

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

From

**Abhishek Tiwari, (CA/2011/52113)**  
**ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana**

To

✓ **DLF Limited (earlier known as DLF Real Estate Builders Limited),**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. 167

Dated. 01/06/2023

Subject:-

**Occupation Certificate in respect of Residential building on plot No- F-13/2,**  
**DLF City Phase-I, Gurugram (Plot Area - 296.80 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 **DLF Limited (earlier known as DLF Real Estate Builders Limited)**, has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Abhishek Tiwari CA/2011/52113** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	<b>4 Rooms with water closet (Area – 53.989 Sqm)</b> <b>4 Store rooms for domestic purpose only (Area-113.733 Sqm)</b>
<b>Stilt/Ground Floor:</b>	<b>Lift Well &amp; Staircase only (Area-20.170 Sqm)</b> <b>Stilt for parking only (Area- 155.668 Sqm)</b>
<b>First Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.538 Sqm + 16.502 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Second Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.538 Sqm + 16.502 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Third Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.538 Sqm + 16.502 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Fourth Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.538 Sqm + 16.502 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Terrace Floor:</b>	<b>Mumty and Machine Room only (Area- 20.17 Sqm)</b>

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.**



*Ar. Abhishek Tiwari*  
**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	175.710 Sqm	3515.00
2	Area added without sanctioned plan	0.840 Sqm	170.00
<b>Total</b>			<b>3685.00</b>

**Say Rs. 3685/-**

Details of fee paid

3	Purchasable FAR	12,86,776.00
4	EDC fee	4,62,696.00
5	Labour Cess	(1,31,748.00 +77,400.00)
		=2,09,148.00
<b>Total</b>		<b>19,58,620.00</b>

**This amount is subject to audit and reconciliation.**



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

From

**Abhishek Tiwari, (CA/2011/52113)**  
ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana

To

**DLF Limited (earlier known as DLF Real Estate Builders Limited),**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. 170

Dated. 01/06/2023

Subject:-

**Occupation Certificate in respect of Residential building on plot No- F-13/3,**  
**DLF City Phase-I, Gurugram (Plot Area - 296.80 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 **DLF Limited (earlier known as DLF Real Estate Builders Limited)**, has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Abhishek Tiwari CA/2011/52113** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	<b>4 Rooms with water closet (Area – 53.989 Sqm)</b>
	<b>4 Store rooms for domestic purpose only (Area-113.733 Sqm)</b>
<b>Stilt/Ground Floor:</b>	<b>Lift Well &amp; Staircase only (Area-20.170 Sqm)</b>
	<b>Stilt for parking only (Area- 155.540 Sqm)</b>
<b>First Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.411 Sqm + 16.299 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Second Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.411 Sqm + 16.299 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Third Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.411 Sqm + 16.299 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Fourth Floor:</b>	<b>Drawing room, Lobby, Kitchen, 4 Bed Rooms, 4 Toilets, 1 powder room, Lift well and Stair case only (Area-159.411 Sqm + 16.299 Sqm), Shaft cutout size (1.85 X 2.20).</b>
<b>Terrace Floor:</b>	<b>Mumty and Machine Room only (Area- 20.17 Sqm)</b>

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.**



*Ar. Abhishek Tiwari*  
**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	175.710 Sqm	3515.00
<b>Total</b>			<b>3515.00</b>

Say Rs. 3515/-

Details of fee paid

3	Purchasable FAR	12,86,776.00
4	EDC fee	4,62,696.00
5	Labour Cess	(1,31,748.00 +77,100.00) =2,08,848.00
<b>Total</b>		<b>19,58,320.00</b>

**This amount is subject to audit and reconciliation.**



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

From

Abhishek Tiwari, (CA/2011/52113)  
ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana

To

✓ DLF Limited (earlier known as DLF Real Estate Builders Limited),  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. 173

Dated. 01/06/2023

Subject:-

Occupation Certificate in respect of Residential building on plot No- F-13/4,  
DLF City Phase-I, Gurugram (Plot Area - 420.00 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 DLF Limited (earlier known as DLF Real Estate Builders Limited), has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. Abhishek Tiwari CA/2011/52113 Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	4 Rooms with water closet (Area – 53.718 Sqm) 4 Store rooms for domestic purpose only (Area-206.233 Sqm)
<b>Stilt/Ground Floor:</b>	Lift Well & Staircase only (Area-19.490 Sqm) Stilt for parking only (Area- 228.431 Sqm)
<b>First Floor:</b>	Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.693 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.72) & (2.30 x 1.78).
<b>Second Floor:</b>	Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.693 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.72) & (2.30 x 1.78).
<b>Third Floor:</b>	Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.693 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.72) & (2.30 x 1.78).
<b>Fourth Floor:</b>	Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.693 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.72) & (2.30 x 1.78).
<b>Terrace Floor:</b>	Mumty and Machine Room only (Area- 21.686 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.**



