

AHINSHA BUILDERS PVT. LTD.

(Self Constructor Real Estate Developer)



PROMOTORS CERTIFICATE

Number of Apartments sold during the Quarter Ending 31-03-23

Details of Booked Apartments

PARTICULARS	NOS.
TOTAL APRTMENTS IN RESIDENTIAL PROJECT	108
APARTMENTS TYPE	A1
APARTMENTS SOLD DURING THE ABOVE REFERRED QUARTER	2

For Ahinsha Builders Private Limited



Vipin Jain
(Managing Director)

Regd. & Corporate Office: 416, "Arunachal Building", 19 Barakhamba Road, New Delhi - 110001

Phone(s): 011-43014741, "CIN:- U45201DL2004PTC125924"

E-mail: ahinshabuilders@gmail.com, ahinsha@ahinsha.com | Website: www.ahinsha.com

AHINSHA BUILDERS PVT. LTD.

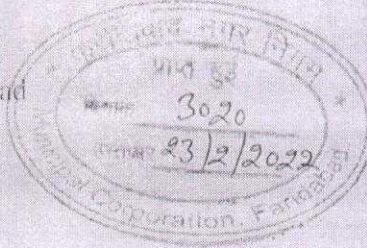
(Self Constructor Real Estate Developer)



Ref No. ABPL/HO/2021-22/26

Date: 23.02.2022

To,
The Commissioner,
Municipal Corporation, Faridabad
B.K Chowk
N.I.T Faridabad-121001,
Haryana-India



SUB: Intimation regarding Deemed Grant of Occupation Certificate.

Respected Sir/Ma'am,

1. This is in furtherance to our application form BR-IV for occupation certificate filed on 08.02.2021 and the clarification letter dated 16.12.2021 wherein we had provided certain clarifications as sought by you vide letter dated 08.12.2021 for Grant of Occupancy Certificate.
2. It is stated that construction of the Towers 'B' and 'C' of group housing society "Ahinsha Naturez Park" situated at GH-06, Revenue Estate of Village Sarai Khwaja, Sector -41, Faridabad, Haryana, had been completed in the month of February 2021 and we had even applied for the Occupation Certificate with the Municipal Corporation of Faridabad for Tower 'B' & 'C' vide Form BR-IV (B) under acknowledgment no 3864 dated 08.02.2021 (copy enclosed).
3. However, after a period of more than 10 months, we had received a letter from MCF regarding certain requirements in pursuance of their inspection, to be fulfilled for grant of occupation certificate. In this regard, we have already furnished the requisite documents and clarifications for the queries raised by MCF before grant of occupation

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certificate. Vide letter dated 16.12.2021 bearing diary no. 53 (Copy enclosed).

4. It is pertinent to note that till date we have received no further objections from MCF regarding the clarification on application for occupation certificate/ completion certificate. In this regard reference may be noted to section 264, Haryana Municipal Corporation Act 1994 and clause 5 of Para 4.10 of Haryana Building Code 2017:-

"264. (1) Every person who employs a licensed architect or engineer or a person approved by the Commissioner to design or erect a building or execute any work shall, within one month after the completion of the erection of the building or execution of the work, deliver or send or cause to be delivered or sent to the Commissioner a notice in writing of such completion accompanied by a certificate in the form prescribed by bye-laws made in this behalf and shall give to the Commissioner all necessary facilities for the inspection of such building or work

(2) No person shall occupy or permit to be occupied any such building or use or permit to be used any building or a part thereof effected by any such work until permission has been granted by the Commissioner in this behalf in accordance with bye-laws made under this Act:

Provided that if the Commissioner fails within a period of thirty days after the receipt of the notice of completion to communicate his refusal to grant such permission, it shall be deemed to have been granted.

(5) If no communication is received from the Competent Authority within 60 days of submitting the application for "Occupation Certificate", the owner is permitted to occupy building, considering deemed issuance of "Occupation certificate" and the application Form BR-IV (A) or BR-IV(B) shall act as "Occupation Certificate" However, the competent authority may check the violations made by the owner and take suitable action."

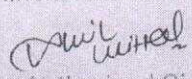
5. Accordingly, since 60 days period has elapsed from the date of application for completion certificate and the clarification letter dated 16.12.2021 sent to MCF; as per the operation of law, the Occupation certificate shall be deemed to have been granted to the Applicant company herein; and that the application form BR-IV(B) is to be considered as Occupation Certificate for all practical purposes, as per the provisions of Haryana Municipal Corporation Act 1994 and Haryana Building Code 2017 (copy enclosed).
6. It is requested to your good office to issue the confirmation in the aforesaid matter within 7 days, so that the company may proceed further by submitting this confirmation to the concerned departments like Goods and Service Tax, Income Tax etc. to comply with the provisions of the relevant law.
7. This is for your information, record and necessary action.

Thanking You,

Your Truly

For Ahinsha Builders Private Limited

For Ahinsha Builders (P) Ltd.


Authorised Signatory

Enclosed: -

1. Copy of acknowledgement of BR -IV, dated 08.02.2021.
2. Copy of letter, dated 16.12.2021, vide diary no. 53.
3. Copy of relevant para / clause of Haryana Municipal Corporation Act 1994 and Haryana Building Code 2017.