

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **001** Dated. **07-04-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-01,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.



Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 005

Dated. 07-04-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-02,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stillt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

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Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam Tiwari

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

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2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

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[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **009** Dated. **07-04-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-03,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)**

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.**

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement: 4 Stores for domestic purpose only (Area-155.180 Sqm)

Stilt/Ground Floor: Lift Well & Staircase only (Area-20.198 Sqm)
Stilt for parking only (Area- 131.220 Sqm)

First Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Second Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

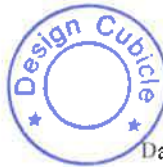
Third Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Fourth Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Terrace Floor: Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam
Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

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2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.



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[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **025**

Dated. **05-05-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-04,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
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Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



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Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

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1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3,100.00
2	Construction without revalidation of building plan	1065.390 Sqm	42,650.00
		Total	45,750.00

Say Rs. 45,750/-

Details of fee paid

3	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
4	EDC fee	3,01,912.00	
5	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.



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[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **029**

Dated. **05-05-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-05,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
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Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

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Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

- A copy of the above is forwarded to the following for information and further necessary action please.
1. Senior Town Planner, Gurugram
 2. District Town Planner (P), Gurugram
 3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 033

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-06,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
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Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

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1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

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[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **037**

Dated. **05-05-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-07,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

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Design Cubicle,
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3. District Town Planner (Enf), Gurugram.

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Design Cubicle,
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Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
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		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **041**

Dated. **05-05-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-08,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.



Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 045

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-09,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

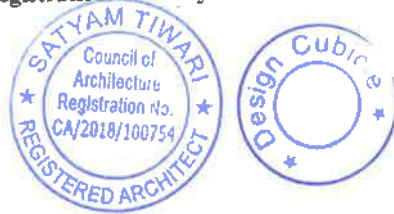
Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 186

Dated. 30-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-10,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level) :	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.




Ar. Satyam Tiwari

Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **114** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-11,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **118**

Dated. **16-06-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-12,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Bnf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **122**

Dated. **16-06-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-12A,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 126

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-14,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 130

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-15,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 134

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-16,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.037 Sqm) Stilt for parking only (Area- 138.386 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
Total			3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404
3	EDC fee	3,62,300.00
4	Labour Cess	(1,24,820.00 +68,500.00) =1,93,320.00
Total		14,12,024.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 310

Dated. 06/10/2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-17,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level) :	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam
Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 138

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-18,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,911.00
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00
Total		10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 142

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-19,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00
Total		10,33,789.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 146

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-20,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 150

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-21,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **154**

Dated. **16-06-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-22,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,911.00
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00
Total		10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 158

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-23,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

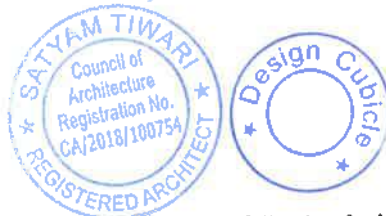
Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 314

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-24,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

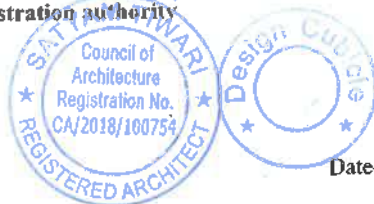
Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level) :	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
		Total	3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0	
		Total	7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 093

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-25,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:-

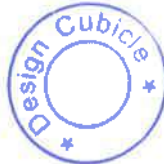
Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **049**

Dated. **05-05-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-26,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **053**

Dated. **05-05-2025**

Subject:-

**Occupation Certificate in respect of Residential building on plot No- L-27,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)**

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Munty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 162

Dated. 16-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-28,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **166** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-29,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement: 4 Stores for domestic purpose only (Area-155.180 Sqm)

Stilt/Ground Floor: Lift Well & Staircase only (Area-20.198 Sqm)
Stilt for parking only (Area- 131.220 Sqm)

First Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Second Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Third Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Fourth Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Area-134.278 Sqm + 14.344 Sqm).

