

Buyer's Report

DLF Privana North

Phase VIII · Sectors 76–77, Gurugram

Independent reading of the supplied project filing · 18 September 2026

The decision	Worth considering for a household seeking a large four-bedroom home and able to plan around a late-2034 possession horizon. Choose the particular side and floor before paying a location premium.
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Start with B's north-west living side, then A's north-west side. They offer a useful alternative to the northern service-yard setting. B trades that separation for exposure to future Phase IX; A is nearer the south entrance and western activity area. C's east-south-east side and D's east-north-east side are morning-light alternatives, with the eastern HT-line corridor and adjoining land in the outlook.

The whole colony is not this phase. Six towers contain 1,164 homes on 17.701 acres. The plot inside the tower arc is a separate 3.231-acre future residential phase, not a permanent residents' park.

The ownership commitment is long. The latest supplied quarter ends June 2026, with construction concentrated in ground works. Utility documents contain conditions; the draft agreement leaves unit-specific price, parking and common-area schedules to be completed.

Homes and choices	What to settle before committing
1,152 four-bedroom homes; 12 penthouses	Exact apartment plan, living aspect, floor and written rights
207.703 sq m standard carpet area	All-in price and payment schedule; the filing does not support a price valuation
31 December 2034 draft possession date	Updated programme, operative approvals and milestone-payment evidence

This report compares the filed property and its own alternatives. It is not a site inspection, market-price appraisal or legal title opinion. Directions are approximate readings of the north-oriented site plan; drawings establish relationships, not future noise, views or operating performance.

Sources: REP-I project and inventory records; Approved Site Plan ST-01, p.1; Draft Agreement for Sale, pp.3, 10; June 2026 QPR and architect certificate, pp.3–4.

Reading guide · Shortlist and scope pp.2–3 · Towers and homes pp.4–11 · Phasing and penthouses pp.12–14 · Ground life and parking pp.15–16 · Progress and delivery pp.17–18 · Utilities and approvals pp.19–20 · Contract and decision pp.21–23 · Sources p.24

1 The shortlist to take into a unit discussion

There is no single best tower. These choices assume a family values usable rooms, an ordinary residential floor and a balance between outlook and operating activity. No unit prices or buyer-specific preferences were supplied.

Priority / first choice	Why pursue it	Trade-off / alternative
Balanced family choice: B, north-west living side	Inward landscape side; farther from the northern plant cluster than E/F. Start with ordinary floors 19–24 or 28–33.	Future Phase IX can change this outlook. Compare A's north-west side if the western activity zone is more appealing.
Green foreground: A, north-west living side	Looks toward the western landscape/activity part of the phase. Useful for a family valuing those ground-level uses.	South gate, road and activity matter more at lower levels. B gives greater separation from the southern entrance.
Morning light: C east-south-east or D east-north-east side	A different daylight pattern from inward west-facing homes; compare for bedrooms used in afternoons.	The east edge includes the 66 kV corridor and other land. Permanent openness is not established.
Central position: C west-north-west or D west-south-west side	Between the two ends of the site, facing inward rather than the east boundary.	Afternoon heat/glare and future Phase IX are the trade-offs. Shading and glazing matter.
Nursery convenience: F; northern setting: E	F has a nursery at its stilt; E is near northern common landscape. Either may suit particular routines.	Check the service-yard-facing side, especially at lower floors; compare an inward-facing home before ruling out either tower.
Larger household: 50th-floor penthouse	Five bedrooms on the main level, larger living space and rooms on both broad faces.	Mezzanine access, roof services and exclusive rights need more precision than a “duplex” description.

Use physical identifiers. Ask for “Tower B, living balcony facing north-west, [offered floor], [end of tower]” and attach a marked apartment plan. The filing does not supply a reliable sale-number crosswalk for these comparisons. “East-facing” may describe an entrance rather than the living rooms.

Floor bands are a preference, not a measured optimum. Floors 19–24 and 28–33 avoid refuge floors and their immediately adjacent levels. Floors 37–42 offer a higher alternative, with more height exposure and lift dependence. Actual price differences could reverse the ranking.

Sources: ST-01, p.1; typical, refuge and penthouse plans A/C, B/D, E and F, p.1 each. Shortlist is advisory interpretation.

2 What the registration and area tables mean

Filed measure	Value / buyer interpretation
Residential inventory	1,152 standard homes × 207.703 sq m carpet; 12 penthouses × 450.333 sq m carpet. About 2,236 and 4,847 sq ft respectively.
Tower count / homes	Six towers, A–F; 194 homes each. Total 1,164 homes plus five commercial units = 1,169 registered units.
Phase VIII land	17.701 acres / 71,633.468 sq m. The larger licensed colony is 116.29625 acres.
Residential density	About 65.8 homes per phase acre. The 5,820-person planning population assumes five per home; it is not an occupancy forecast.
Ground footprint	11,698.980 sq m: about 16.3% of registered phase land. The drawing's 2.59% uses the larger 451,924.892 sq m colony residential denominator.
Organised open space	10,331.818 sq m: about 14.4% of phase area, or 8.88 sq m per home. This is the labelled category, not every unbuilt surface.
Floor area and built area	Residential FAR area 346,343.364 sq m; total FAR 347,651.320 sq m; total built-up area 520,957.405 sq m. These planning quantities are not saleable apartment area.

The inventory reconciles. Per tower: 45 ordinary floors × four homes = 180; four refuge floors × three = 12; two penthouses = 194. The 1,152 standard homes include those on refuge floors.

Read open space on the phase's own boundary. Unbuilt land includes roads, paved arrivals and services. The open-space requirement row uses a separate 16.822-acre planning base; the ratios above consistently use the registered 17.701 acres.

Carpet area is the useful comparison with another offer. A typical four-home floor has 830.812 sq m combined carpet against 1,159.030 sq m FAR and 1,195.244 sq m built area: about 71.7% and 69.5% respectively. Neither ratio establishes contractual apartment “loading” or the area on which a quoted price will be charged.

Sources: REP-I inventory; Draft Agreement for Sale, p.3; ST-01 area/population/open-space tables, p.1; Typical Floor Plan A/C schedule, p.1. Ratios calculated from these inputs.

4 All six towers: living aspect and setting

Living rooms and most bedroom openings lie on each tower's two long faces. Kitchens and utility spaces are toward the short ends. These are approximate compass sectors, not surveyed bearings or promised hours of sun.

