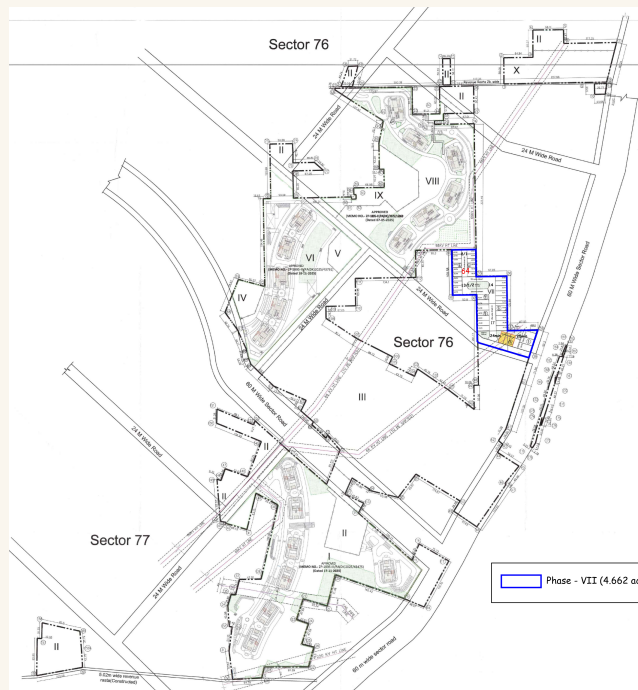


Privana Enclave Phase VII

41 residential plots · DLF Limited
Sectors 76–77, Gurugram (Manesar)



The filed Phase VII boundary is blue; three plots held for HT-line re-alignment are yellow. Superimposed Phase VII plan, p. 1.

Worth considering for a patient self-build buyer

Start with **A1/01 or A1/07** for a larger internal-street plot, **A2/01–03** for smaller east-frontage choices near the central green, and **SR/01–02** for more land with service-road frontage. West-frontage park and corner alternatives also deserve attention.

Budget around the filed **30 July 2033 plot-possession date**, with your house construction to follow. Registration evidence, services and the actual buyer contract must support the purchase. **SR/05–07 are on hold pending HT-line re-alignment.**

Independent assessment of the supplied filing, reviewed 16 September 2026. No sale price is supplied; this report compares choices and negotiation reasons, not market value. Detailed evidence and qualifications follow.

1 The buying decision

Consider this project if you want to design and own a house over time, and can carry a long wait plus a separate building budget. The filing describes developed residential plots, not finished villas. Layout approval is dated 8 May 2026; proposed phase completion is 30 April 2033 and plot possession 30 July 2033. The whole-colony completion date is 31 December 2050.

[Layout approval letter, p. 1; Draft allotment letter, pp. 1–3; Promoter declaration (REP-II), p. 1]

Your priority	Start with	Trade-off to accept
Internal street + east frontage	A1/01; A1/07; A1/02–06	A1/01 has a green on its south side; A1/07 has a north-road corner. Middle plots have fewer open sides.
Smaller plot near a park	A2/01; A2/02–03	215.83 sqm corner or 204 sqm park-facing choices. Streets and park footfall come with the greenery.
West frontage / park outlook	A1/09–10; A1/08; A2/17	Park-facing or corner positions can outweigh a direction preference; design western shading.
Largest land parcel	SR/01–02; SR/03 as corner alternative	426 sqm or 415.61 sqm. East frontage to a 12 m service road beside the 60 m road, with more traffic exposure.

[Demarcation Plan, p. 1, site layout and plot schedules; Superimposed Phase VII plan, p. 1]

Four matters that can change the decision

Registration and availability: REP-I displays a temporary project ID; the draft registration fields are blank. The bundle does not establish the final registration grant or which plots are available to this buyer.

Delivery: the licence expires on 24 October 2028, before filed possession. Renewal and operating services must be secured; approval dates are not completion evidence.

HT restriction: do not book SR/05–07 while the filed hold remains. SR/04, A1/19 and the northern A2 end plots need a separate proximity assessment.

Actual deal: the draft is for landowner compensation and its payment annexure is blank. A retail or resale purchase needs completed terms and an entitlement trail.

[REP-I, header and Parts B, F; Draft allotment letter, pp. 1–4, 6; Licence, p. 4; HT undertaking, p. 2]

Reading route: property and surroundings, pp. 3–4; plot plans, pp. 5–7; complete plot and capacity comparisons, pp. 8–9; house planning, p. 10; approvals and services, pp. 11–12; title, money and contract, pp. 13–15; alternatives and negotiation, pp. 16–17.

2 What the purchase includes

Privana Enclave is a **4.662-acre plotted phase within a 116.29625-acre colony** under licence 219 of 2023 and the New Integrated Licensing Policy. DLF Limited is the developer/collaborator; ownership includes DLF, individual co-owners and Highvista Buildcon. The phase sits in Sector 76 on the drawings, within the wider Sector 76–77 project address.

[Licence 219/2023, pp. 1, 5, 7; REP-I, Parts A–C; Demarcation Plan, p. 1]

Phase VII land use	Area, sqm	Share of phase
41 residential plots	10,932.80	57.95%
Roads	6,031.615	31.97%
Parks and playgrounds	1,902.00	10.08%
Total	18,866.415	100%

These figures describe the phase boundary, not the whole township. The portal gives no land allocation here for apartments, a clubhouse, shopping, school, hospital, vehicle parking, electricity substation or sewage-treatment facility. It does provide roads and four small greens; calling it an amenity-free plot scheme would overlook those.

[REP-I, Part C, land-use and internal-facilities tables; percentages calculated]

Four greens, with different everyday value

Filed green	Size	What it means for a household
Green-3, central island	0.18 acre	Central gathering space, opposite parts of A2 and A1; streets run around it.
Green-2, beside A1/01	0.09 acre	Useful south-side openness for A1/01; near the southern access bend.
Green-1, southern edge	0.16 acre	The diagonal HT corridor passes through it; its use depends on the line arrangement.
Green-4, above SR/01	0.04 acre	A small strip, not a full park-sized amenity or a private garden.

