



HARERA
GURUGRAM

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 17th August, 2021 and ending with 19th November, 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-II' (See rule 5 (1))

HARYANA REAL ESTATE REGULATORY AUTHORITY

GURUGRAM



REGISTRATION NO. 43 of 2021

RC/REP/HARERA/GGM/475/207/2021/43

Date: 17.08.2021

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-891-2021

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

INDEPENDENT FLOORS AT DLF GARDENCITY

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016, in 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 Gardencity Sector 91/92
2.	Location	DLF Gardencity, Sector 91/92, Gurugram, Haryana
3.	Total area of the project	1.096 acres (Independent Floors on 13 residential plots of 5306.5 sqyds/ 4436.9 sqm. in DLF City Garden City)
4.	Area of project for registration	1.096 acres (Independent Floors on 13 residential plots of 5306.5 sqyds/ 4436.9 sqm. in DLF City Garden City)
5.	Nature of the project	Residential Floors
6.	Total FAR of the project	10,548 sqm
7.	Number of Towers	Floors on 13 residential plots
8.	Number of Units	Main units - 52

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Karida Real Estates Pvt. Ltd., M/s DLF Utilities Limited and others.
2.	Promoter 2/Collaborator	M/s DLF Utilities Limited

PARTICULARS OF THE PROMOTER 2 / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s DLF Utilities Limited
2.	Registered Address	3rd floor, Shopping Mall, Arjun Marg, DLF City, Phase I, Gurugram 122002 (HR)
3.	Corporate Office Address	3rd floor, Shopping Mall, Arjun Marg, DLF City, Phase I, Gurugram 122002 (HR)
4.	Local Address	3rd floor, Shopping Mall, Arjun Marg, DLF City, Phase I, Gurugram 122002 (HR)
5.	CIN	U01300HR1989PLC030646
6.	PAN	AAACN3199A
7.	Status	Active
8.	Mobile No.	9711080232
9.	Landline No.	0124-4769000
10.	Email-Id	haryanareg@dlf.in
11.	Authorized Signatory	Mr. K.K. Sharma

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%)	000705051929	9A-Phelps Building, Connaught Place, New Delhi-110001
2.	Separate RERA account of the project (70%)	000705051931	9A- Phelps Building, Connaught Place, New Delhi-110001
3.	Free account of the promoter of the project (30%)	000705051930	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.

DR. KRISHNA KUMAR MANDELWAL, J.S. (Dr. K.K. Mandelwal)

HARYANA REAL ESTATE REGULATORY AUTHORITY
Haryana Real Estate Regulatory Authority
Gurugram

Dated: 17.08.2021
Place: Gurugram

Unit wise box pricing for the floors which is as follows:

S.NO (Unit)	PLOT NO.	Unit No	Gross Cost with GST	
			Rs. Pst	Rs. Cr
1	B12-5	A	7,041	20,165,512
2		B	6,886	19,720,202
3		C	6,886	19,720,202
4		D	7,197	20,610,822
5	G17-19	A	6,409	19,381,997
6		B	6,254	18,911,809
7		C	6,254	18,911,809
8		D	6,565	19,852,184
9	NCA-12	A	7,344	21,980,893
10		B	7,189	21,515,525
11		C	7,189	21,515,525
12		D	7,500	22,446,260
13	NCA-14	A	7,344	21,980,893
14		B	7,189	21,515,525
15		C	7,189	21,515,525
16		D	7,500	22,446,260
17	NCA-15	A	7,344	21,980,893
18		B	7,189	21,515,525
19		C	7,189	21,515,525
20		D	7,500	22,446,260
21	G19-12	A	7,033	21,050,158
22		B	6,878	20,584,790
23		C	6,878	20,584,790
24		D	7,189	21,515,525
25	G19-14	A	7,033	21,050,158
26		B	6,878	20,584,790
27		C	6,878	20,584,790
28		D	7,189	21,515,525
29	G21-18	A	6,878	20,584,790
30		B	6,722	20,119,423
31		C	6,722	20,119,423
32		D	7,033	21,050,158
33	G21-19	A	6,878	20,584,790
34		B	6,722	20,119,423
35		C	6,722	20,119,423
36		D	7,033	21,050,158
37	G21-16	A	6,878	20,584,790
38		B	6,722	20,119,423
39		C	6,722	20,119,423
40		D	7,033	21,050,158
41	G16-21	A	6,402	20,217,591
42		B	6,247	19,726,569
43		C	6,247	19,726,569
44		D	6,558	20,708,614
45	G8-8	A	6,747	17,716,766
46		B	6,591	17,308,461
47		C	6,591	17,308,461
48		D	6,902	18,125,070

Dr. Kaicker

49	SA-1G	A	6,698	23,307,690
50		B	6,542	22,766,601
51		C	6,542	22,766,601
52		D	6,853	23,848,779
52	13	52	6,886	1,076,268,829

Notes:

GST is taken @5% as per current applicable rates.

Box Price includes the following:

Attributes

GST applicable

Cost of facilities

Above cost is gross cost under construction linked payment plan and includes brokerage budget @3% and marketing @1.50%.

Recommended by:



Amit Kaicker

**INDEPENDENT FLOORS
DLF GARDENCITY, SECTOR 91/92
PHASE 2C**

23-07-2021

S.No.	PLOT No.	PLOT AREA (SQYD.)	INDEPENDENT FLOOR NO.				SALEABLE AREA		CARPET AREA				BALCONY AREA (SFT.)	CARPET + BALCONY AREA (SFT.)	Remarks
							SQM	SFT	UNIT AREA (SFT.)	STAFF AREA (SFT.)	TOTAL AREA (SFT.)	STORE AREA (SFT.)			
1	B12-5	380.24	FIRST	SECOND	THIRD	FOURTH	266.101	2864	1661	122	1783	213	559	2342	With Basement
2	G17-19	392.67	FIRST	SECOND	THIRD	FOURTH	280.943	3024	1770	125	1895	140	637	2532	With Basement
3	NCA-12	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
4	NCA-14	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
5	NCA-15	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
6	G19-12	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
7	G19-14	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
8	G21-18	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
9	G21-19	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
10	G21-16	411.13	FIRST	SECOND	THIRD	FOURTH	278.094	2993	1805	125	1930	237	497	2427	With Basement
11	G16-21	418.73	FIRST	SECOND	THIRD	FOURTH	293.344	3158	1893	123	2016	265	636	2652	With Basement
12	G8-8	323.55	FIRST	SECOND	THIRD	FOURTH	243.93	2626	1401	122	1523	197	618	2141	With Basement
13	SA-1G	502.32	FIRST	SECOND	THIRD	FOURTH	323.283	3480	2222	125	2347	333	540	2887	With Basement
TOTAL	13 PLOTS	5306.55	13 X 4 = 52 NOS.				14529.412	156384	93548	6468	100016	12176	27864	127880	

Note: Terrace area including services on terrace is in addition to the above mentioned area
Store area mentioned above are not included in Super & Carpet Area