



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 share 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 3(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 (b) 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 22nd March, 2021 and ending with 16th June, 2025 (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.



Garden city Phase 1D
Nandap Bisla
9711568393

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



REGISTRATION NO. 13 of 2021

RC/REP/HARERA/GGM/445/177/2021/13	Date: 22.03.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRO-PROJ-828-2021

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

INDEPENDENT FLOORS AT DLF GARDEN CITY

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above:

as mentioned in the

PARTICULARS OF THE NEW PROJECT			
S.N.	Particular	Detail	
1.	Name of the project	Independent Floors at DLF Garden City	
2.	Location	DLF Garden city, Sector 91/92, Gurugram, Haryana	
3.	Total area of the project	0.866 acres (Independent Floors on 18 residential plots of 3506 sqm.)	
4.	Area of project for registration	0.866 acres (Independent Floors on 18 residential plots of 3506 sqm.)	
5.	Nature of the project	Residential Floors	
6.	Total FAR of the project	9015.12 sqm	
7.	Number of Towers	Floors on 18 residential plots	
8.	Number of Units	Main units - 72	
NAME OF THE PROMOTER			
S.N.	Particular	Detail	
1.	Promoter / Development agreement holder	M/s DLF Builders and Developers Private Limited	
PARTICULARS OF THE PROMOTER / DEVELOPER			
S.N.	Particular	Detail	
1.	Name	M/s DLF Builders and Developers Private Limited	
2.	Registered Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)	
3.	Corporate Office Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)	
4.	Local Address	2nd Floor Gateway Tower, R-block, DLF City, Phase-III, Gurugram-122002, Haryana (India)	
5.	CIN	U70200HR2011PTC041061	
6.	PAN	AAQCS8457C	
7.	Status	Active	
8.	Mobile No.	9711080232	
9.	Landline No.	0124-4769000	
10.	Email-Id	haryanarera@dlf.in	
11.	Authorized Signatory	Mr. Shivang Vachetha, K.K. Shetty	
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%)	000705051209	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001
2.	Separate RERA account of the project (70%)	000705051207	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001
3.	Free account of the promoter of the project (30%)	000705051208	ICICI Bank Limited 9A- Phelps Building, Connaught Place, New Delhi-110001

This registration certificate is based on the information supplied by the promoter and an attached brief and declaration by the promoter is annexed herewith, which shall be read as part of the registration certificate.

DR. K.K. Chandel
DR. KRISHNA KUMAR CHANDEL IAS (R)
Haryana Real Estate Regulatory Authority
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

Date: 22.03.2021
Place: Gurugram

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

S.NO	PLOT NO.	Unit No	PLOT AREA	Gross Cost with GST	
			SQ.YDS.	Rs. Psf	Rs. INR
1	E16-11	A	198.84	6,556	9,545,144
2		B		6,370	9,274,776
3		C		6,370	9,274,776
4		D		6,741	9,815,513
5	E16-12	A	198.84	6,556	9,545,144
6		B		6,370	9,274,776
7		C		6,370	9,274,776
8		D		6,741	9,815,513
9	E16-14	A	198.84	6,927	10,085,881
10		B		6,741	9,815,513
11		C		6,741	9,815,513
12		D		7,113	10,356,249
13	E17-11	A	198.84	6,556	9,545,144
14		B		6,370	9,274,776
15		C		6,370	9,274,776
16		D		6,741	9,815,513
17	E17-12	A	198.84	6,556	9,545,144
18		B		6,370	9,274,776
19		C		6,370	9,274,776
20		D		6,741	9,815,513
21	E17-14	A	198.84	6,927	10,085,881
22		B		6,741	9,815,513
23		C		6,741	9,815,513
24		D		7,113	10,356,249
(A)	(B)	24	1193		231,787,146
25	E15-15	A	249.96	6,877	13,830,370
26		B		6,692	13,456,942
27		C		6,692	13,456,942
28		D		7,063	14,203,798
29	E15-16	A	249.96	6,506	13,083,515
30		B		6,320	12,710,087
31		C		6,320	12,710,087
32		D		6,692	13,456,942
33	E15-17	A	249.96	6,506	13,083,515
34		B		6,320	12,710,087
35		C		6,320	12,710,087
36		D		6,692	13,456,942
37	E15-18	A	249.96	6,506	13,083,515
38		B		6,320	12,710,087
39		C		6,320	12,710,087
40		D		6,692	13,456,942
41	E15-19	A	249.96	6,506	13,083,515
42		B		6,320	12,710,087
43		C		6,320	12,710,087
44		D		6,692	13,456,942
45	E15-20	A	249.96	6,506	13,083,515

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46		B		6,320	12,710,087
47		C		6,320	12,710,087
48		D		6,692	13,456,942
49	E15-21	A	249.96	6,506	13,083,515
50		B		6,320	12,710,087
51		C		6,320	12,710,087
52		D		6,692	13,456,942
53	E16-15	A	249.96	6,877	13,830,370
54		B		6,692	13,456,942
55		C		6,692	13,456,942
56		D		7,063	14,203,798
57	E16-16	A	249.96	6,506	13,083,515
58		B		6,320	12,710,087
59		C		6,320	12,710,087
60		D		6,692	13,456,942
61	E16-17	A	249.96	6,506	13,083,515
62		B		6,320	12,710,087
63		C		6,320	12,710,087
64		D		6,692	13,456,942
65	E16-18	A	249.96	6,506	13,083,515
66		B		6,320	12,710,087
67		C		6,320	12,710,087
68		D		6,692	13,456,942
69	E17-21	A	249.96	6,506	13,083,515
70		B		6,320	12,710,087
71		C		6,320	12,710,087
72		D		6,692	13,456,942
(B)	12	48	3000	6521	629502424
Total (A+B)	18	72	4193	6551	861289570

Notes:

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

Box Price includes the following:

Attributes

GST applicable

Cost of facilities

Above cost is under construction linked payment plan excluding brokerage @3% and marketing @2% (including CP marketing support of 0.5%).

Recommended by:



Amit Kaicker