

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: tcepharyana7@gmail.com

Regd.

To

Ramprastha Promoters & Developers Pvt. Ltd.,
114, Sector-44,
Gurugram-122002.

Memo No. LC-1936 Vol-II/JE(S)/2022/ 14909 Dated:

30/05/22

Subject:- In-principle approval for allowing Change of beneficiary interest, vis-à-vis Joint Development Rights and Marketing Rights from Ramprastha Promoters & Developers Pvt. Ltd to Navraj Infratech Pvt. Ltd for part land of area measuring 5.4529 out of Group Housing Colony under license no. 12 of 2009 dated 21.05.2009 granted for area measuring 13.156 acres in Sector-37D, Gurugram.


Reference: Your application dated 22.02.2022 on the subject cited above.

Your aforesaid subject cited request for grant permission for Joint Development and Marketing Rights from Ramprastha Promoters & Developers Pvt. Ltd to Navraj Infratech Pvt. Ltd for part land of area measuring 5.4529 out of Group Housing Colony of license no. 12 of 2009 dated 21.05.2009 granted for area measuring 13.156 acres in Sector-37D, Gurugram has been examined as per policy dated 18.02.2015 and the same has been considered. However, before grant of final approval, you are called upon to fulfil following terms and conditions within 90 days, failing which this in-principle approval shall lapse and administrative charges shall be forfeited:-

1. To submit a fresh registered joint development agreement between Ramprastha Promoters & Developers Pvt. Ltd and Navraj Infratech Pvt. Ltd to the effect that:
 - (i) The developer company, i.e. Ramprastha Promoters & Developers Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
 - (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except with prior approval of the DTCP, Haryana.
2. You are required to submit an undertaking that you shall not transfer the land, for which licence has been issued to you, to the Navraj Infratech Pvt. Ltd. and shall not violate any condition of licence.
3. To deposit an amount of Rs. 33,63,715/- on account of balance 60% of the applicable administrative charges.
4. You are required to submit an undertaking that you shall be responsible for compliance of all term & condition of licence and provisions of Act/Rules and abide by all the terms & conditions and agreements executed at the time of grant of licence.
5. You shall inform general public regarding Joint Development and Marketing Rights etc w.r.t. License No. 12 of 2009 dated 21.05.2009 through publication

in the three leading newspaper (2 English+1 Hindi) and also on your website as well as inform all the allottees through registered post within 15 days of in-principle approval. Senior Town Planner, Gurugram shall be requested to send the report on the public notice after expiry of 30 days.

6. In case of any advertisement for the sale of flats, name of licensee must be prominently displayed.
7. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
8. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.
9. An undertaking that notwithstanding the assignment of joint development rights and/or marketing rights to a third-party agency, for either entire or part of the colony, the Developer shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the license.
10. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1936 Vol-II/JE(S)/ 2022/

Dated:

A copy of this letter is forwarded to following for information and necessary action:-

1. Navraj Infratech Pvt. Ltd., F-201, Tulip Ivory Sector-70, Gurugram.
2. Senior Town Planner, Gurugram with request to submit compliance report on condition no. 5 mentioned above.
3. District Town Planner (P), Gurugram.
4. District Town Planner (Enf), Gurugram.


(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana
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(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1936 Vol-II/JE(S)/ 2022/ 14910

Dated: 30-05-2022

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