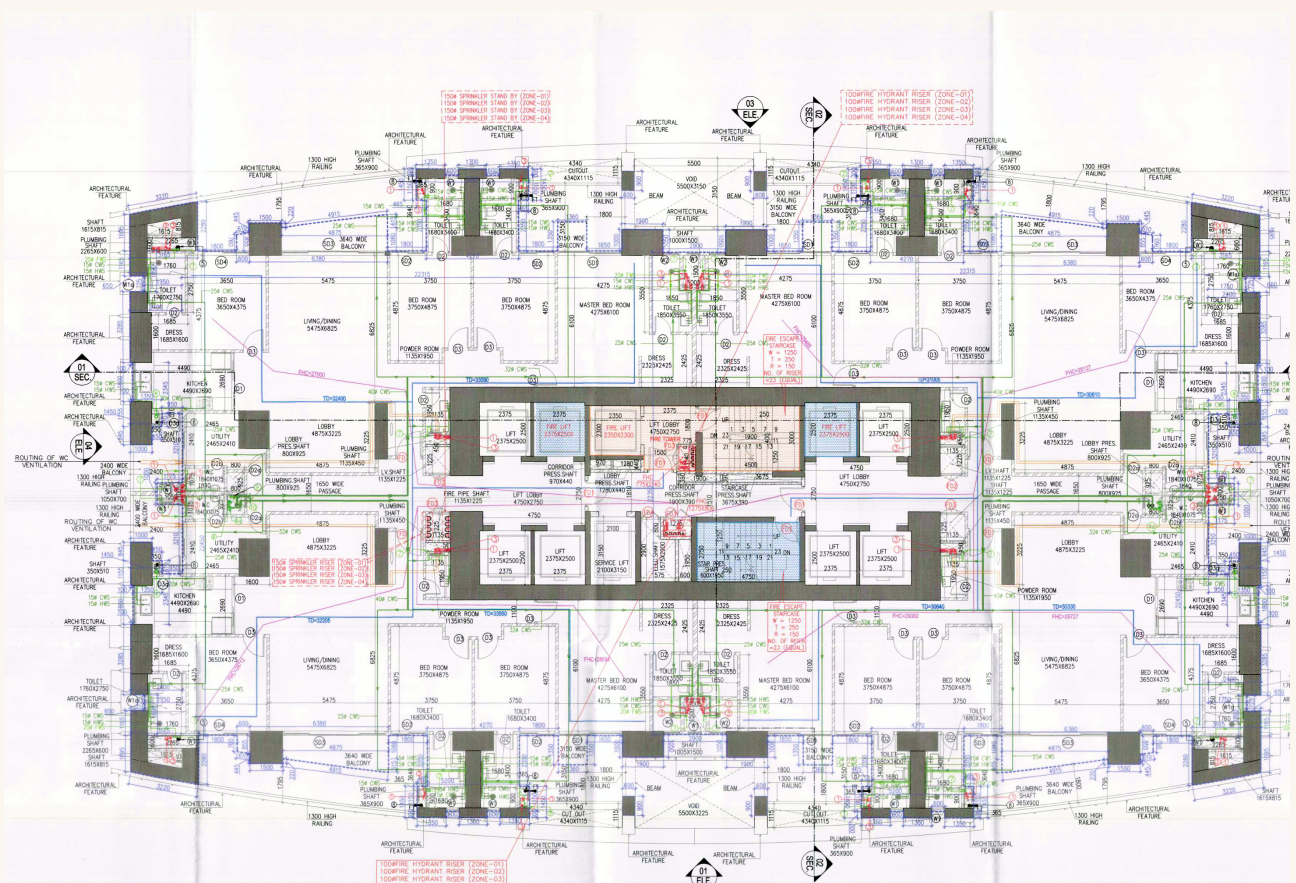
Tower	Living / bedroom faces	What distinguishes the choice
A	North-west / south-east	NW: western activity and landscape foreground. SE: southern entrance/road setting. Lower homes merit a road and activity comparison.
B	North-west / south-east	NW: inward landscape and future Phase IX. SE: eastern/southern edge and landscape. A useful first comparison away from northern plant.
C	West-north-west / east-south-east	WNW: inward future-phase setting, later-day sun. ESE: morning-light preference, east HT corridor and other land.
D	West-south-west / east-north-east	WSW: inward future-phase setting, afternoon exposure. ENE: east boundary and HT corridor. C/D are not identical "east/west" homes.
E	South-west / north-east	SW: internal landscape/future-phase side. NE: northern service-yard side. Compare each item of plant, not just the tower label.
F	West-south-west / east-north-east	WSW: west road/other-land setting. ENE: service-yard side. The stilt nursery adds convenience and daytime arrivals.

Entrance preference is separate. Entrance facing is measured looking out from the home toward the core; the opposite end reverses the direction. A north/east entrance preference can select an end without selecting a north/east living balcony. In A/B, the south-west-end pair has entrances facing broadly north-east; in C, the south-south-west-end pair faces broadly north-north-east. Settle the exact offered doorway and room arrangement if Vastu matters to your household.

Comfort follows rooms and shading. Westward faces can bring welcome winter afternoon light as well as summer heat and glare. Eastward faces favour morning exposure. Broad balconies provide some shading, but adjacent towers, height, glazing and seasonal sun determine the result. Exact sunlight or cooling-cost predictions are not supported.

Sources: ST-01 north arrow/footprints, p.1; Typical Floor Plans A/C, B/D, E and F, p.1 each. Directions derived by matching plates to the site.

5 The ordinary four-bedroom floor



Typical Floor Plan, A/C, p.1; rotated for readability. Top and bottom here are not compass north and south.

Four homes share the floor, two at each end of the central core. A/C/E use one handed arrangement; B/D/F use the mirrored family. Principal rooms are similar, but utility geometry and services vary: attach the actual tower plan to the agreement.

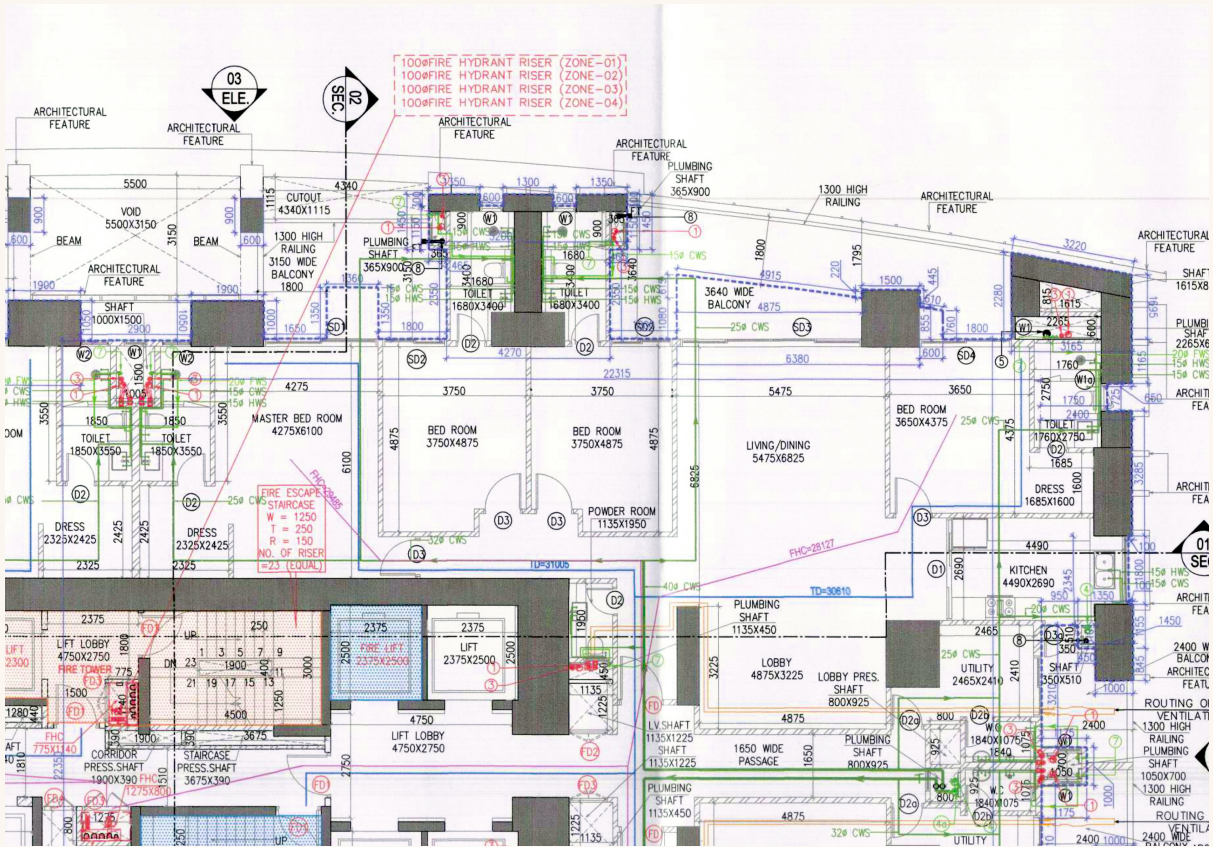
Every standard home has a long living/bedroom frontage and a separate kitchen/utility end. This is a practical strength compared with a deep apartment with internal bedrooms. It does not mean each room has windows on two sides: most habitable rooms open to the same broad face.

The long balcony frontage can support sitting and planting, but also connects bedroom and living outdoor zones. A guest on the balcony may pass bedroom windows. Columns and the projecting bathroom/dressing zone interrupt the apparent continuous depth.

The repeated four-bedroom plan supports a family's changing uses, but homework, calls and guests still depend on internal door separation and furniture. The filing does not establish acoustic performance or permission to remove partitions.

Sources: Typical Floor Plans A/C, B/D, E and F, p.1 each; REP-I specifications.

