

Project Review

DLF Privana North — Phase VIII

Sector 76–77, Gurugram | DLF Limited | October 2026

HARERA GGM/954/686/2025/57, registered 5 June 2025

Worth shortlisting for space; hold payment for now

The large four-bedroom homes and deep living balconies make this a credible family-home shortlist **if you can wait until at least the draft handover date of 31 December 2034**. It is an early construction project. Allow for rent and loan payments during the wait, future construction nearby and the running cost of six tall towers. A buyer who needs a dependable move-in date soon should look elsewhere.

Before any booking payment: resolve the conflicting completion dates, identify the disclosed land case and obtain the current approvals for this phase. The March 2025 sworn statement (affidavit) actually says completion on **31 December 2050**; the draft agreement says possession in 2034. Do not assume the first date is a harmless typing error. Pages 3–4 explain the documents needed.

Three positions to ask for first

1. Tower C, outward side: living balcony towards the east–south-east. Start here if you want separation from the two western gates and the northern service yard. The outward outlook also avoids directly facing the central future-phase parcel. **Compromise:** the eastern power-line route and adjoining “other land” affect the outlook; there is no permanent open-view promise. Expect a longer walk to a gate. Check the actual line route before paying a view premium.

2. Tower D, outward side: living balcony towards the east–north-east. Consider this first if avoiding strong afternoon exposure matters more to you. Its broad outward face has less direct western exposure than the inward side. **Compromise:** it is closer than C to the northern equipment yard, and also faces the eastern boundary/power-line corridor. Ask for the equipment screening and exhaust positions beside the offered home.

3. Tower B, inward side: living balcony towards the north-west. A useful alternative if you prefer looking into the planned activity areas and being nearer the southern gate than C or D. **Compromise:** afternoon sun, activity noise and the outlook towards future Phase IX. The sewage and electrical services south of B also need checking. It is not an assured quiet-garden choice.

These are **positions, not sale unit numbers**; see the marked plan on page 2. Ask DLF to identify the matching available homes on a floor-specific plan. The filing does not reliably connect sale numbers to these positions. Choose an ordinary floor first; special floors need the extra checks on page 2.

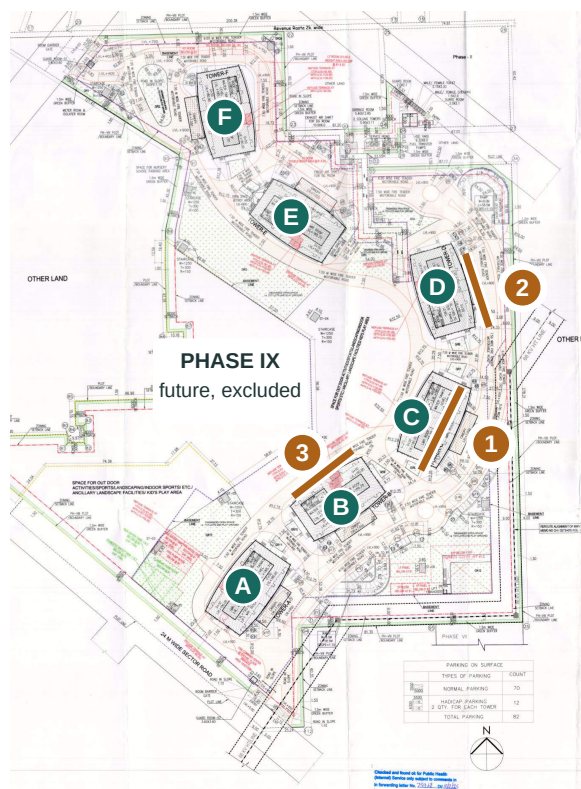
Keep the purchase size clear

17.701 acres • six towers • 1,164 homes, including 12 penthouses • five shops. The 1,152 standard homes are filed at **207.703 sq m / about 2,236 sq ft carpet**; penthouses at **450.333 sq m / about 4,847 sq ft carpet**. Carpet is the internal area basis, not a marketed saleable area.

Verified agreement-price comparisons are not included. Obtain all-in quotes for these three positions on similar floors and payment terms; no supported discount or floor premium can be calculated from this filing.