Ar. Abhishek Tiwari  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

Ar. Abhishek Tiwari  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	247.494 Sqm	4950.00
2	Area added without sanctioned plan	0.756 Sqm	160.00
<b>Total</b>			<b>5110.00</b>

Say Rs. 5110/-

Details of fee paid

3	Purchasable FAR	27,11,520.00
4	EDC fee	6,54,759.00
5	Labour Cess	(1,86,499.00 +1,12,000.00)
		=2,98,499.00
<b>Total</b>		<b>36,64,778.00</b>

**This amount is subject to audit and reconciliation.**



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

From

**Abhishek Tiwari, (CA/2011/52113)**  
**ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana**

To

✓ **DLF Limited (earlier known as DLF Real Estate Builders Limited).**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. 176

Dated. 01/06/2023

Subject:-

**Occupation Certificate in respect of Residential building on plot No- F-13/5,  
DLF City Phase-I, Gurugram (Plot Area - 420.00 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 **DLF Limited (earlier known as DLF Real Estate Builders Limited)**, has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Abhishek Tiwari CA/2011/52113** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	<b>4 Rooms with water closet (Area – 53.718 Sqm) 4 Store rooms for domestic purpose only (Area-206.233 Sqm)</b>
<b>Stilt/Ground Floor:</b>	<b>Lift Well &amp; Staircase only (Area-19.490 Sqm) Stilt for parking only (Area- 228.609 Sqm)</b>
<b>First Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room,4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.871 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.67) &amp; (2.30 x 1.78).</b>
<b>Second Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room,4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.871 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.67) &amp; (2.30 x 1.78).</b>
<b>Third Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room,4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.871 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.67) &amp; (2.30 x 1.78).</b>
<b>Fourth Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room,4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.871 Sqm + 18.823 Sqm), Shaft cutout size (2.54 X 1.67) &amp; (2.30 x 1.78).</b>
<b>Terrace Floor:</b>	<b>Mumty and Machine Room only (Area- 21.686 Sqm)</b>

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.**



**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	247.672 Sqm	4955.00
2	Area added without sanctioned plan	0.705 Sqm	145.00
<b>Total</b>			<b>5100.00</b>

**Say Rs. 5100/-**

Details of fee paid

3	Purchasable FAR	27,11,520.00
4	EDC fee	6,54,759.00
5	Labour Cess	(1,86,538.00 +1,12,000.00)
		=2,98,538.00
<b>Total</b>		<b>36,64,817.00</b>

**This amount is subject to audit and reconciliation.**





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

From

**Abhishek Tiwari, (CA/2011/52113)**  
**ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana**

To

**DLF Limited (earlier known as DLF Utilities Limited),**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. 179

Dated. 01/06/2023

Subject:-

**Occupation Certificate in respect of Residential building on plot No- F-13/6,**  
**DLF City Phase-I, Gurugram (Plot Area - 420.00 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 **DLF Limited (earlier known as DLF Utilities Limited)**, has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Abhishek Tiwari CA/2011/52113** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	<b>4 Rooms with water closet (Area – 53.718 Sqm)</b> <b>4 Store rooms for domestic purpose only (Area-206.508 Sqm)</b>
<b>Stilt/Ground Floor:</b>	<b>Lift Well &amp; Staircase only (Area-19.490 Sqm)</b> <b>Stilt for parking only (Area- 228.612 Sqm)</b>
<b>First Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.734 Sqm + 18.988 Sqm), Shaft cutout size (2.54 X 1.68) &amp; (2.30 x 1.82).</b>
<b>Second Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.734 Sqm + 18.988 Sqm), Shaft cutout size (2.54 X 1.68) &amp; (2.30 x 1.82).</b>
<b>Third Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.734 Sqm + 18.988 Sqm), Shaft cutout size (2.54 X 1.68) &amp; (2.30 x 1.82).</b>
<b>Fourth Floor:</b>	<b>Drawing room, Dining, Kitchen, 4 Bed Rooms, 1 Study room, 4 Dress, 5 Toilets, 1 powder room, Lift well and Stair case only (Area-229.734 Sqm + 18.988 Sqm), Shaft cutout size (2.54 X 1.68) &amp; (2.30 x 1.82).</b>
<b>Terrace Floor:</b>	<b>Mumty and Machine Room only (Area- 21.686 Sqm)</b>

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.**



**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	247.438 Sqm	4950.00
2	Area added without sanctioned plan	4.520 Sqm	905.00
<b>Total</b>			<b>5855.00</b>

