

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
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Regd.
To

- ✓ 1. Ananddham Realtors Pvt. Ltd.
C/o Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.
2. JMD Ltd.
6, Devika Tower, Upper Ground Floor, Nehru Place,
New Delhi-110019.

Memo No. LC-1575-JE (VA)-2018/ 21935 Dated: 24-07-18

Subject: Permission for Joint development rights & Marketing rights for an area measuring 2.912 acres with JMD Ltd. out of total licenced area measuring 4.237 acres for development of Commercial Colony granted vide licence no. 291 of 2007 in Sector-67, Gurugram Manesar Urban Complex.

Ref. Your request received on 06.04.2018.

Your request to grant permission for Joint development rights & Marketing rights for an area measuring 2.912 acres with JMD Ltd. out of total licenced area measuring 4.237 acres for development of Commercial Colony granted vide licence no. 291 of 2007 in Sector-67, Gurugram Manesar Urban Complex has been considered and is allowed subject to fulfillment following terms & conditions within 90 days failing which this in-principle approval shall lapse & administrative charges submit by you shall be forfeited.

1. To submit a fresh registered joint development agreement between the Ansal Properties & Infrastructure Ltd. & JMD Ltd. to the effect that:
 - (ii) The developer company, i.e. Ansal Properties & Infrastructure Ltd. shall be responsible for compliance of all terms & conditions of licence/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. To submit an undertaking that the licensee shall not transfer the land, for which licence has been issued to the new entity i.e. JMD Ltd. and shall not violate any condition of licence.
3. To submit an undertaking that Ansal Properties & Infrastructure Ltd. 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.

4. To submit an undertaking that in case of any advertisement for the sale of component, name of existing licensee must be prominently displayed.
5. To deposit the balance 60% administrative charges of ₹ 1,47,52,000/- for permission of joint development rights.

H Sharma

(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh