

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. 71

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 18, 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-124.886 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-23.969 sqm) Stilt for parking only (Area-106.871 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-111.277 Sqm + 19.563 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-111.277 Sqm + 19.563 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-111.277 Sqm + 19.563 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-111.277 Sqm + 19.563 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-22.744 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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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

Manju Bala  
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.

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. 67

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 17, 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-133.875 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-24.076 sqm) Stilt for parking only (Area-111.221 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.35), Lift well and Stair case only (Area-115.813 Sqm + 19.484 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.35), Lift well and Stair case only (Area-115.813 Sqm + 19.484 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.35), Lift well and Stair case only (Area-115.813 Sqm + 19.484 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.60X1.35), Lift well and Stair case only (Area-115.813 Sqm + 19.484 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-23.056Sqm)

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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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.

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,  
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. 63

Dated. 29/12/2025

Subject:- Occupation Certificate In respect of Residential building on Plot No.- 14,16,20, 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-133.875 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-24.074 sqm) Stilt for parking only (Area-111.223 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, Two Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-115.815 Sqm + 19.482 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, Two Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-115.815 Sqm + 19.482 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, Two Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-115.815 Sqm + 19.482 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, Two Dress, Shaft (Area-2.50X1.35), Lift well and Stair case only (Area-115.815 Sqm + 19.482 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-22.049 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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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.

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.

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.

59

Dated.

29/12/2025

Subject: -

Occupation Certificate In respect of Residential building on Plot No.- 12a, 15, 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-133.875 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-24.074 sqm) Stilt for parking only (Area-111.223 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, two Dress, Shaft (Area- 2.50X1.35), Lift well and Stair case only (Area-115.734 Sqm + 19.563 Sqm)
Second Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, two Dress, Shaft (Area- 2.50X1.35), Lift well and Stair case only (Area-115.734 Sqm + 19.563 Sqm)
Third Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, two Dress, Shaft (Area- 2.50X1.35), Lift well and Stair case only (Area-115.734 Sqm + 19.563 Sqm)
Fourth Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, two Dress, Shaft (Area- 2.50X1.35), Lift well and Stair case only (Area-115.734 Sqm + 19.563 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-23.049 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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
Dated.

Ar. Manju Bala,  
CA/2017/83439

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

From Ar. Manju Bala, CA/2017/83439,  
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H-65, Connaught Circus, New Delhi - 122018

Memo No. 43

Dated. 29/12/2025

Subject: - Occupation Certificate in respect of Residential building on Plot No.- 09, 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: -

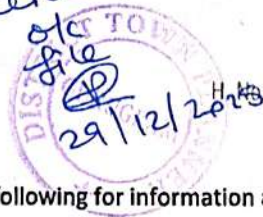
Basement:	Basement for domestic storage purpose only (Area-133.665 Sqm)
Ground/Stilt Floor:	Lift well and Stair case only (Area-29.535 sqm) Stilt for parking only (Area-103.497 sqm)
First Floor:	Living, Kitchen, Three Bed Rooms, Three Toilets, One Dress, Foyer, Shaft (Area-2.501X1.25), Lift well and 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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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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29/12/2025



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,