Terrace Floor: Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **170** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-30,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 258.216 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. **Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement: 4 Stores for domestic purpose only (Area-171.816 Sqm)

Stilt/Ground Floor: Lift Well & Staircase only (Area-21.037 Sqm)
Stilt for parking only (Area- 138.386 Sqm)

First Floor: Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).

Second Floor: Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).

Third Floor: Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).

Fourth Floor: Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.015 Sqm + 11.445 Sqm).

Terrace Floor: Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 318

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-31,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Still/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stillt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited.**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **174** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-32,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,911.00
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00
Total		10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **178** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-33,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement: 4 Stores for domestic purpose only (Area-155.180 Sqm)

Stilt/Ground Floor: Lift Well & Staircase only (Area-20.198 Sqm)
Stilt for parking only (Area- 131.220 Sqm)

First Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).

Second Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).

Third Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).

Fourth Floor: Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).

Terrace Floor: Mummy and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **182** Dated. **16-06-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-34,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Inf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.



Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **OST** Dated. **05-05-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-35,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.



Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No.

061

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-36,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **065** Dated. **05-05-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-37,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 190

Dated. 30-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-38,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level) :	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level) :	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam
Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
		Total	3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0	
		Total	7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 013

Dated. 07-04-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-39,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.



Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **017**

Dated. **07-04-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-40,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam Tiwari

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 021

Dated. 07-04-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-41,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,823 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 069

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-42,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **073** Dated. **05-05-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-43,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 077

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-44,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 081

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-45,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 085

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-46,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00
Total		10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 089

Dated. 05-05-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-47,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 194

Dated. 20-06-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-48,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Council of
Ar. SATYAM TIWARI


Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **246** Dated. **16-09-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-49,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 198

Dated. 11-08-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- I-50,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 250

Dated. 16-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-51,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 254

Dated. 16-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-52,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 202

Dated. 11-08-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-53,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **258**

Dated. **16-09-2025**

Subject:-

**Occupation Certificate in respect of Residential building on plot No- 1-54,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)**

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 234

Dated. 6-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-55,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet,
(Duplex Lower Level):	1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Duplex Upper Level):	(Area-124.897 Sqm + 22.122 Sqm).
Third Floor	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet,
(Duplex Lower Level):	1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase
(Duplex Upper Level):	(Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **206**

Dated. **11-08-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-56,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

• ✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 210

Dated. 11-08-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-57,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,911.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **262**

Dated. **16-09-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-58,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **266**

Dated. **29-09-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-59,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam Tiwari

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 214

Dated. 18-08-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-60,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **218**

Dated. **18-08-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-61,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,911.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 258

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-62,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 286

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-63,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 222

Dated. 18-08-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-64,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00
Total		10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **270** Dated. **29-09-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-65,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 274

Dated. 29-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-66,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **226** Dated. **18-08-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-67,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- **Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484**
D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

- A copy of the above is forwarded to the following for information and further necessary action please.
1. Senior Town Planner, Gurugram
 2. District Town Planner (P), Gurugram
 3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **290** Dated. **29-09-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-68,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area – 258.216 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-171.816 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.869 Sqm) Stilt for parking only (Area- 138.961 Sqm)
First Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Second Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Third Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Fourth Floor:	Drawing Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 3 Dress, Puja Room, Lift well & Staircase (Area-146.590 Sqm + 12.278 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 19.074 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	160.342 Sqm	3210.00
		Total	3,210.00

Say Rs. 3,300/-

Details of fee paid

2	Purchasable FAR	6,71,104.00 + 1,85,300 = 8,56,404	
3	EDC fee	3,62,300.00	
4	Labour Cess	(1,24,825.00 +68,500.00) =1,93,325.00	
		Total	14,12,029.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 302

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-69,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stilt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Second Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm).
Fourth Floor (Duplex Upper Level):	Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
Total			3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0
Total		7,32,681.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From **Satyam Tiwari, (CA/2018/100754)**
924, Second Floor, Sector-7C, Faridabad, Haryana.

To **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **230** Dated. **18-08-2025**

Subject:- **Occupation Certificate in respect of Residential building on plot No- L-70,**
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:- Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)


The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.


Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,789.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 234

Dated. 15-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-71,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,911.00	
4	Labour Cess	(1,11,550.00 +68,500.00) =1,80,050.00	
		Total	10,33,788.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 278

Dated. 29-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-72,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)


The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.


Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00	
		Total	10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ **St. Patricks Realty Private Limited,**
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. **282**

Dated. **29-09-2025**

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-73,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **St. Patricks Realty Private Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Satyam Tiwari CA/2018/100754** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-21.179 Sqm) Stilt for parking only (Area- 131.162 Sqm)
First Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Second Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Third Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Fourth Floor:	Living Room, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.666 Sqm + 14.879 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	152.011 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee	3,01,912.00
4	Labour Cess	(1,13,210.00 +68,000.00) =1,81,210.00
Total		10,34,949.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 238

Dated. 15-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-74,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

Endst. No.



Dated.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
		Total	3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	EDC fee	3,01,912.00	
4	Labour Cess	(1,11,553.00 +68,500.00) =1,80,053.00	
		Total	10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 242

Dated. 15-09-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-75,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stilt/Ground Floor:	Lift Well & Staircase only (Area-20.198 Sqm) Stilt for parking only (Area- 131.220 Sqm)
First Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Second Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Third Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-134.278 Sqm + 14.344 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Endst. No.

Dated.

Satyam

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	151.638 Sqm	3100.00
Total			3,100.00

Say Rs. 3,100/-

Details of fee paid

2	Purchasable FAR		4,13,544.00 + 1,38,283 = 5,51,827
3	EDC fee		3,01,912.00
4	Labour Cess		(1,11,553.00 +68,500.00) =1,80,053.00
Total			10,33,792.00

This amount is subject to audit and reconciliation.

Form BRS-V
[See Code 4.11 (4)]

From

Satyam Tiwari, (CA/2018/100754)
924, Second Floor, Sector-7C, Faridabad, Haryana.

To

✓ St. Patricks Realty Private Limited,
The Median, Central Park Resorts, Sector-48, Gurugram, Haryana-122018.

Memo No. 306

Dated. 06-10-2025

Subject:-

Occupation Certificate in respect of Residential building on plot No- L-76,
Central Park Flower Valley, Sector-29, 30, 32 & 33, Sohna, Gurugram. (Plot Area - 215.180 Sqm)

Ref:-

Director General, Town & Country Planning Department Haryana as per office memo no. Misc-2484
D/2022/34493-94 dated 16.11.2022.

Whereas St. Patricks Realty Private Limited has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Satyam Tiwari CA/2018/100754 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

Basement:	4 Stores for domestic purpose only (Area-155.180 Sqm)
Stillt/Ground Floor:	Lift Well & Staircase only (Area-20.643 Sqm) Stillt for parking only (Area- 134.537 Sqm)
First Floor (Duplex Lower Level): Second Floor (Duplex Upper Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm). Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Third Floor (Duplex Lower Level): Fourth Floor (Duplex Upper Level):	Lobby, Living, Drawing Room, Dining, Kitchen, Wash, 1 Bed Room, 1 Toilet, 1 Dress, 1 PD. Room, Lift well & Staircase (Area-134.836 Sqm + 14.494 Sqm). Lobby-2, Lounge, 3 Bed Rooms, 3 Toilets, 2 Dress, Lift wells & Staircase (Area-124.897 Sqm + 22.122 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 17.851 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by me and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has not been approved as independent unit. The registration of the 4th floor/S+4th Floor shall not be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.





Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. Senior Town Planner, Gurugram
2. District Town Planner (P), Gurugram
3. District Town Planner (Enf), Gurugram.

Ar. Satyam Tiwari
Design Cubicle,
924, Second Floor, Sector-7C, Faridabad.

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.180 Sqm	3105.00
		Total	3,105.00

Say Rs. 3,200/-

Details of fee paid

2	Purchasable FAR	4,13,544.00 + 1,38,283 = 5,51,827	
3	Labour Cess	(1,13,854.0 + 67,000.0) = 1,80,854.0	
		Total	7,32,681.00

This amount is subject to audit and reconciliation.