REP-I Parts B–C; site plan 51.pdf, sheet ST-01; typical plans 99/56.pdf; affidavit 0.pdf p1; draft agreement 66.pdf p10. Source numbers refer to filing/documents/; PDF page numbers count from 1. Latest supplied progress quarter: 30 June 2026. This is a filing review, not a site inspection or a current availability check.

Find the position, then check the home



NORTH IS UP · APPROVED SITE PLAN

Gold marks = requested balcony faces. Numbers match the priority order on page 1; they are not sale unit numbers.

1 C outward east-south-east · separation from gates/northern yard.

2 D outward east-north-east · less western exposure.

3 B inward north-west · activity-area outlook.

Know the surroundings. The two gates are on the western 24 m road, near F and A. The northern yard around F/E/D includes waste, cooling, fuel and generator exhausts. Sewage plant and electrical services sit south of B/near A.

Future land and power line. Central Phase IX (3.231 acres) is outside North's 17.701 acres. Treat it as future construction, not a permanent park. The eastern 66 kV line and proposed diversion are drawn; completed diversion is not established. The colony licence also names a gas-pipeline corridor: ask DLF to show whether it affects North.

Use the ordinary four-home floor as your starting point

The typical plans have four homes around a central lift/stair area. They show **ten lift shafts**, including fire and service lifts. That count does not establish private lift rights or waiting times. Ask which lifts serve your home, their stops, backup power and the route from your parking bay.

In the A/C typical drawing, the living/dining room is about **18 × 22.4 ft** and its balcony about **12 ft deep**. This is useful space for family seating and dining. The kitchen is about **14.7 × 8.8 ft**, with a separate utility of about **8.1 × 7.9 ft**. Check fridge, counter and laundry clearances; do not treat the utility label as a promised staff bedroom. Bedrooms have external openings, but “corner” does not guarantee cross-ventilation. Check which windows open and how cooking air exits.

Floors that need a different decision

17, 26, 35 and 44 are refuge floors: three homes share the floor with an emergency refuge area and services. The 26th-floor plans include water tanks/pumps; other refuge plans also show equipment areas. Check the exact home and the floors immediately above and below it for plant, maintenance access and noise protection. Fewer neighbours alone is not a reason to pay more. There is no verified extra-carpet benefit or discount here.

The 50th-floor penthouses have an internal upper level and two homes per tower. Consider one for extra space only if internal stairs suit your household. The roof above contains tanks and lift/service equipment. The draft deed permits roof leases for equipment. Confirm maintenance access, noise protection and any exclusive terrace right. No floor is proven to clear all future buildings, dust or noise. If entrance direction or Vastu matters, have the actual door and rooms marked against north; balcony direction is a different fact.

Site plan 51.pdf; typical plans 21/40/56/99.pdf; refuge plans 14/44/58/70–73/89.pdf (use sheet titles, not upload labels); penthouses 10/53/74/88.pdf; terrace/roof 42/69/91.pdf; deed 79.pdf p9; licence 1.pdf. Dimensions above are drawing dimensions, not a site measurement.

Delivery depends on more than the towers

Get one consistent completion commitment

The draft agreement targets the **occupation certificate by 30 September 2034** and possession by **31 December 2034**. The certificate is the authority's permission to occupy the building. The draft allows extensions for events such as disasters, pandemics and court/government action. REP-I targets completion in March 2034. The affidavit's **31 December 2050** completion date conflicts with these, while repeating the September 2034 occupation date. Ask for a corrected affidavit, the current RERA registration/extension order and a signed agreement that explains the applicable dates and delay remedies.

The June 2026 architect's certificate shows **18% of the below-ground structure**, excavation complete and the foundation slab 57%; basement work was underway and the above-ground structure had not started. The accountant's certificate instead records **22.4% for the below-ground structure**. The architect's signature is dated 15 June for a 30 June report. Ask for a corrected, tower-by-tower update with dated photographs and the payment milestones it supports. These records do not establish today's progress or a specific delay.

The latest accountant reports **Rs 838.97 crore incurred and paid against Rs 5,509.23 crore estimated cost**. Its roughly 15% cost ratio includes land and other costs; it is not 15% physical completion. The RERA account balance is a dated financial record, not a guarantee of delivery. Quarterly sales and cancellations are not a current availability list; request dated availability for the shortlist.