[Demarcation Plan and Superimposed Phase VII plan, p. 1 each]

Density needs the right denominator. There are about 8.8 plots per phase acre, but the filed planning population is about 554 people, based on 13.5 persons per plot. The 1,902 sqm of greens is about 3.43 sqm per planned person, versus the plan's requirement of 1,385 sqm. This does not establish 41 single-family households or exclusive park use. The southern HT green also differs physically from the central park.

[Demarcation Plan, p. 1, population/green calculation; ratios calculated]

Fund your house separately: design, approvals, construction, interiors and household systems. REP-I lists apartment construction cost as zero and home specifications as not applicable. No house layout, fitted kitchen, lift or home backup specification is promised by these plot records.

[REP-I, Parts C and H]

3 The neighbourhood will keep evolving

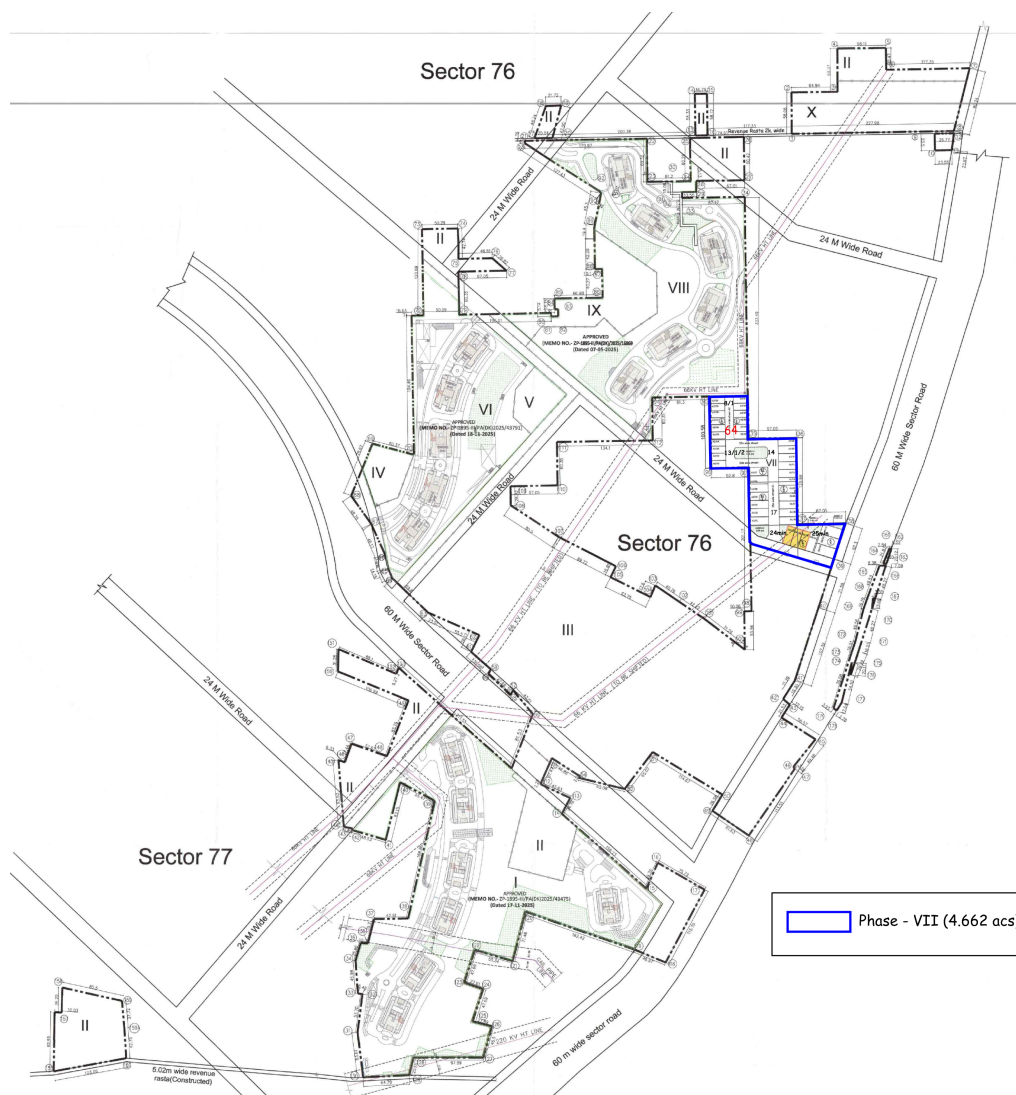


Figure 1. Source crop: Superimposed Phase VII plan, p. 1. North is up. Blue marks Phase VII; the much larger surrounding areas belong to other phases.

The internal A1/A2 streets connect south to the 24 m road. The SR plots include a separate frontage group on the eastern service road, so the whole phase should not be described as a single-entry cul-de-sac. The approved colony layout shows housing phases I, VI and VIII and substantial future-phase land, including Phase III across the 24 m road.

[Demarcation Plan, p. 1; Superimposed Phase VII plan, p. 1, phase legend]

The detailed plan labels adjoining pockets “**Other’s Land**”, including land behind A1 and beside A2. A blank area is not a protected view. Future building, overlooking and construction traffic are possibilities, without assuming a particular height or date. The 2050 whole-colony target means plot handover does not promise a finished surrounding township.

The colony’s community-facility table places a club and several facilities in other phases, including future Phase II. It grants no automatic club membership to a Phase VII purchaser. Value wider amenity access only if it is written into the sale documents.

[Superimposed Phase VII plan, p. 1, community-facility table; Draft allotment letter, p. 2]

4 The small plots: park, corner or privacy



Figure 2. Demarcation Plan, p. 1, enlarged source crop. North is up. A2/13 is omitted in the filed numbering; there are 16 A2 plots.

A2/01 is a confirmed 215.83 sqm east-frontage corner, 10.58 m wide, with a south-side road. It offers 5.8% more land than a normal 204 sqm plot and lies away from the northern HT edge. It is near the central green but faces the circulation around that green rather than an uninterrupted park boundary.

A2/02–03 are the clearest small east-frontage park choices. They face central Green-3 across the street. Their 10 × 20.4 m land is more compact than A1; test parking, an entry-level bedroom and a generous kitchen together before paying for the view.

A2/17 is the west-frontage corner alternative: 211.14 sqm, 10.35 m wide, with a south-side road across to the park. A2/04–09 and A2/12, 14–16 offer ordinary row positions for less park activity. A2/10 and A2/11 are nearest the northern 66 kV line on the approved layout; neither is marked on hold.