6 One home: rooms and household trade-offs



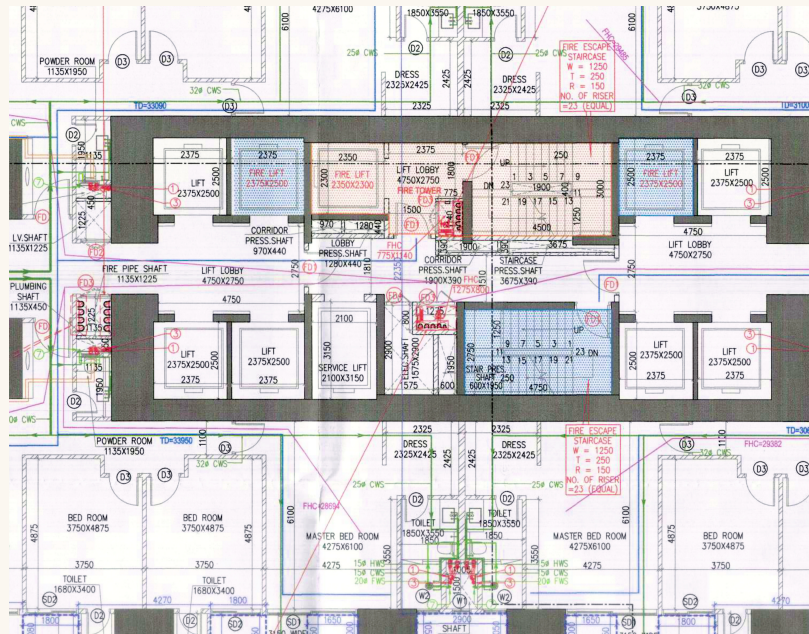
Enlargement from Typical Floor Plan A/C, p.1. Dimensions are millimetres; neighbouring fragments remain at the crop edge.

Space	Filed dimensions / implication
Living / dining	5,475 × 6,825 mm: about 37.4 sq m. Generous combined room; no separate enclosed family lounge.
Bedrooms	Master 4,275 × 6,100; two rooms 3,750 × 4,875; end bedroom 3,650 × 4,375 mm. The master suite includes one dressing room and one bathroom.
Kitchen / utility	Kitchen 4,490 × 2,690 mm: relatively narrow, beside a utility and separate WC. Laundry, storage and helper use compete for the ancillary space.
Entry / balcony	Home lobby 4,875 × 3,225 mm. Balcony labels include 3,640 mm and master-side 3,150 mm, but usable depth varies with the outline.

Domestic-help arrangements need an explicit choice. The principal plan labels a utility and separate WC, not a distinct staff bedroom. For live-in help, settle permitted use, ventilation, sleeping fit-out and laundry together; a room label alone neither proves suitability nor makes that use impossible.

Sources: Typical Floor Plan A/C room dimensions, p.1; other tower plans for variations. Drawing dimensions are not as-built measurements.

7 Lifts, entry, accessibility and specifications



Core enlargement, Typical Floor Plan A/C, p.1. Count the labelled shafts, not just one lobby's lifts.

Ten lift shafts per typical tower floor: six marked “LIFT”, three “FIRE LIFT” and one “SERVICE LIFT”, plus two stairs. Each end has three ordinary lifts and a fire lift beside its two-home lobby; the centre adds a fire lift and service lift. This offers potential redundancy, but not evidence of daily operating numbers, speeds, capacities or waiting times.

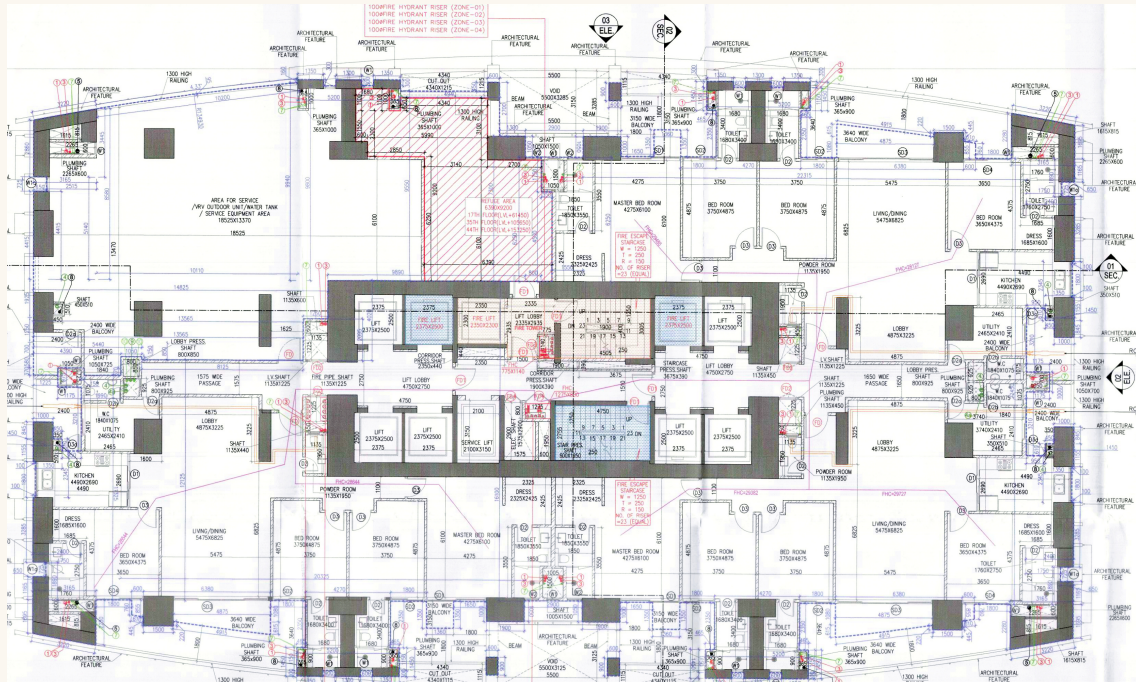
The 900 mm D1 door is the kitchen door. The apartment entrance is fire-door-tagged with a 1,200 mm scheduled width. Bedroom D3 doors are 1,000 mm; bathroom D2 doors 800 mm. Scheduled dimensions do not prove clear passage after frames, bathroom turning room, level balcony thresholds or a fully step-free route.

Light and air: broad sliding openings serve the living and bedroom frontage. Small W1/W2 labels mainly concern bathroom openings, not weak bedroom daylight. Air may pass between the main frontage and service end with internal doors open; “corner” does not guarantee cross-ventilation.

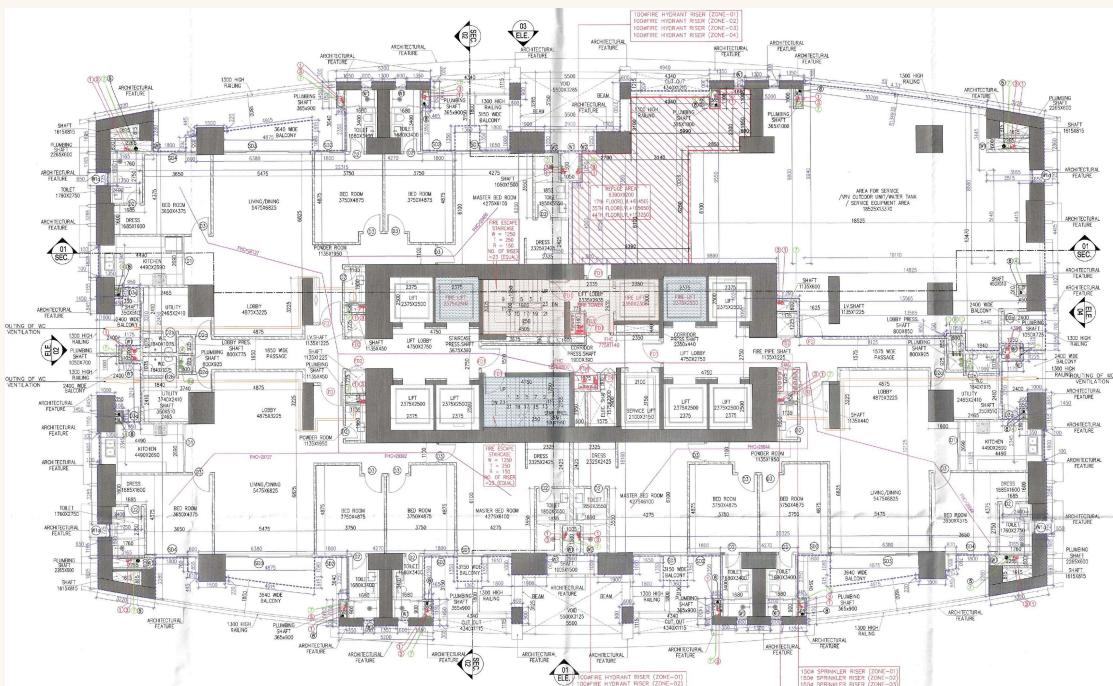
Provision	What the filing settles
3.4 m floor-to-floor	Includes structural/services depth; a uniform 3.0–3.1 m clear ceiling is not established.
Interiors and appliances	REP-I lists AC in living/dining and bedrooms, modular wardrobes, hob/chimney, oven, microwave, dishwasher, refrigerator, geyser and washing machine. Flooring includes marble/tile and bedroom wood options; confirm signed specifications and substitutions.
Gas / connectivity	Provision is not commissioned service or an included subscription. Lift operation and in-flat backup need their own schedule.

