landline)

**9582519519**

Phone(Mobile)

**9582519519** (Number Shared by Promoter in Public)

Email

**tularealtorpvtltd@gmail.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 \_\_\_\_\_**







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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	447978	22-05-2024	1607000	PUNJAB NATIONAL BANK GURGAON SECTOR 17	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 \_\_\_\_\_



1. Land area of the project **19.1750 (Acre)**
2. Permissible FAR **0**
3. FAR proposed to be utilized in the project **0**
4. Total licensed area, if the land area of the present project is a part thereof **19.1750 (Acre)**
5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies **32 of 2024**  
**(Annex copy in folder B)**
6. Is the applicant owner-licensee of the land for which the registration is being sought. **No**

Licensee 1:	Name	<b>SURAJ BHAN</b>	Address <b>GURGAON</b>
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Licensee 2:	Name	<b>SAROJ YADAV</b>	Address <b>GURGAON</b>
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Licensee 3:	Name	<b>HARSH YADAV</b>	Address <b>GURGAON</b>
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Licensee 4:	Name	<b>M/S DAGAR HOSPITALITY AND INFRASTRUCTURE PRIVATE LIMITED</b>	Address <b>VILLA NO. 1A, NEAR GATE NO. 1 AARDEE CITY, SECTOR 52 GURGAON</b>
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Licensee 5:	Name	<b>M/S TULA REALTOR PRIVATE LIMITED</b>	Address <b>14-G, JANGPURA, EXTENSION NEW DELHI- 110014</b>
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- |  |  |
|--|--|
| ◦ Was the agreement/Power of Attorney made before or after grant of licence. <b>(State facts in brief or Annex in folder B)</b>  | <b>YES</b>   |
| iii.Are agreements and Power of Attorney registered with the Registrar   | <b>Yes</b>   |
| iv.Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. <b>(Annex in folder B)</b>  | <b>AS PER TERMS AND CONDITIONS OF COLLABORATION AGREEMENTS</b> |
| v.Has ownership of the land changed after grant of license<br><b>(Annex details in folder B)</b>   | <b>No</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 <b>(Annex details in folder B)</b> | <b>Yes</b>   |
| vi.Will applicant himself be marketing the project <b>(Provide details in folder B)</b>  | <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** \_\_\_\_\_



1. Estimated cost of the project:  
(Annex a copy of the project in  
Folder C)

**11107.04 Lakhs**

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

**3178.96 Lakhs**

ii. Estimated cost of  
construction of apartments

**0.00 Lakhs**

iii. Estimated cost of  
infrastructure and other  
structures

**5481.48 Lakhs**

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

**2178.12 Lakhs**

2. The total land of the project measuring **19.1750 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	10.9538
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	1.5000
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.3000
6	GREEN BELTS	0



11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	5.4212
12	ANY OTHER	0
	<b>Total</b>	<b>19.175</b>



		details in folder C)
ROADS	ALREADY CONNECTED WITH THE EXISTING ROAD	Yes
WATER SUPPLY	MEMO NO. 60242	Yes
ELECTRICITY	MEMO NO. CH 4/WO/E-03/2024- 25/GGN-1	Yes
SEWAGE DISPOSAL	MEMO NO. 60244	Yes
STORM WATER DRAINAGE	MEMO NO. 60235	Yes



Sr No.	Name of the facility	Lakhs) (Within the project area only)	Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	795.31	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	134.57	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	248.96	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	376.44	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	135.22	AS PER PROJECT REPORT
6	STREET LIGHTING	93.57	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	25.92	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	346.33	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
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







0	377
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iv. Type of apartments to be constructed in the project:

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



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



Particulars

Expenditure



	Mar	June	Sep	
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		

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** \_\_\_\_\_



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

**INDIAN BANK MCB  
PARLIAMENT STREET  
NEW DELHI**

Bank Account number

**7773540491**

IFSC code

**IDIB000P582**

MICR code

**110019145**

Branch code

**P582**

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)

**Rohit Dalal and Ashish  
Dalal**

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)