[Demarcation Plan, p. 1, plot table and dimensions; Superimposed Phase VII plan, p. 1, northern HT line. Percentage calculated.]

5 The mid-size plots: several good choices

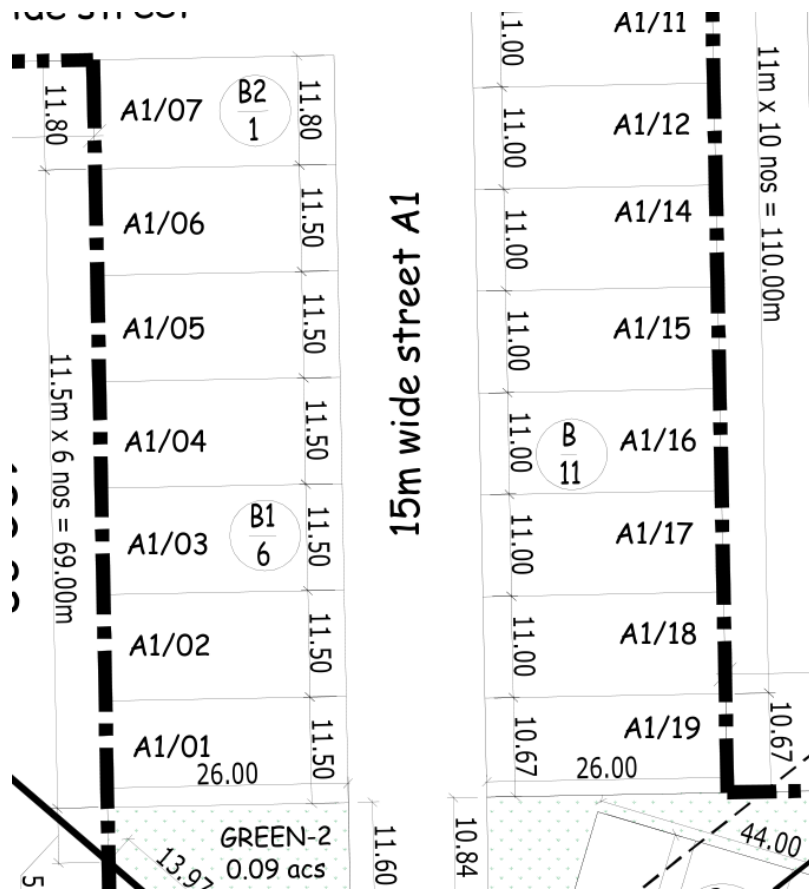


Figure 3. Demarcation Plan, p. 1, enlarged source crop. North is up. The 15 m A1 street separates east- and west-frontage rows.

Option	Why pursue it	What to weigh
A1/01 · 299 sqm	East frontage; Green-2 directly south gives an open side.	Nearer the access bend and southern HT setting than northern A1 plots.
A1/07 · 306.80 sqm	East frontage plus north road; the only B2 plot, 11.8 m wide.	Only 2.6% more land than A1/01–06. A large premium needs the corner benefit to matter.
A1/02–06 · 299 sqm	Regular 11.5 × 26 m east-frontage choices.	Less side openness; no guaranteed outlook over adjoining land.
A1/08 · 286 sqm	West frontage and north-road corner near the park.	Road movement on two sides; a north-door option needs plot-plan approval.
A1/09–10 · 286 sqm	West-frontage outlook toward central Green-3.	Park footfall and afternoon sun; worthwhile alternatives even without a discount.

[Demarcation Plan, p. 1. Corner/outlook assessments follow the drawn relationships; entrance positions are not house plans.]

6 The SR plots and the HT restriction

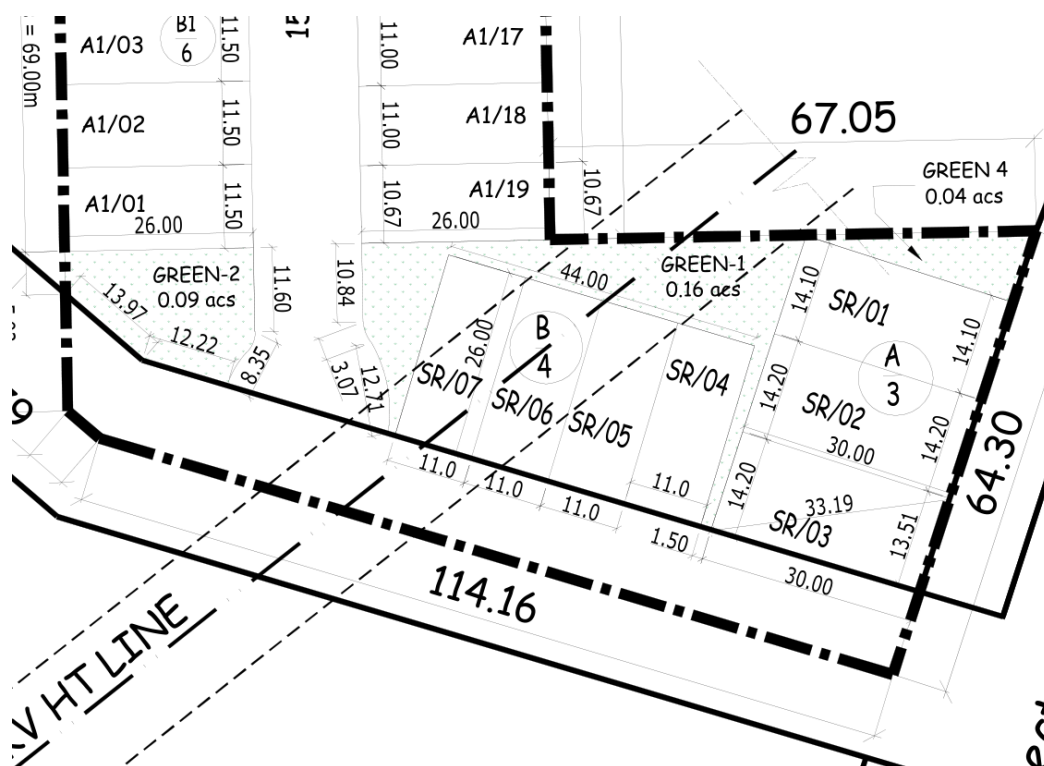


Figure 4. Demarcation Plan, p. 1. North is up. SR/01–03 lie against the eastern service-road edge; SR/04–07 face the southern 24 m road. The diagonal corridor crosses Green-1 and the held trio.

SR/01 and SR/02 are scheduled at 426 sqm; SR/03 is 415.61 sqm. The schedule assigns all three to the 12 m service road beside the 60 m sector road. Their frontage is roughly eastward. SR/03 is the two-road corner, with its south side on the 24 m road; SR/01 has the small green strip to its north. SR/02 avoids the junction corner but remains exposed to the service/sector-road setting.

SR/04–07 are 286 sqm plots facing roughly south toward the 24 m road. **Only SR/05–07 are expressly ON HOLD.** Units in the HT zone will be offered for sale only after successful re-alignment. SR/04 is outside the coloured hold and drawn corridor, but next to it. A1/19 is also outside the corridor, beside the southern green; proximity alone does not place either plot under the hold.

[Demarcation Plan, p. 1; Superimposed Phase VII plan, p. 1, hold note; HT undertaking, p. 2]

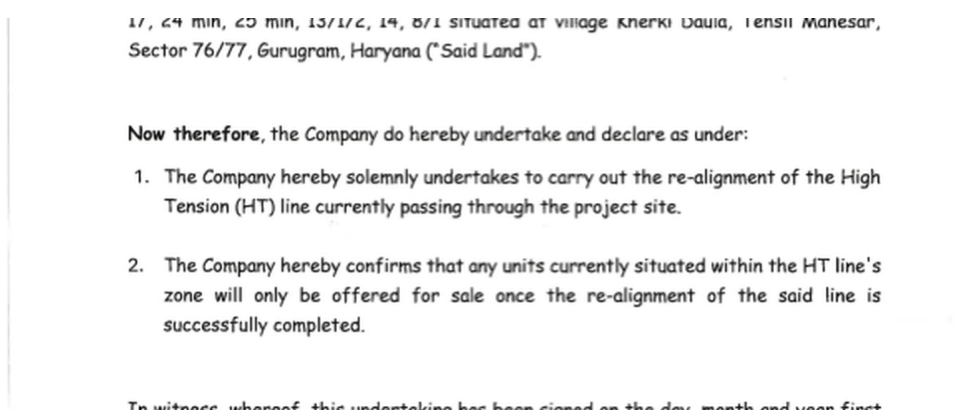


Figure 5. HT undertaking, p. 2, operative paragraphs. A promise to re-align is not evidence that it has happened.

For held plots, a lower price cannot replace release of the restriction. For neighbours, compare the final route and your tolerance for visible infrastructure; the filing supports no precise health, noise or resale-loss estimate. No re-alignment completion evidence is supplied.

7 Complete inventory: all 41 plots

Areas below come from the plot-specific Demarcation Plan of 11 May 2026 and match REP-I's nine size bands. Directions describe road frontage, not a house's main door. The SR roads are angled, so their directions are approximate.

Plot numbers	No.	Each, sqm	Road / frontage	Position to compare
A1/01–06	6	299.00	A1, 15 m / east	01 has Green-2 on south; 02–06 ordinary row.
A1/07	1	306.80	A1, 15 m / east	North-road corner; widest A1 plot.
A1/08–12	5	286.00	A1, 15 m / west	08 north corner; 09–10 park-facing; 11–12 near park end.
A1/14–18	5	286.00	A1, 15 m / west	Ordinary row; southern plots nearer HT setting.
A1/19	1	277.42	A1, 15 m / west	10.67 m wide; southern green beside it, outside drawn HT corridor.
A2/01	1	215.83	A2, 12 m / east	10.58 m wide; south-road corner.
A2/02–10	9	204.00	A2, 12 m / east	02–03 park-facing; 10 nearest northern HT edge.
A2/11–12	2	204.00	A2, 12 m / west	11 nearest northern HT edge.
A2/14–16	3	204.00	A2, 12 m / west	Ordinary row, away from the very northern end.
A2/17	1	211.14	A2, 12 m / west	10.35 m wide; south-road corner by park approach.
SR/01–02	2	426.00	Service road, 12 m / east	01 beside small north green; 02 between large plots.
SR/03	1	415.61	Service road, 12 m / east	Irregular two-road corner; southern 24 m-road side.
SR/04	1	286.00	24 m road / south	Beside held plots; not marked held itself.
SR/05–07	3	286.00	24 m road / south	ON HOLD for HT-line re-alignment.
Total	41	10,932.80 total		A1/13 and A2/13 are absent labels, not additional plots.

[Demarcation Plan, p. 1, regular/odd plot schedules and layout; REP-I, Part C §7(iii); Superimposed Phase VII plan, p. 1]

Carry these details into the final site plan: the approved overall plan uses standard type sizes; the demarcation sheet gives the individual areas above. For SR/01, that sheet's drawing labels a 14.10 m side although its schedule uses 14.20 × 30 m and 426 sqm. Use the scheduled area for comparison, but settle that dimensional inconsistency before a measured conveyance or house design.

8 Land area and building capacity

The approved layout states a **floor-area ratio (FAR)** for each type: counted floor area across storeys divided by plot area. It is not carpet area or the ground-floor footprint. Below, those ratios are applied to the actual scheduled areas to compare all nine size bands.

Plots / type	Each plot, sqm	FAR	Indicative counted floor area, sqm
SR/01–02 · A	426.00	1.20	511.20
SR/03 · A	415.61	1.20	498.73
A1/07 · B2	306.80	1.30	398.84
A1/01–06 · B1	299.00	1.30	388.70
14 standard B plots ¹	286.00	1.30	371.80
A1/19 · B	277.42	1.30	360.65
A2/01 · C	215.83	1.45	312.95
A2/17 · C	211.14	1.45	306.15
14 other A2 plots · C	204.00	1.45	295.80

¹ A1/08–12, A1/14–18 and SR/04–07. These are arithmetic comparisons, subject to the plot's approved building plan and counting rules. SR/05–07 remain held.

PLOT DETAILS FOR PHASE -VII (4.662 ACRES)

TYPE	SIZE(inm)		AREA		TOTAL NO. OF PLOTS	TOTAL AREA	Permissible FAR	TOTAL FAR
	Width	Length	sqm	sqyds	Nos	sqm		sqm
A	14.20	30.00	426.00	509.50	3	1278.00	1.2	1533.60
B2	11.80	26.00	306.80	366.93	1	306.80	1.3	398.84
B1	11.50	26.00	299.00	357.60	6	1794.00	1.3	2332.20
B	11.00	26.00	286.00	342.06	15	4290.00	1.3	5577.00
C	10.00	20.40	204.00	243.98	16	3264.00	1.45	4732.80
TOTAL					41	10932.80		14574.44

Note:- Plot no SR/05 to SR/07 to be kept on hold till HT line is re-aligned.

Figure 6. Approved layout's nominal type/FAR schedule and hold note. Superimposed Phase VII plan, p. 1.

The approval boundary matters. The nominal table totals **14,574.44 sqm FAR**. Applying the same ratios to the demarcation's adjusted areas totals 14,578.32 sqm, a 3.88 sqm difference. Individual areas balance to the same land total but shift area between types. This calculation is not an amended sanction: have the approved FAR allocation recorded for your plot.

What is worth paying for? A 299 sqm A1 plot has 46.6% more land than a 204 sqm A2 plot, but only 31.4% more indicative counted floor area. A 426 sqm SR plot adds 42.5% land over 299 sqm and 31.5% floor area. The larger purchase buys width, outdoor flexibility and position as well as floor space.

[Superimposed Phase VII plan, p. 1; Demarcation Plan, p. 1; calculations from the filed schedules]

9 Turning the plot into a workable home

Choose the building envelope before the façade

Standard A2 land is 10 × 20.4 m; A1 is roughly 11–11.8 × 26 m; the large SR type is scheduled at 14.2 × 30 m. These dimensions are before setbacks. Extra width and depth can help fit parking, a usable entrance, family space and a ground-level bedroom, but no individual house plan in the filing proves that fit.

For older parents, test an entry-level bedroom and nearby bathroom, a step-free route from the car, and space for a future lift if desired. Reserve space for laundry drying, kitchen ventilation, storage, outdoor AC units, tanks and domestic-help arrangements. A corner's open side can help windows; an extra road-side building line may reduce the footprint.

[Demarcation Plan, p. 1; REP-I, Parts E and H. Household implications are advisory, not filed room layouts.]

Direction, sunlight and Vastu

For an **east-frontage preference**, pursue A1/01–07 or A2/01–10 on internal streets; SR/01–03 add roughly east-facing service-road choices. For a **north-side entrance preference**, A1/07 and A1/08 have a north road and are useful candidates, subject to sanctioned gate and house plans. There is no row with solely north frontage. A2/01, A2/17 and SR/03 have southern road sides too.

This is a preference filter, not proof of Vastu compliance or a resale premium. The entrance, kitchen, puja space and bedrooms still need to suit the household. A1/07's north/east corner offers openness in that quadrant, but it is a road setting rather than a private north-east garden.

East-facing front windows generally favour morning sun; they do not spare west-facing rear rooms from afternoon heat. West-frontage park plots can work well with deep shading and controlled glazing. South-facing windows can admit winter sun, but SR/04–07's angled frontage and future shading still matter. No solar study or surrounding height model is supplied, so exact sunlight hours cannot be promised.

Air, privacy and parking

An open side creates a design opportunity for windows and cross-ventilation, not guaranteed airflow. Opposite windows, walls, traffic, cooking exhausts and rain may affect whether openings are used. Park-facing homes trade outlook for walkers and play nearby. Street width alone does not establish quietness or a right to park outside.

Plan resident and visitor parking with the house: the phase has no separately allocated vehicle-parking area. Zoning clause 6 also bars vehicles belonging to the plot/premises from parking outside it. The zoning sheet's 35% coverage and density are colony-level figures, not an individual plot envelope. Its Chapter 7 reference and prior building-plan approval requirement matter; the bundle gives no plot-specific setbacks, permissible storeys, dwelling count or basement approval. Do not assume a single-family-only neighbourhood or permission for builder floors.

[Zoning Plan, p. 1, clauses 3–13; REP-I, Parts C and E; Demarcation Plan, p. 1]

10 Which approvals cover this phase

Document / scope	What is established	Buyer consequence
Licence 219/2023: 116.29625 acres	Granted 25 October 2023; valid to 24 October 2028.	Includes the parent parcels. Renewal is needed across the longer filed delivery programme.
May 2026 layout approval	8 May letter approves DTCP-12146, dated 4 May 2026, including 41 plots.	This is the specific plot arrangement; it is not a house-plan approval.
Zoning approval, 13 February 2026	DTCP-11878 dated 12 February for the colony; clause 10 records payment in lieu of affordable-housing land.	Read colony norms with the later plot layout; the generic flatted form is not the final plot design.
Phasing records	6 May 2025 phasing approval and later overall layout separate approved housing and future phases.	A boundary or 'proposed' status on a plan does not prove a RERA grant.
Forest / PLPA clarification	27 September 2023 Kherki Daula letter includes the rectangle-64 parcels.	Positive coverage, with tree-cutting, protected-forest access and other-permission conditions.
Aravali clarification	11 June 2014 DC letter includes rectangle 64: 8/1, 13/1/2, 14, 17, 24 and 25.	The bundle covers these parcels. The separate 2023 letter for 15.67 acres is not the only evidence.
DLF undertakings, May 2026	For this phase: no notified forest land or Natural Conservation Zone, no tree-cutting requirement; HT re-alignment promise.	Promoter statements support the application; they do not certify finished works.

[Licence, pp. 1–5, 7; Layout approval letter, p. 1; Zoning Plan and approval letter, p. 1 each; Phasing approval letter, p. 1; Forest NOC bundle, pp. 10–12; Aravali NOC bundle, pp. 4–5; DLF undertakings, pp. 1–4]

Two documents still needed for the development programme

Environmental clearance: the supplied bundle does not contain the applicable clearance. The licence requires the environmental NOC before development works, and the allotment draft promises an EC copy. Forest and Aravali clarifications do not replace it.

Internal service-plan approval: the document labelled 'Service Plans' contains submission letters received on 26 June 2026, not an approved network/plant design. Obtain the approved phase-serving scheme and its operating arrangements.