Say Rs. 5855/-

Details of fee paid

3	Purchasable FAR	27,11,520.00
4	EDC fee	6,54,759.00
5	Labour Cess	(1,86,502.00 +1,12,100.00)
		=2,98,602.00
<b>Total</b>		<b>36,64,881.00</b>

**This amount is subject to audit and reconciliation.**



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

From

**Abhishek Tiwari, (CA/2011/52113)**  
**ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana**

To

✓ **DLF RESIDENTIAL PARTNERS LIMITED,**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002

Memo No. **182**

Dated. **01/06/2023**

Subject:-

**Occupation Certificate in respect of Residential building on plot No- F-16/5, at 9M wide road, DLF City Phase-I, Gurugram (Plot Area - 264.00 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 **DLF RESIDENTIAL PARTNERS LIMITED** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through Ar. **Abhishek Tiwari CA/2011/52113** Under self-certification policy as per amendment in Chapter-4 of HBC-2017, and subsequent amendment, in respect of the building described below:

<b>Basement:</b>	<b>4 Rooms with water closet (Area – 52.983 Sqm)</b>
	<b>4 Store rooms for domestic purpose only (Area-71.238 Sqm)</b>
<b>Stilt/Ground Floor:</b>	<b>Lift Well &amp; Staircase only (Area-17.226 Sqm)</b>
	<b>Stilt for parking only (Area- 137.343 Sqm)</b>
<b>First Floor:</b>	<b>Drawing room, Lobby, Kitchen, Four Bed Rooms, Four Toilets, Lift well and Stair case only (Area-140.836 Sqm + 13.733 Sqm), Shaft cutout size (3.0 X 1.0).</b>
<b>Second Floor:</b>	<b>Drawing room, Lobby, Kitchen, Four Bed Rooms, Four Toilets, Lift well and Stair case only (Area-140.836 Sqm + 13.733 Sqm), Shaft cutout size (3.0 X 1.0).</b>
<b>Third Floor:</b>	<b>Drawing room, Lobby, Kitchen, Four Bed Rooms, Four Toilets, Lift well and Stair case only (Area-140.836 Sqm + 13.733 Sqm), Shaft cutout size (3.0 X 1.0).</b>
<b>Fourth Floor:</b>	<b>Drawing room, Lobby, Kitchen, Four Bed Rooms, Four Toilets, Lift well and Stair case only (Area-140.836 Sqm + 13.733 Sqm), Shaft cutout size (3.0 X 1.0).</b>
<b>Terrace Floor:</b>	<b>Mumty and Machine Room only (Area- 17.383 Sqm)</b>

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.**



**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Endst. No.

Dated.

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

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

**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	154.429 Sqm	3090.00
2	Area added without sanctioned plan	0.576 Sqm	120.00
		<b>Total</b>	<b>3210.00</b>

**Say Rs. 3210/-**

Details of fee paid

3	Purchasable FAR	11,44,572.00
4	EDC fee	4,11,563.00
5	Labour Cess	(1,13,160.00 +66,000.00) =1,79,160.00
	<b>Total</b>	<b>17,35,295.00</b>

**This amount is subject to audit and reconciliation.**



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

From

**Abhishek Tiwari, (CA/2011/52113)**  
ARCOP Associates Private Limited, P. No. 36B, Sector-32, Gurugram, Haryana

To

**DLF Residential Partner Limited.**  
2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram, Haryana-122002.

Memo No. **360**

Dated. **23/08/2023.**

Subject:- **Occupation Certificate in respect of Residential building on plot No- F3/1A, Phase - I, DLF CITY, Gurugram (Plot Area- 394.32 Sqm).**

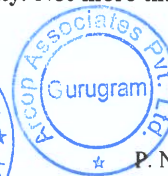
Ref:- Director General, Town & Country Planning Department Haryana as per office memo no.Misc-2484 D/2022/34493-94 dated 16.11.2022.

Whereas **DLF Residential Partner Limited** has applied for the issuance of certificate as required under Code 4.11 of Haryana Building Code-2017 through **Ar. Abhishek Tiwari CA/2011/52113** 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 Rooms with water closet (Area- 52.780 Sqm)  
4 Store rooms for domestic purpose only (Area-141.597 Sqm)  
**Stilt/Ground Floor:** Lift Well & Staircase only (Area-25.169 Sqm)  
Stilt for parking only (Area- 203.541 Sqm)  
**First Floor:** Drawing/Dining Room, Kitchen, 5 Bed Rooms, Puja, 3 Dress, 5 Toilets, Powder room, Foyer, Lift well and Stair case only (Area-209.610 Sqm + 19.287 Sqm).  
**Second Floor:** Drawing/Dining Room, Kitchen, 5 Bed Rooms, Puja, 3 Dress, 5 Toilets, Powder room, Foyer, Lift well and Stair case only (Area-209.610 Sqm + 19.287 Sqm).  
**Third Floor:** Drawing/Dining Room, Kitchen, 5 Bed Rooms, Puja, 3 Dress, 5 Toilets, Powder room, Foyer, Lift well and Stair case only (Area-209.610 Sqm + 19.287 Sqm).  
**Fourth Floor:** Drawing/Dining Room, Kitchen, 5 Bed Rooms, Puja, 3 Dress, 5 Toilets, Powder room, Foyer, Lift well and Stair case only (Area-209.610 Sqm + 19.287 Sqm).  
**Terrace Floor:** Mumty and Machine Room only (Area-21.718 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 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.**