Approvals to resolve before committing

Fire and electricity: the June 2026 quarterly filing says fire clearance and electricity plans were "not applied". The building sanction requires an approved fire scheme before construction and electrical plans before the relevant work. It references a March 2025 fire memo, but the approval itself needs to be produced. Ask for the approved construction fire scheme and electrical layout, and an explanation of the quarterly entries. A final fire clearance before occupation is a separate step.

Environment: REP-I says environmental clearance was obtained on 20 February 2025; obtain that signed clearance and its approved plans. The supplied pollution-board Consent to Establish names **18.838 acres and 705,050 sq m built-up area**, whereas this phase is 17.701 acres. Its header runs to February 2035, but a condition says 60 months. Ask the authority to confirm the area covered and expiry date, with any amendment needed for this phase. This consent does not replace environmental clearance; a separate consent to operate is required before occupation.

Renewals and green-rating condition: the colony licence expires **24 October 2028**; the May 2025 building sanction has a five-year validity, subject to the licence. Airport height permissions for the wider colony expire in 2031. Confirm these permissions cover North and how they will stay valid through handover. Extra building area was allowed on a provisional IGBC Platinum green-building rating. The sanction withholds occupation permission for an area equal to three times that extra area until the final rating, with a stated procedure if the rating falls short. Get the affected flats identified and confirmation that your home can receive occupation permission.

Water, sewage, access and everyday services

The water, sewer and storm-water assurances concern the wider colony and depend on external networks and connection conditions. The supplied electricity assurance was valid for one year from November 2023; REP-I lists a different assurance date. Obtain the current power letter and North's sanctioned load. Ask when permanent water, drainage and sewage connections will work, what lawful interim arrangements apply, and who pays until then. The licence places interim service responsibility on the developer. Construction-water permission is not a drinking-water connection.

0.pdf p1; 66.pdf pp9–14; REP-I C/E; 119.pdf pp2–6; 116/118.pdf pp2–3; quarterly HTML to Jun 2026; sales certificates 103/109/113/117.pdf; 13.pdf pp1–5; 59.pdf pp1–5; 1.pdf; 29.pdf; utilities 12/26/47/76/82.pdf. Service plans are reported approved on 1 October 2025; this does not settle the separate approvals above.

Who can sell, and what could affect your ownership?

The land case needs an answer before payment

The promoter's March 2025 affidavit says the land is free of claims **except litigation relating to the project land, disclosed in the detailed project information**. The supplied material does not identify that case, its parties or the disputed parcel well enough to establish its effect on North. The January 2025 search found no cases in its stated five-year Gurugram civil-court search. That earlier, limited search does not explain the later affidavit's exception.

A land dispute could affect the right to build or sell if a court has restricted those actions. This filing does not establish such a restriction, or that the case has ended. **Ask:** "Please give the case number, court, parties, disputed land map and latest court orders for the land litigation named in your affidavit. Explain what is being claimed. Do any orders stop construction, sale or registration of my home? If you say the case has ended, give the court order confirming that, and explain whether any appeal or restriction remains." Have your lawyer check the answer against the exact phase land.

DLF develops the project; several companies own its land

The ownership search and phase-land letter name **DLF, Nadish, Naja, Highvista (formerly Vikram Electric) and Milda**. Registered development agreements give DLF development and sale powers; several require the landowner to sign the sale deed that transfers ownership to you. Some 2024 deeds transferred land to DLF, but they do not establish that DLF owns every parcel. The January ownership opinion covers **24.118 acres**, a larger area than North's registration.

Ask: "Please mark the exact 17.701-acre phase on the current land records, name each owner and provide the registered agreements and powers allowing DLF to sell. Which owners or people authorised by them will sign my sale deed? Please show this in the filled draft." Your lawyer should trace the 2024 transfers and confirm the required signatures. The March 2025 request to update official land records is not proof that the entries were completed.

The colony licence contains a condition about land from the older licence: whether it is subject to government acquisition, meaning the government taking the land. **Ask for the authority's decision and a marked land plan showing whether any affected parcel falls within North.**

Check whether a bank has rights over the land or your flat

The accountant's 25 April 2025 certificate says no financial security claim created by DLF over North's land remained pending on 24 April. Its company-wide loan list is expressly described as unrelated to this project. The filing does **not** establish a particular lender's claim over your home. Still, that dated certificate cannot prove the position of every landowner today.