[Licence, p. 2, condition (f); Draft allotment letter, p. 9; Service-plan submission letters, pp. 1–2; REP-I, Part E]

11 Services, access and long-term ownership

KLD means kilolitres per day. The utility capacities below cover the wider colony, not just these 41 plots.

Service	Filed evidence	What remains consequential
Electricity	DHBVN: declared 16,095 kW for 116.29625 acres, 10 January 2024.	Release depends on power/infrastructure availability; DLF provides infrastructure and station land. No per-home backup or plot load follows from the total.
Drinking water	GMDA: 3,000 KLD or approved demand, 6 October 2023.	Colony scope, subject to formalities. Not evidence of a working connection to each plot.
Sewerage	GMDA: 1,639 KLD surplus treated effluent, 10 October 2023.	Connection follows master sewer completion and application. The letter presupposes treatment; it does not locate or commission the phase-serving plant.
Storm drainage	GMDA assurance, 11 October 2023.	Master drainage was at planning stage; connection follows drain laying, project completion and checks. A dependency, not proof of flooding.
Construction water	Treated-wastewater NOC, 18 December 2023.	Package treatment and GMDA registration required; no groundwater for construction under the undertaking. Not domestic supply.
Road connection	GMDA approval, 16 July 2026: 24 m to 60 m road plus part service road.	DLF bears cost/compliance; junction may be removed at its cost for future works. Not permanent driveway permission from the 60 m carriageway.

[DHBVN assurance, p. 1; GMDA water/sewer/storm assurances, pp. 1–3; Construction-water NOC, p. 1; Road-access approval, p. 1]

The developer has an interim-service obligation

The licence requires water, sewerage and drainage arrangements to the planning authority's satisfaction until external infrastructure is available. The conditional GMDA letters do not simply transfer that problem to residents. The missing piece is the approved operating solution for this phase, including sewage treatment and the connection route. Colony capacities must not be divided by 41 to claim generous household supply.

Maintenance and shared-space rights

The licence requires upkeep of roads, open spaces, public parks and public-health services for five years from completion unless earlier relieved, then transfer to government/local authority. It preserves public movement on revenue paths and requires transfer of sector-road/restricted-belt land. These provisions do not promise permanently private shared spaces or free buyer maintenance.

The licence excludes 24/18 m-road development costs from external development charges (EDC) and makes them separately payable by the developer. Settle what may be passed to you: road costs, interim water/treatment, deposits, maintenance and township charges, with a fair shared-cost formula. No buyer tariff or complete maintenance agreement is supplied.

[Licence, pp. 1–3, conditions (b), (c), (g), (m), (z); Draft allotment letter, pp. 4, 6, 9]

12 Land ownership and the right to sell

DLF is the developer and collaborator; it does not own all the phase's parent land outright. That is not, by itself, a defective title. The useful question is whether the owner, developer and proposed seller have a continuous, enforceable chain for your particular plot.

Parent land / party	Filed position	Meaning for your purchase
18 kanal 10 marla; rectangle 64: 8/1, 13/1/2, 14	DLF holds 97/185; eight individuals together hold 88/185.	Individual ownership remains alongside DLF. Confirm the seller's authority and plot allocation, not simply the brand name.
22 kanal 10 marla; rectangle 64: 17, 24, 25 min	Highvista Buildcon, formerly Vikram Electric Equipment, is the owner.	Its collaboration and sale authority form a separate chain within the phase's parent parcels.
Individual owners' collaboration	Original registered agreement no. 2578, 9 February 2011; supplement and special power dated 24 August 2023.	The later documents substitute successors and retain the development arrangement; the power authorises sale, conveyance and receipt.
Highvista / Vikram authority	Supplement no. 4240 and special power no. 98, both registered 28 June 2023.	The supplied endorsements support the developer's marketing and conveyance authority for this owner's land.

[Licence, pp. 5, 7; Title Search Report, pp. 1–7; Individual-owner collaboration bundle, pp. 2, 25, 33–35; Highvista collaboration bundle, pp. 2, 7, 11; Highvista power of attorney, pp. 2, 7; Name-change certificate, p. 1]

Title evidence and the remaining checks

The advocate's 5 May 2026 report traces registered transfers, inheritance, mutations and DLF's NCLT scheme, and reports clear marketable title without a registered charge; its court search covers five years. The Tehsildar's certificate of the same date reports no charge, mortgage, award, stay or court case on the listed parcels. The CA's 8 May certificate reports no project charge as at 7 May. These are dated searches, so refresh them at purchase.

The original individual-owner agreement includes developed-plot consideration (1,300 sq yd per acre, subject to its terms), but the filing does not identify an owner-wise allocation of these 41 plots. Obtain the plot's allocation/release and selling-party confirmation. The 2023 individual-owner supplement and power copies do not display registration endorsements; the portal says the agreements are registered. Reconcile the particulars with certified copies, rather than assume they are unregistered.

The parent parcels total 41 kanal, about 20,740.14 sq m, against the phase's 18,866.415 sq m. The demarcation also marks 1,474.50 sq m of land on the 24 m road; adding it still leaves about 399.22 sq m to reconcile. These are different boundary measures, not evidence of a short plot. Link the final sale plan, road surrender and survey schedule before paying for a particular area.

DLF's 5 May application asks the Tehsildar to record the licence in the revenue record; it is not a request to establish ownership. Obtain the resulting updated record with the sale chain.

[Title Search Report, pp. 1–9; Tehsildar certificate, p. 1; CA non-encumbrance certificate, p. 1; Individual-owner collaboration, pp. 8–9, 21–38; REP-I, Part B §7; Demarcation Plan, p. 1; Revenue-record application, p. 1]

13 What the dates and money really show

Milestone	Filed date	Buyer reading
Project start	1 July 2026	Filed start date, not proof of completed site works.
Internal development programme	10 May 2027–29 December 2032	About 68 months, with major utilities and roads extending through later years.
Phase part-completion / possession	30 April / 30 July 2033	Allow for your own sanctioned house construction after a buildable handover.
Entire colony completion	31 December 2050	Surrounding construction may continue well beyond this phase's handover.