Sources: Typical Floor Plan A/C core/door schedule, p.1; B/D typical plan; tower sections; REP-I specifications.

8 Refuge floors: three homes, different neighbours



A/C: 17th, 35th and 44th Refuge Plan, p.1. Service quadrant at upper left in this rotated illustration.



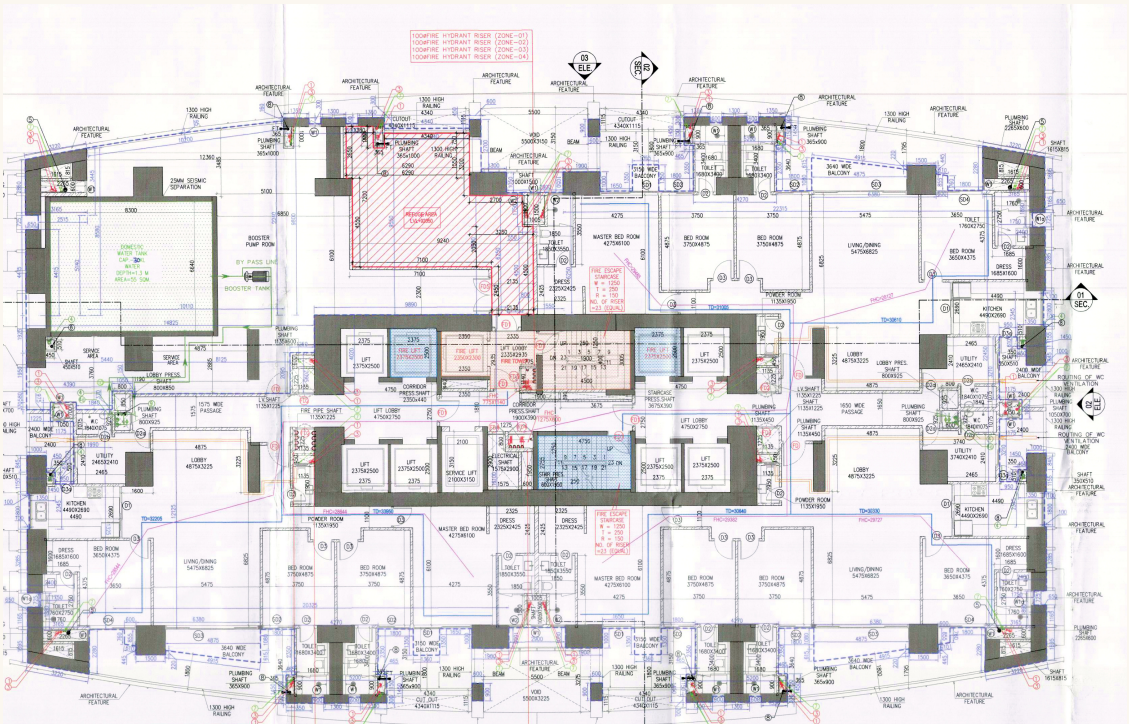
B/D: 17th, 35th and 44th Refuge Plan, p.1. Mirrored service quadrant at upper right. These are figure positions, not compass directions.

Floors 17, 26, 35 and 44 have three homes per tower. Service/equipment space replaces the fourth home. The hatched refuge is a common emergency space, not a private balcony. Its edge and service passage change the privacy relationship for the remaining homes.

Sources: Refuge plans A/C, B/D, E and F, p.1 each. The distinct 26th-floor plan is on the next page.

9 Comparing the three refuge-floor homes

Position in the upright figures	A/C/E	B/D/F	Comparison
Beside refuge edge	Upper right	Upper left	Master bath/dressing end adjoins refuge. Consider common/emergency access and privacy.
At service end across core	Lower left	Lower right	Closer to equipment end and service circulation; operating detail matters most.
Diagonally away	Lower right	Lower left	First refuge alternative if other aspects and price are equal; still a common refuge/service floor.



26th Refuge Plan, A/C, p.1. This sheet identifies a domestic-water tank and booster-pump room.

The 26th floor is a distinct choice. The tank label gives a 55 sq m area and 1.3 m water depth, beside the booster-pump room and a seismic separation detail. These establish water/equipment nearby, not noise, vibration, waterproofing quality or leakage history.

General refuge sheets label a wider zone for VRV outdoor units, tanks and service equipment. Do not treat the entire zone as an installed machine, or give every refuge floor the 26th-floor arrangement. Compare an offer with an ordinary floor on the same living side, with written equipment locations and access.

Sources: 17th/35th/44th and 26th Refuge Plans A/C, B/D, E; F Refuge Floor 2 (17/35/44) and F Refuge Floor Plan (26th), p.1 each.

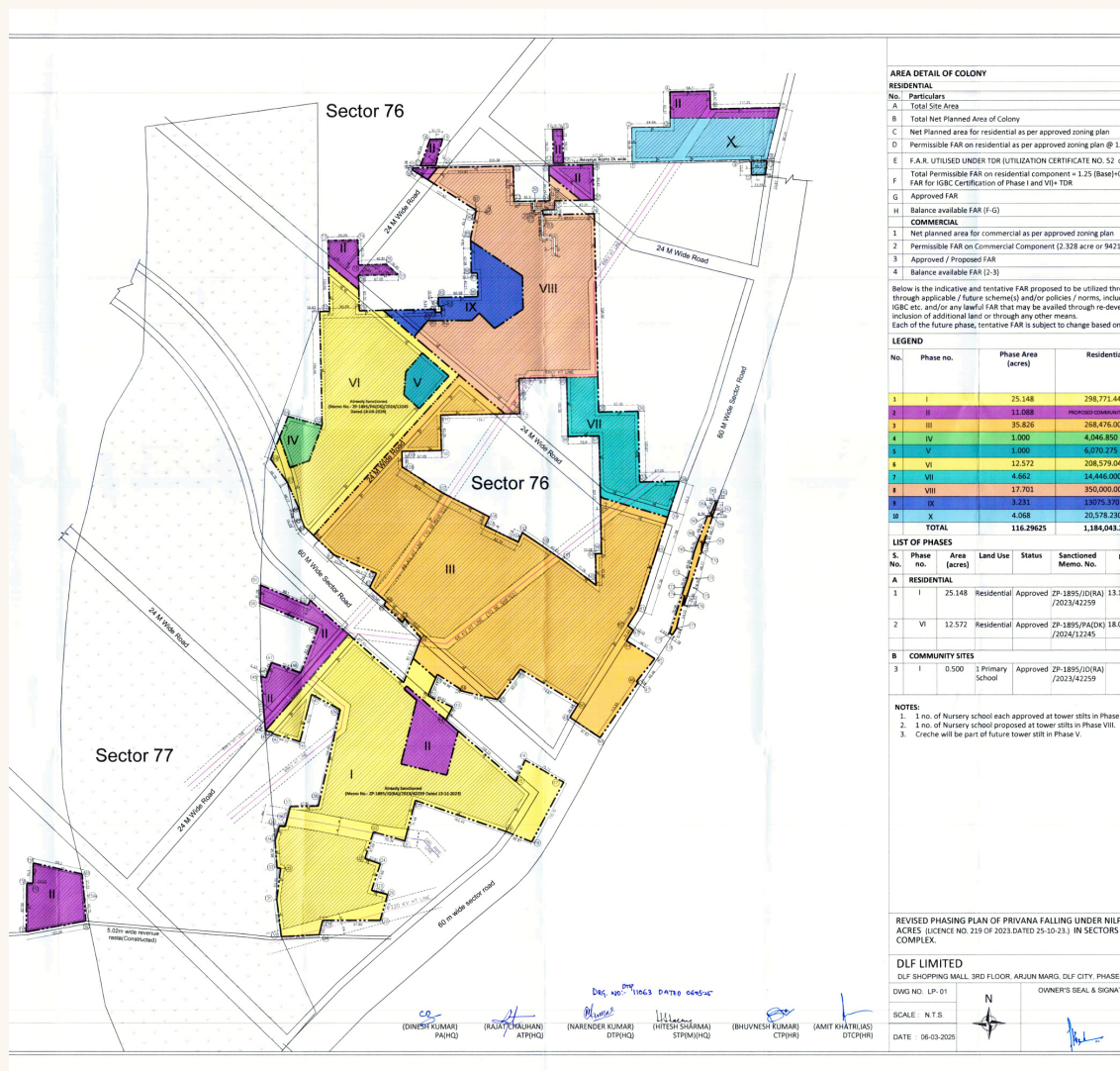
10 Floor choice: look above and below

Floors	Relationship	Buying implication
1–15	Ordinary repeated homes	Closer to roads, nursery/shops, landscape and plant. Convenience and garden connection may outweigh height; no measured noise threshold is supplied.
16 / 25 / 34 / 43	Immediately below refuge	The home below the replaced-home quadrant has service/tank space overhead. Other quadrants do not share that overlap. Match the actual home.
17 / 26 / 35 / 44	Three-home refuge/service floors	Compare the three remaining positions. Common refuge space is not a private amenity.
18 / 27 / 36 / 45	Immediately above refuge	Service/open-refuge areas below parts of the floor merit acoustic/access/waterproofing detail. Adjacency is not evidence of defects.
19–24 / 28–33	Ordinary, away from immediate refuge adjacency	Useful first search bands. Select aspect and price within the band; it is not a certified comfort rating.
37–42 / 46–48	Higher ordinary floors	Potentially broader views, greater height exposure and lift dependence. No permanent view corridor is granted.
49	Below changed penthouse layout	Penthouse sheet notes pipe transfer at 49th-floor ceiling. Locate the service route for the offered room; compare 48th.
50 / mezzanine	Two penthouses, ancillary upper level	Different layout and rights, with roof services above. More than a larger ordinary flat.

Pay for an identifiable benefit. Better room outlook, an acceptable entrance preference, a suitable equipment relationship and a convenient parking route are tangible differences. “Higher”, “corner” and “refuge discount” are incomplete descriptions. No price sheet establishes whether a particular premium is justified.

Sources: Typical floor schedules; refuge plans; Penthouse Plan A/C pipe-transfer note, p.1; sections and terrace plans. Floor-band choices are advisory.

11 The future phase inside the view



Revised Phasing Plan, 6 March 2025, p.1. Orange VIII is this phase; blue IX occupies its inner indentation. North is up.

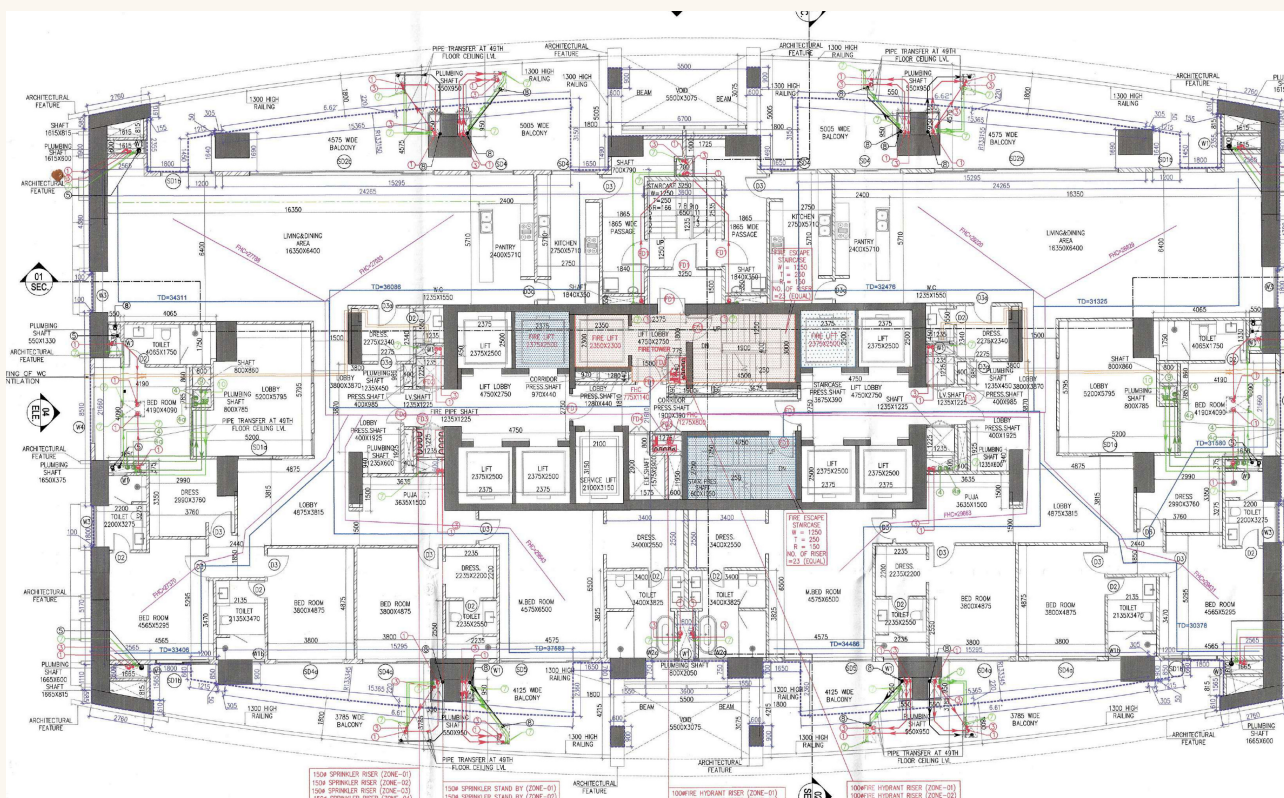
Phase IX is 3.231 acres with indicative residential FAR of 13,075.370 sq m. It is not a permanent central park. Final buildings, heights and delivery dates are not settled here. Value inward-facing homes in B–E for their own phase's foreground, not an unqualified forever-open view over IX.

The larger Phase III holding lies south of VIII. The immediate eastern edge is labelled other land on ST-01; VII lies south-east and VI south-west. All vacant adjoining land is not one future phase.

Colony amenity does not automatically mean phase entitlement. ST-01 allocates a nursery to VIII but no club, primary/high school, creche or dispensary in its VIII column. The phase's landscape/sports facilities are separate. Rights to wider-colony facilities, opening dates and charges need completed common-area schedules.

Sources: Revised Phasing Plan/legend, p.1; ST-01 community table/site, p.1; Draft Agreement Schedules D/E, pp.23–24.

12 Penthouse: five bedrooms on the main level



50th Penthouse Plan, A/C, p.1. Two homes share the main floor; a central stair leads to mezzanine accommodation.

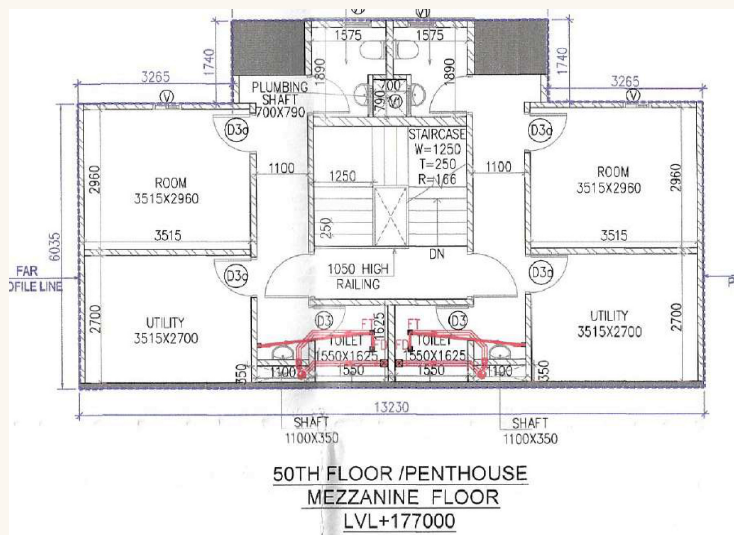
Each main-level home has five bedrooms. Living/dining is labelled 16,350 × 6,400 mm; the master is 4,575 × 6,500 mm. Kitchen 2,750 × 5,710 mm sits beside a separate pantry, 2,400 × 5,710 mm; the puja room is 3,635 × 1,500 mm.

Each home occupies a half-floor across both broad faces, unlike a standard flat. Living and bedroom spaces therefore experience different sides of the tower. This can suit a large family wanting entertaining space and separation, with all principal bedrooms on the entry level.

Registered carpet area is 450.333 sq m per penthouse, about 2.17 times the standard home. The arrangement, services and ancillary level make this a different product. Not every visible mezzanine or roof space is thereby established as exclusive private area.

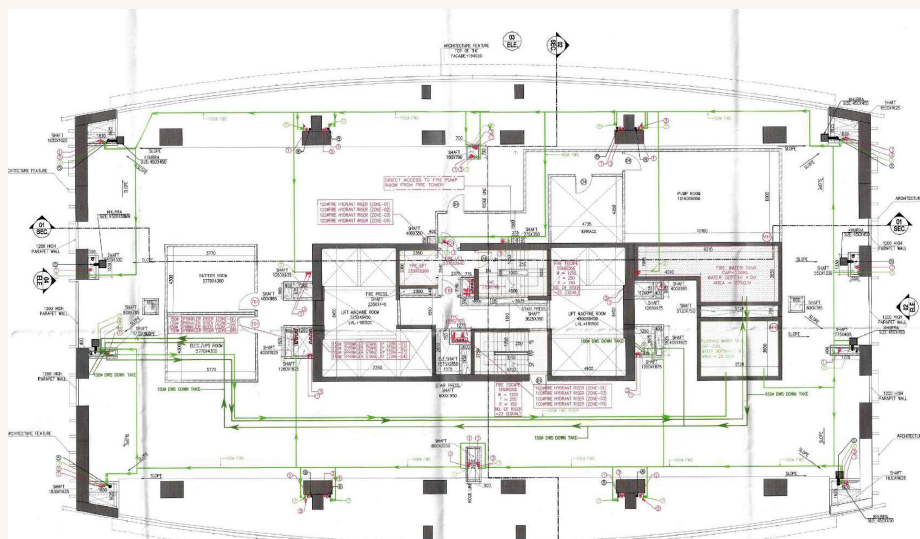
Sources: REP-I inventory; Penthouse Plans A/C, B/D, E and F, p.1 each. Dimensions quoted from A/C.

13 Mezzanine access and the serviced roof



Mezzanine inset, Penthouse Plan A/C, p.1. Two sets of room/utility accommodation flank the central stair and landing.

Do not assume a conventional private internal duplex stair. The main plan places a central stair between the two kitchen-side passages, with access from each side. Per side, the mezzanine has a 3,515 × 2,960 mm room, a 3,515 × 2,700 mm utility and toilets. Exclusive ownership/use and access need a contractual plan.



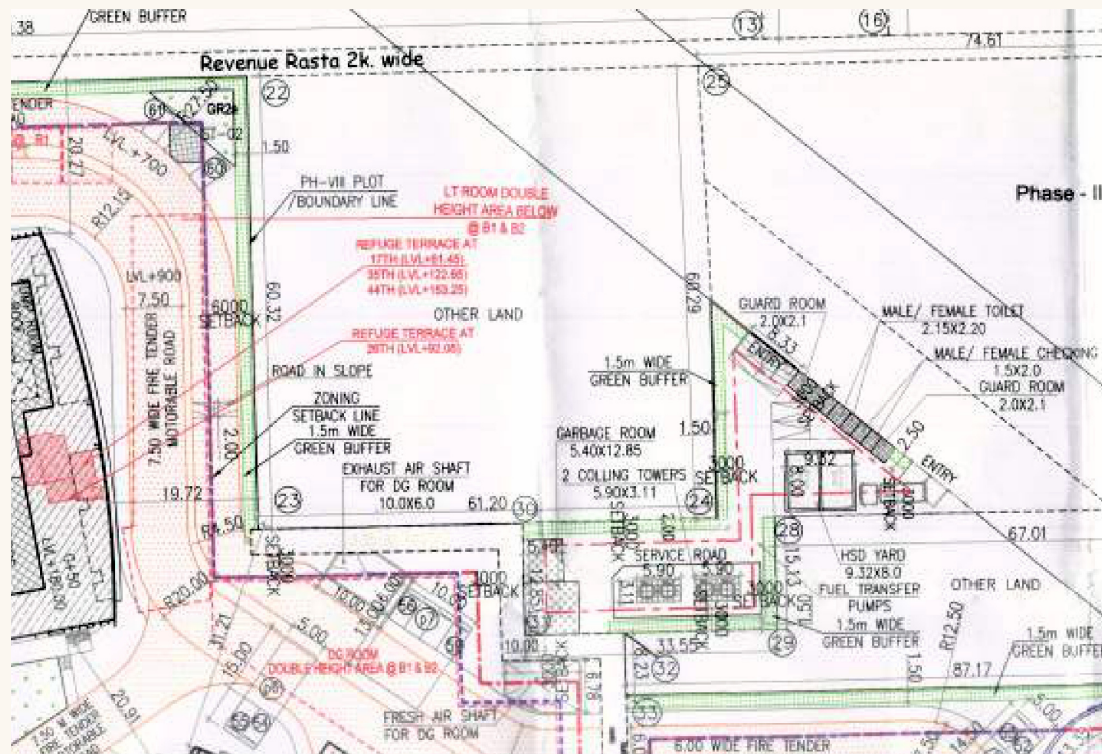
Terrace Plan A/C, p.1. Services occupy important parts of the level above the penthouses.

Roof drawings identify water tanks, pump and electrical/UPS/battery spaces and lift-related services. They do not establish an exclusive private roof terrace for each penthouse. Obtain dimensioned rights and maintenance-access plans before paying a terrace or private-duplex premium.

For 49th-floor buyers: the penthouse sheet expressly marks “PIPE TRANSFER AT 49TH FLOOR CEILING LVL”. Settle service/ceiling access for the offered home. This does not prove leakage or establish a room-by-room toilet-over-bedroom overlap.

Sources: Penthouse plans and mezzanine insets, p.1 each; Terrace Plan Area, pp.1–4; LMR/Water Tank/Roof Plan, pp.1–3.

14 Ground life: nursery, shops and plant



ST-01 northern service cluster, p.1. Equipment labels identify the neighbours more precisely than a broad service-zone description.

F's nursery is a substantive plan feature. Its stilt plan shows a nursery hall/waiting room, classroom, play space and toilets; ST-01 allocates 303.937 sq m of nursery non-FAR area to F. School arrivals are the counterpart to convenience. An ancillary site-table caption refers to A, but F's actual plan and tower-area row agree on F.

Five commercial units sit under A–E. Their ST-01 FAR entries are A 54.089, B 123.865, C 109.366, D 86.216 and E 72.046 sq m. These are not carpet areas. Ground plans also include café/ancillary uses; tenants, hours and a residents-only quiet operation are not established.

Lower E/F homes deserve a plant-specific comparison. The cluster includes a garbage room (5.40 × 12.85 m), two cooling towers (5.90 × 3.11 m each), HSD fuel-transfer yard and DG exhaust/fresh-air shafts. Potential operating and vehicle relationships are real; noise and smell levels are not quantified. Compare inward-facing alternatives.