**Ar. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

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. Abhishek Tiwari**  
ARCOP Associates Private Limited,  
P. No. 36B, Sector-32, Gurugram, Haryana

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	228.566 Sqm	4580.00
2	Area added without sanctioned plan	0.907 Sqm	190.00
		<b>Total</b>	<b>4770.00</b>

**Say Rs. 4770/-**

Details of fee paid

3	Purchasable FAR	25,45,730.00
4	EDC fee	6,14,725.00
5	Labour Cess	(1,70,185.00+96,500.00)
		=2,66,685.00
	<b>Total</b>	<b>34,27,140.00</b>

**This amount is subject to audit and reconciliation.**



### CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas, if applicable, to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- The promoter shall convey/allow usage of common areas, if applicable, as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months.

### VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 25th March, 2021 and ending with 28th February, 2024 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder of the Haryana Real Estate (Regulation and Development) Rules, 2017.

### REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



REGISTRATION NO. 16 of 2021

RC/REP/HARERA/GGM/448/180/2021/16 Date: 25.03.2021

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-840-2021

REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT

## INDEPENDENT FLOORS AT DLF CITY PHASE I

This registration is granted  
under section 5 of  
the Real Estate (Regulation & Development) Act, 2016  
to the following project under project registration number  
as mentioned above

### PARTICULARS OF THE NEW PROJECT

S.N.	Particular	Detail
1.	Name of the project	Independent Floors at DLF City Phase I
2.	Location	DLF City Phase-I, Gurugram, Haryana
3.	Total area of the project	0.621 acres (Independent Floors on 7 residential plots of 2511.85 sqm. in DLF City Phase-I)
4.	Area of project for registration	0.621 acres (Independent Floors on 7 residential plots of 2511.85 sqm. in DLF City Phase-I)
5.	Nature of the project	Residential Floors
6.	Total FAR of the project	6028.61 sqm
7.	Number of Towers	Floors on 7 residential plots
8.	Number of Units	Main units - 28

### NAME OF THE PROMOTER

S.N.	Particular	Detail
1.	Promoter/Development agreement holder	M/s DLF Real Estate Builders Limited

### PARTICULARS OF THE PROMOTER 1 / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s DLF Real Estate Builders Limited
2.	Registered Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)
2.	Corporate Office Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)
3.	Local Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)
4.	CIN	U70200HR2008PLC075593
5.	PAN	AACCD9979L
6.	Status	Active
7.	Mobile No.	9711080232
8.	Landline No.	0124-4769000
9.	Email-Id	haryanarera@dlf.in
10.	Authorized Signatory	Mr. Shivang Vashisth

### DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	000705051164	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001
2.	Separate RERA account of the project (70%)	000705051165	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001
3.	Free account of the promoter of the project (30%)	000705051166	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 25.03.2021  
Place: Gurugram

(Dr. K.K. Khandelwal)  
Chairman  
DR. KRISHANA KUMAR Khandelwal IAS (R)  
Haryana Real Estate Regulatory Authority  
Gurugram  
HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM



## ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

1. Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
2. The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
3. No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.

Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)

### Explanation:

(i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);

(ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:

Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.

4. The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities if provided in real estate project are part of the common areas. Accordingly, if applicable, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities (if applicable). Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:

"common areas" mean—

(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;

(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;

(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;

(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;

(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;

(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

(vii) all community and commercial facilities as provided in the real estate project;

(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

5. The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
6. In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
7. There shall not be any subvention scheme for the registered project without prior approval of the authority.
8. The promoter shall make available all the approved plans of the project on the project site.
9. The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.
10. The promoter (M/s DLF Real Estate Builders Limited) shall execute the builder buyer agreement and conveyance deed with the conforming party (M/s DLF Residential Partners Limited) who is also joint promoter and shall be responsible for obligations of promoter both jointly as well as severally.

Dated: 25.03.2021  
Place: Gurugram



  
DR. KRISHANA KUMAR KHADWAL, IAS (R)  
CHAIRMAN  
Haryana Real Estate Regulatory Authority, Gurugram  
GURUGRAM