[REP-I, Parts B, C and L; REP-II declaration, p. 1; Draft allotment letter, p. 2; Internal development cash-flow statement, p. 1]

The budget is for plots and infrastructure, not your house

Estimated phase cost is Rs. 56.63 crore: land Rs. 27.44 crore, government dues Rs. 10.54 crore and infrastructure Rs. 18.65 crore. The expenditure certificate reports Rs. 26.56 crore incurred to 31 March 2026 — Rs. 16.94 crore land and Rs. 9.62 crore government dues. That is about 47% of estimated cost, but it is not 47% construction completion, and does not establish the source of those funds.

The internal-development schedule allocates about Rs. 18.648 crore: electricity Rs. 4.662 crore; roads Rs. 2.797 crore; other works Rs. 2.611 crore; lighting and parks about Rs. 1.492 crore each; earthwork and sewerage about Rs. 1.305 crore each; storm drainage Rs. 1.119 crore; rainwater harvesting and water supply about Rs. 0.932 crore each. Its 'Cr' heading alongside 1,865 is inconsistent with the CA's lakh-based budget; Rs. 18.65 crore is the reconciled scale.

The dated work bars put roads through October 2031, electricity through February 2032, lighting through November 2032 and parks through December 2032. Some quarter allocations and activity dates disagree, including 'other' works continuing in quarter allocations after the stated finish. Use this as a proposed spending programme, not a certified engineering sequence or a guarantee that services arrive in that order.

[Estimated project-cost certificate, p. 2; Expenditure certificate, p. 2; Internal development cash-flow statement, p. 1; REP-I, Part L]

Financial safeguards are useful, but are not a completion guarantee

The ICICI letter of 10 July 2026 identifies a master collection account with an automatic 70% transfer to the RERA account and 30% to the free account. The promoter's affidavit provides for no lien on the protected accounts, certified withdrawals, annual audit and quarterly reporting. Match your final allotment/payment instructions to the collection route; the draft's customer virtual-account field is blank.

DLF's reported net worth is Rs. 29,267.99 crore at 31 December 2025, based on unaudited, limited-review statements. That is company-level financial context, not cash reserved for this phase. The supplied QPR index has no populated quarterly entries, so it supplies no current physical-progress evidence.

Who should wait

If you need an occupiable home within the next few years, the filed 2033 plot-possession target plus your house-build period makes this a poor fit. If you can wait, negotiate the payment timing against phase infrastructure milestones, and budget rent, finance and construction separately.

[ICICI bank letter, p. 1; Statutory bank-account affidavit, pp. 1–3; Net-worth certificate, p. 2; Draft allotment letter, p. 4; Supplied QPR index]

14 The draft contract still needs a plot-specific offer

The filed allotment letter is a template, with blank RERA registration, plot particulars, price, payment plan, virtual account and agreement-signing deadline. A submitted registration application is not evidence of a granted registration. Do not treat this template as a complete offer for a specific plot.

Term in the draft	Practical effect / negotiation
10% booking amount	Part F of REP-I says the agreement is executed before deposits exceed 10%. Tie any booking to the completed plot offer, annexures and registration particulars.
Area increase up to 5%, same agreed rate	The increase can be billed at the next milestone. Fix the measured area and signed site plan, and agree the treatment of reductions and irregular boundaries before booking.
Cancellation without promoter fault	The draft includes failure to submit acceptance, make payment or sign the agreement. It provides for forfeiture of booking money and interest, with the balance refunded within 90 days. Clarify which deductions can apply and their calculation.
Interest	The draft refers to Rule 15 and, in its cancellation language, SBI's highest MCLR (benchmark lending rate) plus 2%. Require a completed agreement that states each party's delay remedies and applies them consistently.
Conveyance after offer of possession	Balance payment and buyer-paid stamp/registration charges precede conveyance, stated as within three and no later than six months. Coordinate payment, title documents and execution dates.
Landowner consideration recital	It says plots go to landowners in lieu of transferred land, with no money except as in the payment plan. Confirm whether you are buying from DLF or an owner allottee, with the correct agreement and payment recipient.
Documents promised as annexures	Payment plan, registration certificate, development and layout plans, individual site plan, licence, approvals, EC, draft agreement, board resolution and amenities. Obtain the actual versions before agreeing the price.

[Draft allotment letter, pp. 1–4, 6–9, especially clauses 1.4–1.6, 2.1, 3, 5–6; REP-I, Part F]

The commercial offer to insist on

A single all-in schedule should separate land price, location charges, external/internal development charges, tax where applicable, utilities, deposits, maintenance, club rights and conveyance costs. No price list or complete buyer tariff is supplied, so this report cannot estimate a justified rupee premium.

For your chosen plot, append the measured site plan, permitted building capacity and restrictions, access, service milestones, shared-amenity rights and remedies if delivery differs. For SR/05–07, a sales assurance cannot override the filed hold.

15 Compare a plot with the alternatives you can use

The strongest alternative depends on whether you want to design a house, move sooner, or reduce the work of owning it. The filing identifies other DLF products, but not their complete sale packs or current availability. Dates below are the promoter's disclosed completion targets, not verified possession dates.

Choice	Known from this filing	When it deserves attention
Privana Enclave: 41 plots	4.662 acres; 204–426 sq m; possession target July 2033, followed by the buyer's house build.	For design control and private land, if you can fund the wait and construction. Compare A2/02–03, A1/09–10 and the corner alternatives before moving to a larger road-edge plot.
Gardencity Enclave	26.91875 acres; 367 plots, 119 booked. Listed completion 30 October 2028, against an initial 29 March 2024 date.	A plotted alternative with an earlier listed target, already revised from its original date. Verify a live offer and present progress; do not assume ready stock.
Privana South	25.148 acres; 1,113 apartments, all shown booked. Completion target 30 June 2031.	A way to compare delivered-house responsibility and apartment living with self-building. An offer may need a resale route; no live availability is established.
Privana West	12.572 acres; 795 apartments, all shown booked. Completion target 31 December 2031.	Another apartment comparison; assess its own floor plan, service burden and contractual amenity rights, not merely the shared Privana name.
Privana North	17.701 acres; 1,164 apartments, all shown booked. Completion target 30 June 2031.	A larger apartment phase in the same wider setting. Its residents and construction matter to the township context; this filing is not a unit-level recommendation there.
Independent Floors at DLF Gardencity Enclave	388 apartments across 97 plots, all shown booked; target 19 August 2027.	A named alternative to self-building, with shared land and building rights to examine. This disclosure proves neither available resale stock nor an occupation approval.