The motorable/fire-tender loop includes 7.5 m and 6 m segments. Children moving from towers to landscape may cross vehicle circulation; the plan does not promise a wholly car-free ground.

Sources: ST-01 labels/Table 2, p.1; Stilt Floor Plan F and ground/stilt plans A–E, p.1 each.

15 Parking and the cost of operating the estate

Level	Ordinary bays	Accessible bays	Total
Basement 1	1,107	12	1,119
Basement 2	1,188	12	1,200
Basement 3	1,231	12	1,243
Surface	70	12	82
All levels	3,596	48	3,644

Almost 98% of scheduled parking is in basements. The 3,644 spaces equal about 3.13 per home arithmetically, not a promise of three exclusively allotted bays per buyer. The total includes accessible/common provision; the phase also has commercial and common uses.

The schedule lists single and accessible spaces; basement plans show conventional rows. Numbered allotments and dimensions matter more than a project ratio. A pair near the correct lift can be worth more to a two-car family than dispersed spaces.

Older residents and large cars change the ranking. Trace the bay-to-lift route, crossings, columns, turning room and ramp transitions. Twelve surface accessible spaces are shown, two per tower; that does not reserve one for each owner or make every parking route step-free.

Maintenance is a meaningful ownership commitment. Three large basements require ventilation, drainage, pumps and waterproofing upkeep. Each tower has ten lift shafts, with roof plant, refuge equipment and extensive common areas. These are operating-cost drivers and potential redundancy, not grounds to invent a monthly bill.

Price the commitment	Complete the parking schedule, initial maintenance basis, interest-bearing maintenance security, replacement-fund treatment, in-flat backup entitlement and allocation of shared-service costs.
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ST-01 also records sports-facility FAR of 28.240 sq m at ground and 494.067 sq m at Basement 1. This supports planned facilities, not an operational club or unrestricted wider-colony membership.

Sources: ST-01 Tables 2/3, p.1; Basement 1/2/3 plans; typical cores; Draft Agreement, pp.3, 15–16.

16 Sales and progress: what the returns show

Quarter ended	Sales in quarter	Cancellations	Engineer cost progress
September 2025	35	45	0.76%
December 2025	58	7	1.87%
March 2026	10	0	3.63%
June 2026	14	0	6.01%

This is not cumulative sell-through. The supplied QPR sequence begins July–September 2025, after registration on 5 June 2025. Sales in the intervening June period are not established by these rows. Their 117 sales and 52 cancellations cannot support “only 65 sold”, “about 10% sold”, weak demand or thin resale conclusions.

Ground works dominate June 2026 evidence. The architect certificate records excavation complete, raft work 57%, Basement 3 in progress and Basements 1/2 yet to start. Its summary gives 18% substructure progress; later work remains at the start stage in its table.

The measures differ and one summary conflicts. The June CA certificate reproduces 22.4% architect substructure, versus 18% in the actual architect certificate. The architect signs on 15 June and the CA on 11 July: reconcile the measurement dates as well as the figures. The engineer's 6.01% is cost-based against its own estimate; the CA's 15% covers a different total-project-cost base. They are not interchangeable percentages of a finished home.

June financial disclosure	Amount and scope
Allottee collections in quarter	Rs. 588.32 crore in the QPR; a quarterly flow.
CA total estimated / paid project cost	Rs. 5,509.23 crore / Rs. 838.97 crore; reported proportion 15%.
CA construction cost incurred	Rs. 431.52 crore; a different scope from the engineer's incurred-cost figure.
Separate RERA account closing balance	Rs. 1,949.12 crore, including certificate FDR/interest treatment. A dated balance, not unrestricted cash or a completion guarantee.

Use reconciled milestone evidence before a construction-linked payment. These returns justify scrutiny; alone, they do not prove delay, default or present solvency.

Sources: QPR September 2025–June 2026; June architect pp.1–4, engineer pp.2, 4 and CA certificates pp.1–3.

17 Delivery is a programme, not one date

Milestone	Filed timing
REP-I planned completion	31 March 2034; not itself proof of the RERA registration's legal expiry.
Draft OC / possession offer	OC by 30 September 2034; possession offer by 31 December 2034, subject to agreement provisions.
Construction PERT: all six towers	Substructure July 2025–June 2030; superstructure July 2026–March 2033; finishing February 2027–March 2034.
Roads / parks	Roads February 2032–February 2033; parks March 2032–March 2033.
STP / underground tank / rainwater harvesting	STP/UGT September 2031–January 2033; rainwater harvesting January 2031–July 2032.
Sewer / stormwater / water	Sewer through November 2033; stormwater and water through December 2033.
Electrical services	May 2031–January 2034.

The draft possession horizon is over eight years from September 2026. Rent, loan interest, changing family needs and ability to exit matter alongside the plan. A near-term move requirement is a poor fit.

The construction programme overlaps trades; it does not require the whole tower structure to finish before any finishing starts. All six towers carry the same broad dates: there is no dependable tower-specific early-handover advantage in this filing.

Services sit late in the overall programme. Even a finished apartment needs access, water, drainage, electricity, working lifts and the required certificates. Link these to any revised promise of earlier possession.

Do not infer “on track” or “late” from one percentage. June progress needs comparison with a current detailed programme and milestone definitions. It is not a site inspection after June 2026.

Sources: REP-I; Draft Agreement p.10; Construction PERT and Services PERT, p.1 each; June architect pp.3–4.

18 Utilities come with conditions

Record	What it provides	What affects occupation
Water assurance, 6 October 2023	Whole-colony 116.394-acre scope; 3,000 KLD or approved service estimate.	Connection follows formalities. Not an exclusive North allocation or proof of continuous supply.
Sewerage assurance, 10 October 2023	1,639 KLD surplus treated effluent from the larger colony.	Connection after master sewer completion and online application.
Stormwater assurance, 11 October 2023	Connection after master drain is laid; then described as in planning.	Current downstream readiness matters with three basements. The old condition does not prove flooding today.
Electric-load letter, 22 November 2023	DHBVN whole-colony assurance, conditional on infrastructure, availability, formalities and costs; valid one year.	Not a current final load sanction. The draft also cites a 10 January 2024 assurance (Memo 20); reconcile it with this uploaded letter and current load approval.
Construction water, 18 December 2023	Treated GMDA STP water, with controls and no-groundwater undertaking.	Not potable domestic supply for occupied homes.

Cross-check with the latest portal return. June 2026 QPR records services approval on 1 October 2025 but lists electricity plans and Fire NOC as “Have not applied till date”. Reconcile these stage-specific entries with current permissions before relying on a payment or handover claim. They do not alone establish that the project is unlawful.

BR-III requires fire-fighting scheme approval, electrical arrangements and an occupation certificate before use. A fire-authority reference in the sanction does not replace the stage-appropriate scheme/final clearance. Generic uploaded sheets reading “APPLIED” add no detailed services evidence.

Sources: Water, Sewerage, Storm Water and Electric Load letters, p.1 each; Construction Water NOC p.1; June QPR approvals; BR-III pp.1–5; Draft Agreement p.18.

19 Approval scope and dates need a clean answer

Record	Established fact	Decision consequence
Licence 219/2023	25 October 2023; 116.29625 acres; copy valid to 24 October 2028.	A programme to 2034 depends on required continuing validity/renewals.
BR-III, 7 May 2025	Phase VIII building sanction; multistorey plans valid five years, subject to licence conditions.	Sanction is valuable evidence, not completion or all later operating permissions.
AAI NOCs, 2023	Seven pocket-specific clearances; June/July 2031 expiries and permitted tops above mean sea level.	Match tower and final top level to the correct pocket. Revalidation is conditional, not automatic.
Consent to Establish, 31 March 2025	18.838 acres / 76,234 sq m and 705,050 sq m built-up area, different from registration and ST-01.	Reconcile scope to operative plans rather than merging the figures.
Consent validity wording	Header 31 March 2025–19 February 2035; body clause 2 says 60 months, with possible extension.	Get issuer clarification; assume neither unconditional ten-year validity nor present expiry.

The consent specifies domestic effluent of 682 KLD, reuse/zero-discharge conditions and seven 2,000 kVA generators. These are consent-scope parameters; listed 14 MVA generation does not establish backup entitlement inside each home. Consent to Operate is required before occupation.

A useful approval answer is specific: a dated schedule matching boundaries, tower heights and services, with renewal responsibilities. “All approvals in place” does not resolve the visible scope/validity differences.

The draft agreement cites Environmental Clearance SEAC/HR/2025/315 dated 20 February 2025. Its underlying instrument was not identified as a separate supplied document. Obtain that instrument and amendments to reconcile its scope; a reference in the agreement and a pollution-control consent do not reproduce all its conditions.

Sources: Licence pp.1–4; BR-III pp.1–5; AAI Pockets 1–7 pp.1–42; CTE pp.1–5; Draft Agreement pp.18–19; ST-01 p.1; REP-I.

20 Contract terms that change the real price

Draft term	Buyer consequence
Booking / cancellation	10% of total price is booking/earnest money. Cancellation without promoter fault can forfeit this plus applicable delayed-payment interest; balance refund stated within 90 days.
Carpet adjustment	Clause 1.7 permits increase up to 5%, charged at agreed unit rate. Reduction refunded within 90 days with prescribed interest. Not a symmetric “±5% free tolerance”.
Price escalation	Described as escalation-free subject to specified development/tax changes and timing limits. Complete all-in price and charge treatment before comparing offers.
Possession / holding costs	OC target September 2034; possession offer December 2034. Maintenance/holding consequences can start with the offer even if the buyer does not move in.
Delay remedies	Draft provides refund with prescribed interest or continuing monthly interest in stated promoter-delay circumstances. Read with force-majeure and extension provisions.
Maintenance security	Interest-bearing maintenance security and separate maintenance agreement linked to possession/conveyance. Initial amount and basis need completion.

The defect clause deserves attention before booking. It starts with a five-year notification period from offer of possession and 90-day rectification, then narrows responsibility to structural defects and refers lifts, backup and pumps to manufacturer warranties. This internal narrowing is a material contractual issue, not proof that statutory remedies vanish. Have the final wording aligned with applicable obligations and promised equipment coverage.

A blank schedule is not a negotiated bargain. The supplied agreement does not fill this buyer's unit, price, parking or payment schedule. The early-payment rebate rate is also blank. No specific discount, instalment profile or return is established.

Sources: Draft Agreement: p.2; price/carpet pp.5–7; possession/cancellation pp.10–12; maintenance/defects pp.15–16; schedules pp.23–24. Enforceability requires legal advice.

21 Title, common rights and negotiation

Title evidence is useful but dated and scoped. The Legal Search describes DLF and named landholding companies' ownership, concluding clear title to identified shares. The court-search discussion is dated January 2025. Development/assignment agreements are supplied for multiple owners. The 25 April 2025 No Charge Certificate reports no charge/lien on the 17.701-acre land as of 24 April, on records checked.

These are not a present independent title guarantee. Equally, corporate charges in an appendix must not be described as project mortgages when the certificate says otherwise. Identify current title/authority and any applicable release requirement against the actual allotment.

Negotiation item	Useful written response
Apartment identity	Signed offered-unit plan: tower, floor, end, living aspect, carpet, ancillary spaces and specification.
Location premium	Comparable price on another side/floor. Refuge, future Phase IX and gate/plant relationships justify comparison, not automatic defects or fixed discounts.
Penthouse premium	Exclusive-rights/access plan for main level, mezzanine and any terrace, including maintenance routes.
Parking / common facilities	Numbered bays; complete Schedules D/E; named facilities and cost allocation across phases and users.
Payments / progress	Completed instalments, reconciled milestone evidence and any agreed early-payment rebate.
Delivery / ongoing costs	Current programme/approvals, possession prerequisites, maintenance/security amounts, shared-services formula and equipment/defect cover.

Negotiate through alternatives. With no unit price sheet, fair value cannot be quantified. Compare homes you would actually buy: B versus A inward-facing; C/D morning exposure versus inward exposure; an ordinary floor versus the precise refuge-related home; or 48th versus 49th with ceiling services.

Sources: Legal Search pp.21–24; Final No Charge Certificate p.1/appendices; development/assignment agreements; Draft Agreement pp.1–3, 15–16, 23–24; site/floor plans.

22 A practical decision for three kinds of buyer

Family with time	Pursue B or A on the north-west living side first, on an ordinary floor away from immediate refuge adjacency. Compare C/D morning-facing alternatives if afternoon heat matters more than an inward view.
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The room sizes and foyer are substantial strengths for a household able to fund and wait through the long programme, and willing to support a large estate’s services. Secure unit-specific parking and common rights before committing on the master landscape alone.

Needs a home soon	The filed December 2034 possession offer does not support a near-term move. Compare completed or substantially advanced alternatives using actual carpet area, operating costs and possession evidence.
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No verified competing-project prices are supplied, so this report cannot name a cheaper local substitute. The useful benchmark is a four-bedroom home near 208 sq m carpet with known parking and services, not a saleable-area headline.

Penthouse buyer	Pursue the five-bedroom main level if you will use its living space, pantry and separation. Make mezzanine access, exclusive areas, roof rights and maintenance routes explicit before paying a duplex or terrace premium.
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Proceed when the offer answers the specific issues. Price and payment terms should attach the actual apartment, parking and common-rights plans, with a clear approval/programme update and workable maintenance and defect terms.

Pause when a premium rests on an unproved promise. Examples are permanent openness over Phase IX, an exclusive penthouse roof, unrestricted wider-colony club rights, cumulative sales reconstructed from incomplete quarters, or guaranteed delivery ahead of the filed programme.

The strongest attraction is the generous repeated four-bedroom plan, with genuinely different orientations and settings. Whether the exact offered home and long commitment justify its price is the decision that matters.

Sources: Advisory synthesis. No unit quote, budget, site inspection, post-June 2026 progress or external market evidence was supplied.

Source guide and reading basis

Citations use readable document titles and PDF page numbers. Single-sheet drawings are page 1 even where multiple plans/tables share the sheet. Drawing dimensions take precedence over measuring a reduced illustration. Extracts have been cropped and rotated for readability.

Record group	Principal evidence
Project portal	REP-I inventory/specifications; QPR September/December 2025 and March/June 2026. Registration RC/REP/HARERA/GGM/954/686/2025/57, dated 5 June 2025.
Site / phasing	Approved Site Plan ST-01; Revised Phasing Plan dated 6 March 2025; Green Area/Surface Parking; Basement 1/2/3 plans.
Apartment geometry	Typical A/C, B/D, E, F; 17th/35th/44th and 26th refuge; 50th penthouse; terrace, lift-machine-room and sections.
Ground uses	Stilt/ground A–F and ST-01 equipment/area tables. F “Refuge Floor Plan” is actually 26th; “Refuge Floor 2” is 17th/35th/44th.
Delivery / finance	Construction/Services PERT; quarterly sales, architect, engineer and CA certificates, particularly June 2026. 100 lakh = one crore.
Approvals / utilities	Licence 219/2023; BR-III; AAI Pockets 1–7; CTE; water, sewer, stormwater, electric-load and construction-water letters.
Legal / purchase	Draft Agreement; Legal Search; Final No Charge Certificate; development/assignment records. Filed evidence, not a substituted legal opinion.

Terms used: FAR is the planning floor-area ratio; areas labelled FAR count toward the permitted floor area, while non-FAR areas are excluded from that calculation. OC means occupation certificate; CTE, Consent to Establish; QPR, quarterly progress return; CA, chartered accountant; PERT, a construction programme. STP is a sewage-treatment plant; KLD means kilolitres per day; DG means diesel generator; HSD is diesel fuel; HT means high tension; FDR means fixed deposit. VRV describes a type of air-conditioning system.

Scope of conclusions. Filed facts differ from calculated ratios and advisory preferences. A drawing can locate a tank, refuge or future plot without proving nuisance, performance or completion. Conflicts that could affect a decision are retained beside the advice.

The latest supplied progress reporting is June 2026. No later completion evidence, executed buyer-specific agreement, confirmed price or direct site observation forms part of the report. It supports selection and negotiation; it does not certify current construction, title or future investment performance.