If land or a flat has been pledged for a loan, the lender may seek to take or sell that property if the borrower does not repay, subject to the applicable law and buyer protections. The booking application allows project borrowing while promising to protect the buyer's flat. The sale agreement promises no new mortgage over the flat/parking after signing. Ask how both promises will protect your home; check existing claims before relying on them.

Ask: "Please provide current records showing whether any bank or other lender has a claim over the phase land or my flat, including claims through its landowners. If there is a claim, give the lender's written permission for this sale and the exact payment and document steps that remove its claim from my flat and parking. Who will complete those steps, and by when?" Ask your lawyer to confirm the protection is effective before payment, rather than accepting only a builder's no-loan letter.

Affidavit 0.pdf p1; search 37.pdf pp1–24, especially pp21–24; revenue certificate 46.pdf; phase letter 6.pdf; agreements 16.pdf p11, 24.pdf p11, 67.pdf pp7–9, 77.pdf p9; licence 1.pdf p4; no-charge certificate 8.pdf p1 and annexure; application 32.pdf cl19; sale agreement 66.pdf cl18. These are dated records, not a fresh legal clearance.

Fix the price, rights and exit terms in writing

What the draft actually commits to

Price and payments. The draft's Total Price includes GST at its stated rate and specified development charges. The price is fixed apart from documented increases in government charges. Government charges newly imposed or increased after the registered completion date, including any RERA-approved extension, cannot be charged to you. Get one filled price schedule showing every included item and extra, stamp duty/registration, deposits and payment dates. The filed payment schedule is blank. Prefer payments tied to independently evidenced construction milestones; your own loan delay does not excuse a missed instalment.

Area and cancellation. An increase in carpet area up to 5% can mean an extra payment at the agreed rate; a reduction brings a refund with the stated interest. If you withdraw without builder fault, the draft lets the builder keep the **10% booking amount plus applicable late-payment interest**, with the balance refundable within 90 days. If the builder fails to meet its obligations, separate clauses provide refund/interest or delay compensation. Have the circumstances and deadlines explained before booking; do not treat the booking sum as freely refundable.

Upkeep and defects. An interest-bearing maintenance security deposit is due before handover; later maintenance and holding charges can apply after the possession offer even if you do not move in. Get the deposit, initial maintenance budget and increase rules. The draft first gives a broad five-year defect promise, then narrows parts of it to structural defects/manufacture warranties. The draft sale deed also contains "satisfied/no claim" wording and says it prevails over conflicting agreement terms. Have your lawyer preserve repair and delay claims in the documents you will actually sign.

Amenities and parking. North has five shops, planned activity/indoor-sports areas and a nursery shown under Tower F, but no clubhouse allocated in this phase. The nursery serves the colony; it is not a residents-only amenity. The agreement limits rights outside North. Get any wider club/amenity access, opening date and charges written into the agreement. The plans show **3,644 parking spaces: 3,562 basement and 82 surface**. This does not entitle every home to three spaces. Mark your allotted bays, dimensions, access and charging provision; check the walk to the lift and whether moving another car is necessary.

A short message to send with the shortlist

"Please provide written answers and supporting documents before I pay a booking amount:

1. My options and quote: identify available homes at the three marked positions, with floor-specific plans, exact carpet and balcony areas, door direction, parking and complete all-in prices on the same payment terms. Show nearby plant and the floor above/below each home.

2. Dates and progress: reconcile the 2050 affidavit with the 2034 handover promise. Send the current RERA order, corrected certificates and tower-wise milestones supporting the instalments.

3. Land and lender: send the case papers, current owner/authority records and any lender permission and steps removing its claim requested on page 4. Explain whether government acquisition of land under the older licence affects this phase.

4. Approvals: send the fire scheme, electrical layout/current load assurance, environmental clearance and pollution-consent clarification. Identify renewal dates and any flats whose occupation permission depends on the final green rating.

5. Life after handover: mark the present and proposed power-line routes, equipment/exhausts, Phase IX works, permanent utility connections, our amenity rights and the maintenance budget.

6. My agreement: fill all unit, payment, specification and common-area schedules; explain cancellation, area-change and repair terms. Please include agreed protections in the signed documents."

66.pdf pp2–8, 10–18, 22–24; 32.pdf pp14–19; 79.pdf pp2, 6–10; site/parking 51/35/43/65/98.pdf; stilt 54/57/68/90/95–97.pdf; REP-I H. Review the filled contract with an independent property lawyer before paying.