

Ireo Grace Realtech Pvt. Ltd.
Project - "THE CORRIDOR Phase-II"

Annexure-A

(Amount in Lakhs Only)

REP-I (Part- CX)		
Financial Information		
Particulars		Remarks, if any
(i) No. of Flats/Apartments constructed	658	
No. of shops constructed	14	
(ii) No. of Flats/Apartments booked	394	
No. of Shops booked	11	
Particulars	Amount	
(iii) Total sale value of booked Flats, on the date of applications/end of last quarter	65,216	
Total sale value of booked shops, on the date of application/end of last quarter	645	
(iv) Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	49,070	
Total amount received from the allottees (booked shops), on the date of application/end of last quarter	330	
(v) Balance amount to be received from the allottees (booked Flats) as on the date of application /end of last quarter	16,146	
Balance amount to be received from the allottees (booked shops) as on the date of application /end of last quarter	315	
(vi) Balance amount due and recoverable from the allottees (booked Flats) as on the date of applications / end of last quarter	8,863	
(vii) Balance amount due and recoverable from the allottees (booked shops) as on the date of applications / end of last quarter	-42	
(viii) Amount invested in the project upto the date of application/end of last quarter	75,187	
Land cost(if any)	13,680	
Apartments	32,130	
Infrastructure	9,443	
EDC/Taxes Etc.	19,933	
(ix) Balance cost to be incurred for completion of the project and delivery of possession	12,680	
a) In respect of existing allottees		
b) In respect of rest of the project	12,680	
(x) The amount of loan raised from the banks/financial institutions/ private person against the project.	22,416	
(xi) Total liabilities against the project up-to-date.	23,220	

Additional Information		(Amount in Lacs)	
Particular	Estimated expenditure as per Service Plan estimated or the Project Report	Actual expenditure incurred upto the Date of Application	
INTERNAL ROADS AND PAVEMENTS	1,200	1200	
WATER SUPPLY SYSTEM	950	950	
STORM WATER DRAINAGE	2,000	2000	
ELECTRICITY SUPPLY SYSTEM	5,650	5550	
SEWAGE TREATMENT & GARBAGE DISPOSAL	500	250	
Street Light	150	150	
SCHOOL			
ANY OTHER	540	450	
SOLID WASTE COLLECTION & MGMT SYSTEM	10		
Renewable Energy	20	20	
CLUBHOUSE	4,200	2300	
NEIGHBOURHOOD SHOPPING			
GREEN AREAS, PARKS, PLAYGROUNDS ETC.	200	170	
COVERED PARKING			
OPEN PARKING			
GARAGES			
SECURITY SYSTEM	1,400	1300	
OTHER FACILITIES AS PER PROJECT REPORT			
Total	16,820	14340	

Note: I have checked the books of accounts/ balance sheet of the Applicant Company and it is certified the information contained in form Rep-1-CX attached herewith is correct as per the books of accounts/ balance sheet.



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

✓ Precision Realtors Pvt. Ltd. & others,
305, 3rd Floor, Kanchan House,
Karampura, Commercial Complex,
New Delhi-110015.

Memo No. ZP-871-Vol-III/SD(DK)/2019/ 13101

Dated: - 31-05-2019

Whereas Precision Realtors Pvt. Ltd. & others has applied for the issue of an occupation certificate on 05.07.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 05 of 2013 dated 21.02.2013.
- Total area of the Group Housing Colony measuring 37.512 acres.
- Sector-67-A, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Building-A6 (Cluster-A)	53	Ground Floor to 12 th A Floor	7487.821	4.954	7184.659	4.753
Building-A7 (Cluster-A)	41	Ground Floor to 10 th Floor	5801.314	3.838	5572.226	3.687
Building-A8 (Cluster-A)	54	Ground Floor to 12 th A Floor	7869.508	5.207	7568.023	5.007
Building-A9 (Cluster-A)	54	Ground Floor to 12 th A Floor	7676.241	5.079	7389.037	4.889
Building-A10 (Cluster-A)	50	Ground Floor to 12 th A Floor	7296.220	4.827	7011.341	4.639
Building-B1 (Cluster-B)	52	Ground Floor to 12 th A Floor	7440.524	4.923	7163.373	4.739
Building-B2 (Cluster-B)	38	Ground Floor to 9 th Floor	5355.835	3.543	5166.664	3.418
Building-B3 (Cluster-B)	52	Ground Floor to 12 th A Floor	7324.046	4.846	7033.725	4.654
Building-B4 (Cluster-B)	54	Ground Floor to 12 th A Floor	7625.454	5.045	7330.041	4.850
Building-C3 (Cluster-C)	53	Ground Floor to 12 th A Floor	5636.117	3.729	5533.413	3.661
Building-C4 (Cluster-C)	42	Ground Floor to 10 th Floor	4492.946	2.973	4406.325	2.915
Building-C5 (Cluster-C)	52	Ground Floor to 12 th A Floor	5634.824	3.728	5504.581	3.642
Building-C6 (Cluster-C)	51	Ground Floor to 12 th A Floor	5769.190	3.817	5652.417	3.740
Building-C7 (Cluster-C)	52	Ground Floor to 12 th A Floor	5591.619	3.699	5461.405	3.613
EWS Block-3	127	Ground/Stilt Floor to 7 th Floor	2782.202	1.841	2977.064	1.970
Convenient Shopping (At ground floor of Building B1)		At Ground Floor of Building B-1	290.125	0.192	290.125	0.192
Total	698 Main Dwelling Units & 127 EWS Units		94073.986	62.241	91244.419	60.369
NON FAR AREA IN SQM.						
Upper Basement			73141.214		49585.172	
Lower Basement			71839.220		52668.658	
Transformer & Meter Room			59.061		69.378	
Guard Room			19.678		19.678	

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 Sh. Rony Samuel Johnson, M-Tech.(Structure), Public Health Functional reports received from SE(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 ₹ 11,12,559/- 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 HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 Clearances issued by State Environment Impact Assessment Authority, Haryana vide No. SEIAA/HR/2013/1375 dated 12.12.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/21 dated 07.02.2019 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.



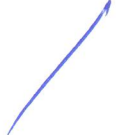
(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-871-Vol-III/SD(DK)/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 Memo. No. FS/2019/21 dated 07.02.2019 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. 12706 dated 18.01.2019.
3. SE(HQ), HSVP, Panchkula with reference to his office memo no. 245501 dated 17.12.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 8720 dated 19.12.2018.
5. District Town Planner(P), Gurugram with reference to his office Endst. No. 12915 dated 30.11.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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