

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

1. Perfect Megastructure Pvt. Ltd.
F-58, 2nd Floor, JagatPuri, Near GyanSarovar School,
New Delhi-110051.
2. Vaibhav Warehousing Pvt. Ltd. and others,
C/o Vatika Ltd.,
7th Floor, Vatika Triangle,
Block-A, SushantLok-I, Gurugram.
3. Oriane Developers Pvt. Ltd,
Flat No. 621-1, 6th Floor,
Devika Towers, 6 Nehru Place,
New Delhi-110019.
4. Ansal Housing and Construction Ltd.,
15, UGF, Indraprakash, 21, Barakhamba Road,
New Delhi-110001.

Memo No. LC-2794/JE (SK)/2023/ 28 7 18 Dated: 29-08-2023

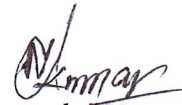
Subject:- Request for Transfer of License and Change of Developer w.r.t Licence No. 42 of 2013 dated 06.06.2013 granted for setting up of Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram in favour of Perfect Megastructure Pvt. Ltd.

Reference: Please refer to your application dated 18.10.2022, 01.06.2023 & 14.06.2023 on the subject cited above.

In reference to your request mention in the subject above received vide under reference has been examined and considered. Accordingly, I have been directed to inform that an in principle approval is hereby granted in accordance with the provisions of Rule 17 of Rules 1976 and policy dated 18.02.2015 subject to the fulfillment of following conditions within a period of 90 days from issuance of this permission:-

1. To submit Fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity and bank guarantees to be furnished by the bank on behalf of the new entity against internal development works and external development charges.
2. To deposit balance 60% of the administrative charges amounting to Rs.1,24,67,750/- through online on departmental website i.e. www.tcpharyana.gov.in
3. To deposit composition fee of Rs. 81,74,940/- (@ Rs. 200/- per sqm) for transferring the licenced land in favour of Oriane Developers Pvt. Ltd. without taking prior approval of DGTCP as required under Rule 17 of Rules of 1976. .

4. To deposit composition fee of Rs. 30,65,602/- (@ Rs. 75/- per sqm) for violation of condition no. 5 of licence no. 42 of 2013.
5. You shall revalidate the Bank Guarantee of Rs. 1,31,83,750/- on account of IDW.
6. To submit No objection certificate for transfer of licence and change of developer from Ansal Housing and Construction Pvt. Ltd.
7. To submit an undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
8. To submit an undertaking by new entity to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
9. To submit an undertaking by new entity to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the Director General, Town & Country Planning Department, Haryana.
10. To submit an undertaking by new entity that all the liabilities of the existing Developer shall be owned by new entity.
11. You shall submit the Original licenses and schedule of land.
12. You shall submit Revenue documents in favour of Transferee Company i.e. new entity.
13. You shall inform all the allottees as per policy dated 25.01.2021 about the proposed transfer of licence and change of developer through separate publications in the leading newspapers (Two English & One Hindi) by Vatika Ltd. i.e. existing developer and Ansal Housing and Construction Ltd. duly mentioning the project name as "ansals amantr'e" as well as notice under registered post to each allottee and also on their websites and give time to the allottees for giving their objections to proposed transfer of licence and change of developer to adverse effect on their rights, if any, in the office of Senior Town Planner, Gurugram within a period of 30 days. In addition to this, the colonizers will also inform all the allottees through their e-mail ids, about the proposed transfer of licence and change of developer.



(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-2794/JE (SK)/2023/

Dated:

A copy is forwarded to Senior Town Planner, Gurugram with the request to send the recommendations w.r.t condition no. 13 above as per policy dated 25.01.2021.

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(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh