



Haryana Real Estate Regulatory Authority, Gurugram

Gurugram

Phone : 0124-2583132

RECEIPT OF COMPLAINTS, PROJECTS AND OTHER CORRESPONDENCES AT HRERA GURUGRAM RECEPTION DESK

Dak Receipt ID	2689
Document for	Miscellaneous
Submitted By	RAVI KANT
Mobile Number	9654131894
Department	Project Branch
Date of Submission of Document	30-09-2019

Signature: _____

Date: _____



Sector 102
Avenue 102

To,
**The Haryana Real Estate Regulatory Authority,
Gurugram.**

Date : 24.09.2019

**Subject: Submission of Occupation certificate of Project Registration No. 91
of 2017 dated 24.08.2017 for affordable Group Housing colony on
area admeasuring 5 Acres in respect of DTCP License no. 3 of
2015 dated 19.06.2015 at Sector 102, Gurugram.**

Ref :- Project Registration No. 91 of 2017 dated 24.08.2017.

Dear Sir,

This is regarding above mentioned subject, we have been granted occupation certificate vide Letter Memo No. ZP-1023/AD/AD(RA)/2019/19047 dated 08.08.2019 for Affordable Group Housing Colony in Sector 102, Gurugram bearing Project Registration No. 91 of 2017 dated 24.08.2017 & DTCP License no. 3 of 2015 dated 19.06.2015.

Thus we have completed the project within time & validity of registration of project.

Kindly acknowledge the receipt of it & please do the needful.

Thanking you,
Yours Truly,
For M/s Suncity Projects Pvt. Ltd.

Ravi
Ravi Kant Kumar
Authorized Signatory

Enclosure :



AS Gurugram

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Sh. Jai Parkash & Others
in collaboration with Suncity Projects Pvt. Ltd.
Suncity Business Tower, 2nd Floor,
Golf Course Road, Gurugram.

Memo No. ZP-1093/AD(RA)/2019/ 19047 Dated: - 08-08-2019

Whereas Sh. Jai Parkash & Others in collaboration with Suncity Projects Pvt. Ltd. has applied for grant of an occupation certificate on 11.01.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 03 of 2015 dated 19.06.2015.
- Total area of the Affordable Group Housing Colony measuring 5.00 acres.
- Sector- 102, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Block -A	96	96	Ground Floor to 12 th Floor	5532.095	28.479	5532.095	28.479
Block -B	103	103	Ground Floor to 12 th Floor	5906.877	30.409	5906.877	30.409
Block -C	103	103	Ground Floor to 12 th Floor	5906.877	30.409	5906.877	30.409
Block -D	103	103	Ground Floor to 12 th Floor	5906.877	30.409	5906.877	30.409
Block -E	95	95	Ground Floor to 11 th Floor	5449.251	28.053	5449.251	28.053
Block -F	71	71	Ground Floor to 8 th Floor	4067.045	20.937	4067.045	20.937
Block -G	95	95	Ground Floor to 11 th Floor	5449.251	28.053	5449.251	28.053
Block -H	95	95	Ground Floor to 11 th Floor	5449.251	28.053	5449.251	28.053
Total	761	761		43667.524	224.802	43667.524	224.802
Commercial			Ground Floor to 1 st Floor	1409.25	174.117	1408.746	174.055
Non FAR Area in Sq.m.							
Community Building			Ground Floor	187.054		187.054	
Creche			Ground Floor	187.054		187.054	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana,

Structure Stability Certificate given by Pankaj Nanda, (M.Tech.) Structure Engineer, Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 2,60,934/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVPA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2016/537 dated 01.07.2016.
11. That you shall comply with all conditions laid down in the FS/2019/130 dated 31.05.2019 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. Any violation of the above said conditions shall render this occupation certificate null and void.

(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1093/AD(RA)/2019/_____

Dated: -_____

A copy is forwarded to the following for information and necessary action: -

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office FS/2019/130 dated 31.05.2019 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 84643 & 84710 dated 09.05.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 2917 dated 10.06.2019.
4. District Town Planner, Gurugram with reference to his office endst. No. 5384 dated 04.06.2019.
5. Nodal Officer, website updation.



District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

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

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 91 of 2017 dated 24.08.2017)**

To

Suncity Projects Pvt. Ltd.
LGF-10, Vasant Square, Plot-A, Sector-B,
Pocket-V, Community Centre, Vasant Kunj,
New Delhi- 110070.

Memo No. HRERA(Reg.)334/2017/788 Dated 24.08.2017

Subject: Registration of Real Estate Project Area 5 Acres Affordable Group Housing Colony situated in Sector 102, Dhankot, Gurugram by Suncity Projects Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017

Your request for registration of Affordable Group Housing Colony for 5 Acres, situated in Sector 102, Dhankot, Gurugram with regard to License no. 03 of 2015 dated 19.06.2015 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 24.08.2017 to 18.06.2020;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the

common areas as per provision of section 17 of the Act;

- (vi) The Promoter shall take all the pending approvals from various competent authorities on time
- (vii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurugram or any other local authority/Association of the Allottees, as the case may be;
- (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (x) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.
- (xi) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
 - a) details of the registration granted by the authority;
 - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
 - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
 - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
 - e) quarterly up-to-date status of the project; and

- f) such other information and documents as may be specified by the regulations made by the authority.
- (xii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-
- a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;



Executive Director
HARYANA REAL ESTATE REGULATORY AUTHORITY