

From

Architect Mohit Ruhil.  
CA/2019/114704.

To

✓ Lion Infradevelopers LLP Through its authorized signatory Sh. Jatin Lohia.  
R/o- Office Plot No-10, 3<sup>rd</sup> Floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110070.

Memo No. M-76

Dated. 12/02/2024

Subject:-

Occupation Certificate in Respect of Residential Building on Plot No- F-106, GREEN VALLEY, SECTOR-35, SOHNA, GURUGRAM. (Plot Area-126.112 Sqm).

Ref:-

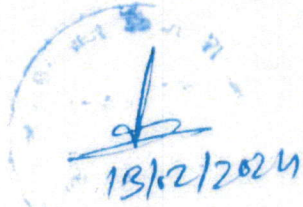
Director General, Town And Country Planning Deptt. Haryana, As Per Office Memo No. Mise-2484-D/2022/34493-94, Date:- 16/11/2022

Whereas Lion Infradevelopers LLP Through its authorized signatory Sh. Jatin Lohia has applied for the issuance of occupation certificate as required under Code 4.11 of Haryana Building Code-2017 through Architect under self-certification policy (DGTCP, HARYANA Office Memo No Mise-2484-D/2022/34493-94, Date: - 16/11/2022) as per Chapter-4 of HBC-2017 and subsequent amendments, in respect of the building described below:-

Stilt/Ground Floor:	Lift Well & Staircase only (Area-12.405 Sqm) Stilt for parking only (Area-70.824 Sqm).
First Floor:	Two Bed Rooms, Hall, Kitchen, Two Toilet, One Store, One Puja, Lift well and Stair case only (Area-73.199 Sqm + 7.705 Sqm).
Second Floor:	Two Bed Rooms, Hall, Kitchen, Two Toilet, One Store, One Puja, Lift well and Stair case only (Area-73.199 Sqm + 7.705 Sqm).
Third Floor:	Two Bed Rooms, Hall, Kitchen, Two Toilet, One Store, One Puja, Lift well and Stair case only (Area-73.199 Sqm + 7.705 Sqm).
Fourth Floor:	Two Bed Rooms, Hall, Kitchen, Two Toilet, One Store, One Puja, Lift well and Stair case only (Area-73.199 Sqm + 7.705 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 12.405 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..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 4th floor/S+4 Floor has been approved as independent unit. The registration of 4th floor/S+4 Floor shall done by registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

  
13/2/2024

Dated.

Ends. No.

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
3. Senior Town Planner Gurugram
4. M/s LION INFRADEVELOPERS LLP.

FOR LION INFRADEVELOPERS LLP  
  
AUTHORISED SIGNATORY

Architect Mohit Ruhil.  
CA/2019/114704.

  
**MOHIT RUHIL**  
Architect  
CA/2019/114704

  
**MOHIT RUHIL**  
Architect  
CA/2019/114704

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC Not Taken	83.229 Sqm	1664.58
		Total	1665.00

Say Rs.1750/-

1	Purchasable FAR	91500.00
2	Labor Cess	83000.00
3	EDC	113510.00

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

  
FOR LION INTERDEVELOPERS LLP  
AUTHORISED SIGN

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

From

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CA/2019/114704.

To

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R/o- Office Plot No-10, 3<sup>rd</sup> Floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110070.

Memo No. **M-86**

Dated. **12/02/2024**

Subject:-

Occupation Certificate in Respect of Residential Building on Plot No- J-146, GREEN VALLEY, SECTOR-35, SOHNA, GURUGRAM. (Plot Area-133.328 Sqm).

Ref:-

Director General, Town And Country Planning Deptt. Haryana, As Per Office Memo No. Mise-2484-D/2022/34493-94, Date:- 16/11/2022

Whereas Lion Infradevelopers LLP Through its authorized signatory Sh. Jatin Lohia has applied for the issuance of occupation certificate as required under Code 4.11 of Haryana Building Code-2017 through Architect under self-certification policy (DGTCP, HARYANA Office Memo No Mise-2484-D/2022/34493-94, Date: - 16/11/2022) as per Chapter-4 of HBC-2017 and subsequent amendments, in respect of the building described below:-

Stilt/Ground Floor:	Lift Well & Staircase only (Area-11.445 Sqm) Stilt for parking only (Area-76.550 Sqm).
First Floor:	Three Bed Rooms, Hall, Kitchen, Three Toilet, Lift well and Stair case only (Area-78.830 Sqm + 6.84 Sqm).
Second Floor:	Three Bed Rooms, Hall, Kitchen, Three Toilet, Lift well and Stair case only (Area-78.830 Sqm + 6.84 Sqm).
Third Floor:	Three Bed Rooms, Hall, Kitchen, Three Toilet, Lift well and Stair case only (Area-78.830 Sqm + 6.84 Sqm).
Fourth Floor:	Three Bed Rooms, Hall, Kitchen, Three Toilet, Lift well and Stair case only (Area-78.830 Sqm + 6.84 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 11.445 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. 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 4th floor/S+4 Floor has been approved as independent unit. The registration of 4th floor/S+4 Floor shall done by registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.**



**13/02/2024**

*Mohit*

Architect Mohit Ruhil.  
CA/2019/114704.

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**Architect**  
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*Mohit*

FOR LION INFRADEVELOPERS LLP

*[Signature]*  
AUTHORISED SIGNATORY

**MOHIT RUHIL**  
**Architect**  
**CA/2019/114704**

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC Not Taken	87.995 Sqm	1759.90
		Total	1760.00

Say Rs.1850/-

1	Purchasable FAR	104000.00
2	Labor Cess	87500.00
3	EDC	120000.00

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AUTHORISED SIGNATORY

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R/o- Office Plot No-10, 3<sup>rd</sup> Floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110070.

Memo No. M91

Dated. 12/02/2024

Subject:-

Occupation Certificate in Respect of Residential Building on Plot No- J-147, GREEN VALLEY, SECTOR-35, SOHNA, GURUGRAM. (Plot Area-133.328 Sqm).

Ref:-

Director General ,Town And Country Planning Deptt. Haryana, As Per Office Memo No. Mise-2484-D/2022/34493-94, Date:- 16/11/2022

Whereas Lion Infradevelopers LLP Through its authorized signatory Sh. Jatin Lohia has applied for the issuance of occupation certificate as required under Code 4.11 of Haryana Building Code-2017 through Architect under self-certification policy (DGTCP, HARYANA Office Memo No Mise-2484-D/2022/34493-94, Date: - 16/11/2022) as per Chapter-4 of HBC-2017 and subsequent amendments, in respect of the building described below:-

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Fourth Floor:	Three Bed Rooms, Hall, Kitchen, Three Toilet, Lift well and Stair case only (Area-78.830 Sqm + 6.84 Sqm).
Terrace Floor:	Mumty and Machine Room only (Area- 11.445 Sqm).

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FOR LION INFRADEVELOPERS LLP

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**Architect**  
**CA/2019/114704**

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Sr. No.	Particulars	Area/No.	Amount
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Total			1760.00

Say Rs.1850/-

1	Purchasable FAR	104000.00
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Memo No. **M 81**

Dated. **12/02/2024**

Subject:-

Occupation Certificate in Respect of Residential Building on Plot No- F-107, GREEN VALLEY, SECTOR-35, SOHNA, GURUGRAM. (Plot Area-126.112 Sqm).

Ref:-

Director General, Town And Country Planning Deptt. Haryana, As Per Office Memo No. Mise-2484-D/2022/34493-94, Date:- 16/11/2022

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*[Handwritten Signature]*  
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