[REP-I, Parts C and G; Superimposed Layout, p. 1; Draft allotment letter, p. 2]

For an early move, an independently verified completed home remains the stronger benchmark. None is established as completed by this bundle. Compare a live all-in price with rent/finance through plot handover, construction and fit-out.

Compare the total home, not only the plot rate

A plot purchase leaves architecture, permissions, contractor selection, structural and waterproofing quality, construction supervision and future repair with you. An apartment shifts much of the build responsibility to the developer but adds shared building systems, association charges and less freedom to alter the home. Neither is inherently better; the family's time, mobility needs and willingness to manage construction decide.

For this phase, obtain prices for a compact park-facing C plot, a 286 sq m park-facing B plot and a larger A1/01–06 plot on the same inclusions. Then compare SR/01 or SR/02 only if their wider frontage and extra land are worth the service-road edge. This gives a useful negotiation ladder without assuming a market premium.

16 A focused buying and negotiation strategy

Your priority	First choices	What to trade, and what to settle
Compact home; central openness	A2/02–03; then A2/01 or A2/17	204 sq m keeps land commitment smaller. Compare park-facing frontage with corner access options, and whether extra 11.83 / 7.14 sq m is useful in the sanctioned design.
More family space without the main-road edge	A1/09–10; then A1/08 or A1/14–18	286 sq m gives about 371.8 sq m of ratio-based floor area. Weigh park frontage against corner openness or a quieter interior position; no measured noise ranking is available.
East entrance preference / larger rectangle	A1/02–06; A1/01 for green-side openness; A1/07 for the north corner	A1/01–06 are 299 sq m, 11.5 m wide. A1/07 adds 7.8 sq m and another road edge. Pay for a benefit your floor plan can actually use.
Larger plot and wider frontage	SR/01 or SR/02; SR/03 only after design review	426 sq m offers a 14.2 m scheduled frontage, but opens east to the service-road side. Resolve SR/01's dimension discrepancy; SR/03 is 415.61 sq m and irregular, with two road edges.
A lower-area B plot / southern openness	A1/19 as a price-dependent alternative	277.42 sq m is 8.58 sq m smaller than the standard B plot. It lies outside the drawn southern HT corridor, beside Green 1; compare the setting and reduced frontage rather than exclude it as encumbered.
Southern-road frontage	SR/04, conditionally	Outside the stated hold, but next to the held group and near the HT route. Use A1/19 or interior B plots as bargaining alternatives. SR/05–07 remain outside the purchase shortlist until the formal hold is resolved.

[Demarcation Plan and Superimposed Layout, p. 1 each; DLF undertakings, p. 2]

Before committing money

First establish the active registration, the plot's selling party and allocation, a current title/charge update, and the approved site plan. Next obtain a buildable-house feasibility sketch using the applicable plot norms, with parking, an accessible bedroom if needed, stairs/lift provision, utility and daylight. This turns area and orientation into a real household choice.

Negotiate with the selected plot's actual weaknesses: smaller or irregular area, a second road edge, service-road exposure, construction around future phases, uncertain amenity rights, and a long infrastructure programme. Request measurable inclusions and milestone-linked payments. Do not substitute a discount for unresolved sale authority or an express HT hold.

Decision

Consider this phase for a patient buyer who wants to build a bespoke home and accepts township development continuing around it. Start with A2/02–03 or A1/09–10 according to budget and space, then test the corner and larger-plot alternatives. A completed home is the more relevant comparison for an early move.

17 Evidence and how to use this report

This Buyer's Report reviews the supplied registration filing for Privana Enclave (Phase VII), including the project portal record and supporting documents. Citations throughout identify the relevant document and PDF page; a one-page drawing is cited as page 1. Filed dates and statements are reported as such. They do not establish the position on the day you buy.

Evidence group	Principal records used
Plot geometry and surroundings	Demarcation Plan, 11 May 2026, p. 1; Superimposed Layout, DTCP-12146 dated 4 May 2026, p. 1; overall Layout and Zoning Plan, p. 1 each; layout, zoning and phasing approval letters.
Application, land use and inventory	Project REP-I portal: Parts B–C, E–H and L; QPR index; REP-II declaration, p. 1; Demarcation Plan's individual plot schedule and the superimposed plan's nominal FAR schedule.
Licence and title	Licence 219/2023, pp. 1–7; Title Search Report dated 5 May 2026, pp. 1–9; Tehsildar certificate and revenue-record application, p. 1 each; collaboration, supplementary agreements and powers of attorney for individual owners and Highvista/Vikram.
Environmental and utility scope	Forest NOC bundle, especially pp. 10–12; Aravali NOC bundle, pp. 4–5; DLF undertakings, pp. 1–4; service-plan submission letters, pp. 1–2; DHBVN, GMDA utility, construction-water and road-access letters.
Commercial terms and programme	Draft allotment letter, pp. 1–9; estimated-cost and incurred-expenditure certificates, p. 2 each; net-worth certificate, p. 2; internal development cash-flow statement, p. 1; ICICI bank letter, p. 1; statutory bank-account affidavit, pp. 1–3; CA non-encumbrance certificate, p. 1.

Drawing-based advice

Plot frontages come from the road immediately serving the plot, read with the drawing's north direction. They describe road exposure, not a fixed future front door or room orientation. Green labels and HT relationships come from the drawings, not from assumptions about a sales plan. Crops preserve the filed geometry; illustrations are not survey drawings and should not be scaled for construction.

Calculations and judgement

Areas and plot counts reconcile to the individual schedule and portal. Floor-area comparisons apply the layout's type ratios to actual individual areas; they are explanatory calculations, not separate house approvals. Landscape ratios use the 41-plot phase boundary. Suggested household layouts, thermal effects and choice rankings are professional interpretation of those facts; no house plans, detailed solar study or site noise measurements were supplied.

Boundaries of this decision

No selling price, completed individual offer, granted phase registration certificate, current quarterly progress, approved internal service scheme, applicable environmental clearance or completed HT re-alignment proof is supplied. This report therefore gives conditional purchase choices and negotiation reasons, not a valuation or a promise of possession, amenity access, buildability or title at a later sale date. The useful next evidence is identified beside the decision it can change.