

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

From Ar. Manju Bala, CA/2017/83439,
O/o – House No.- 727/5, Patel Nagar, Gurugram.

To Avarna Projects LLP
Through Its Authorized Signatory Aman Sharma
H-65, Connaught Circus, New Delhi - 122018

Memo No. 39

Dated. 29/12/2025

Subject: - Occupation Certificate In respect of Residential building on Plot No.- 03, 05, 07, Pocket-G, Birla Navya (Drisha 1A), AnantRaj Estates, Sector-63A, Gurugram, Haryana. (Plot Area- 264.375 Sqm).

Ref: - Your application dated 29/12/2025 for issuance of O.C. Through Ar. Manju Bala, CA/2017/83439

Whereas Avarna Projects LLP Through Its Authorized Signatory Aman Sharma has applied for the Issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No. 41 of 1963 through Ar. Manju Bala, CA/2017/83439 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Basement:	Basement for domestic storage purpose only (Area-133.665 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-29.535 sqm) Stilt for parking only (Area-103.497 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-24.882 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 Architect 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.



MANJU BALA
Architect
CA/2017/83439
H. No. 727/5, Patel Nagar, Gurugram

Manjibala

Ar. Manju Bala,
CA/2017/83439

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.
4. M/s Anant Raj Ltd. Gurugram.

Ar. Manju Bala,
CA/2017/83439

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

From
Ar. Manju Bala, CA/2017/83439,
O/o – House No.- 727/5, Patel Nagar, Gurugram.

To
Avarna Projects LLP
Through Its Authorized Signatory Aman Sharma
H-65, Connaught Circus, New Delhi - 122018

Memo No. 35

Dated. 29/12/2025

Subject: Occupation Certificate in respect of Residential building on Plot No.- 02, 04, 06, 08, Pocket-G, Birla Navya (Drisha 1A), Anant Raj Estates, Sector-63A, Gurugram, Haryana. (Plot Area- 264.375 Sqm).

Ref: - Your application dated 29/12/2025 for Issuance of O.C. Through Ar. Manju Bala, CA/2017/83439

Whereas Avarna Projects LLP Through Its Authorized Signatory Aman Sharma has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Manju Bala, CA/2017/83439 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Basement:	Basement for domestic storage purpose only (Area-133.675 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-29.535 sqm) Stilt for parking only (Area-103.497 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.323 Sqm + 20.709 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-24.882 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 Architect 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.

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29/12/2025

Manjula
MANJU BALA
Architect
CA/2017/83439
Ar. Manju Bala,
CA/2017/83439
H. No. 727/5, Patel Nagar, Gurugram
Dated.

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1. Senior Town Planner, Gurugram.
- ✓ 2. District Town Planner (P), Gurugram.
3. District Town Planner (Enf), Gurugram.
4. M/s Anant Raj Ltd. Gurugram.

Ar. Manju Bala.

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

From Ar. Manju Bala, CA/2017/83439,
O/o – House No.- 727/5, Patel Nagar, Gurugram.

To Avarna Projects LLP
Through Its Authorized Signatory Aman Sharma
H-65, Connaught Circus, New Delhi - 122018

Memo No. 31

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 01, Pocket-G, Birla Navya (Drisha 1A), AnantRaj Estates, Sector-63A, Gurugram, Haryana. (Plot Area- 264.375 Sqm).

Ref: - Your application dated 29/12/2025 for issuance of O.C. Through Ar. Manju Bala, CA/2017/83439

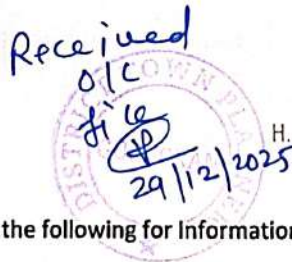
Whereas Avarna Projects LLP Through Its Authorized Signatory Aman Sharma has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Manju Bala, CA/2017/83439 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Basement:	Basement for domestic storage purpose only (Area-131.419 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-27.876 sqm) Stilt for parking only (Area-103.543 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.631 Sqm + 18.788 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.631 Sqm + 18.788 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.631 Sqm + 18.788 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-112.631 Sqm + 18.788 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-23.358 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 Architect 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.



MANJU BALA
Architect
CA/2017/83439
H. No. 727/5, Patel Nagar, Gurugram
Dated.

Manju Bala
Ar. Manju Bala,
CA/2017/83439

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.
4. M/s Anant Raj Ltd. Gurugram.

Ar. Manju Bala,
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To Avarna Projects LLP
Through Its Authorized Signatory Aman Sharma
H-65, Connaught Circus, New Delhi - 122018

Memo No. 83

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 24, Pocket-G, Birla Navya (Drisha 1A), Anant Raj Estates, Sector-63A, Gurugram, Haryana. (Plot Area- 229.838 Sqm).

Ref: - Your application dated 29/12/2025 for Issuance of O.C. Through Ar. Manju Bala, CA/2017/83439

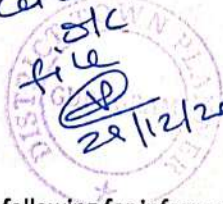
Whereas Avarna Projects LLP Through Its Authorized Signatory Aman Sharma has applied for the Issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Manju Bala, CA/2017/83439 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Basement:	Basement for domestic storage purpose only (Area-108.81 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-27.441 sqm) Stilt for parking only (Area-98.398 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.25), Lift well and Stair case only (Area-107.051 Sqm + 18.788 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.25), Lift well and Stair case only (Area-107.051 Sqm + 18.788 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.25), Lift well and Stair case only (Area-107.051 Sqm + 18.788 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.25), Lift well and Stair case only (Area-107.051 Sqm + 18.788 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-19.361 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 Architect 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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Manju Bala
MANJU BALA
Architect
CA/2017/83439
H. No. 727/5, Patel Nagar, Gurugram

Ar. Manju Bala,
CA/2017/83439

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H-65, Connaught Circus, New Delhi - 122018

Memo No. 75

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 19, Pocket-G, Birla Navya (Drisha 1A), Anant Raj Estates, Sector-63A, Gurugram, Haryana. (Plot Area- 264.375 Sqm).

Ref: - Your application dated 29/12/2025 for issuance of O.C. Through Ar. Manju Bala, CA/2017/83439

Whereas Avarna Projects LLP Through Its Authorized Signatory Aman Sharma has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No. 41 of 1963 through Ar. Manju Bala, CA/2017/83439 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Basement:	Basement for domestic storage purpose only (Area-133.881 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-23.475 sqm) Stilt for parking only (Area-111.91 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-115.82 Sqm + 19.565 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-115.82 Sqm + 19.565 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-115.82 Sqm + 19.565 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and Stair case only (Area-115.82 Sqm + 19.565 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-22.475 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 Architect 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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MANJU BALA
Architect
CA/2017/83439
H. No. 727/5, Patel Nagar, Gurugram
Dated.

Ar. Manju Bala,
CA/2017/83439

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

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Ar. Manju Bala,
CA/2017/83439