**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.







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

i. Lay out Plan	<b>Yes</b>
ii. Demarcation Plan	<b>Yes</b>
iii. Zoning Plan	<b>Yes</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>



III. WATER SUPPLY PLAN	Yes
6/25/24, 4:34 PM	
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	Yes
VII. STREET LIGHTING PLAN	Yes
VIII. PARKING PLAN	No



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** \_\_\_\_\_



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)

**No**

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

3. Gist of the important provisions of the Draft Agreement  
**(Annex a copy in Folder F)**

**BBA as per Regulation of RERA**

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** \_\_\_\_\_



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** \_\_\_\_\_



**Specification of apartments and other buildings including the following:**

1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	N.A
2	WALL FINISHING DETAILS	N.A
3	KITCHEN DETAILS	N.A
4	BATHROOM FITTINGS	N.A
5	WOOD WORK ETC	N.A
6	DOORS AND WINDOS FRAMES	N.A
7	GLASS WORK	N.A
8	ELECTRIC FITTINGS	N.A
9	CONDUCTING AND WIRING DETAILS	N.A
10	CUPBOARD DETAILS	N.A
11	WATER STORAGE	N.A
12	LIFT DETAILS	N.A
13	EXTERNAL GLAZINGS	N.A
13.1	WINDOWS/GLAZINGS	N.A
14	DOORS	N.A
14.1	MAIN DOORS	N.A
14.2	INTERNAL DOORS	N.A
15	AIR CONDITIONING	N.A
16	ELECTRICAL FITTINGS	N.A
17	CNG PIPE LINE	N.A
18	PROVISION OF WIFI AND BROADBAND FACILITY	N.A
19	EXTERNAL FINISHING/COLOUR SCHEME	N.A
20	INTERNAL FINISHING	N.A



1 . 3	CEILING	N.A
	<b>2 . MASTER BEDROOM/DRESSROOM</b>	
2 . 1	FLOOR	N.A
2 . 2	WALLS	N.A
2 . 3	CEILING	N.A
2 . 4	MODULAR WARDROBES	N.A
	<b>3 . MASTER TOILET</b>	
3 . 1	FLOOR	N.A
3 . 2	WALLS	N.A
3 . 3	CEILING	N.A
3 . 4	COUNTERS	N.A
3 . 5	SANITARY WARE/CP FITTINGS	N.A
3 . 6	FITTING/FIXTURES	N.A
	<b>4 . BED ROOMS</b>	
4 . 1	FLOOR	N.A
4 . 2	WALLS	N.A
4 . 3	CEILING	N.A
4 . 4	WARDROBES	N.A
	<b>5 . TOILET</b>	
5 . 1	FLOOR	N.A
5 . 2	WALLS	N.A
5 . 3	CEILING	N.A
5 . 4	COUNTERS	N.A
5 . 5	SANITARY WARE/CP FITTINGS	N.A



6 . 5	FIXTURES	N.A
6 . 6	KITCHEN APPLIANCES	N.A
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	N.A
7 . 2	WALLS & CEILING	N.A
7 . 3	TOILET	N.A
7 . 4	BALCONY	N.A
	<b>8 . SIT-OUTS</b>	
8 . 1	FLOOR	N.A
8 . 2	WALLS & CEILING	N.A
8 . 3	RAILINGS	N.A
8 . 4	FIXTURES	N.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** \_\_\_\_\_



Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	05-06-2024	<a href="#">View Document</a>
2	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	05-06-2024	<a href="#">View Document</a>
3	ZONING PLAN	05-06-2024	<a href="#">View Document</a>
4	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	05-06-2024	<a href="#">View Document</a>
5	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	05-06-2024	<a href="#">View Document</a>
6	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	05-06-2024	<a href="#">View Document</a>
7	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	05-06-2024	<a href="#">View Document</a>
8	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	05-06-2024	<a href="#">View Document</a>
9	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	05-06-2024	<a href="#">View Document</a>
10	DEMARICATION PLAN	05-06-2024	<a href="#">View Document</a>
11	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	05-06-2024	<a href="#">View Document</a>



