


Endst. No. LC-4306/Asstt. (MS)/2021/ 16744

Dated 14-07-2021

A copy is forwarded to the following for information and necessary action:-

1. M/s MRG Castle Reality LLP, Regd. office Unit No. 131, 1<sup>st</sup> Floor, Vatika Towers, Sector-54, Gurugram-122003.
2. K. N. Infracon Pvt. Ltd., Pent House, 18<sup>th</sup> Floor, Narayan Manzil, Barakhamba Road, New Delhi-110001.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.

  
(S.K. Sehwat)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

Revised land Schedule

Detail of land owned by MRG Castle Reality LLP

Village	Rect.No	Killa No	Area (K-M)
Babupur	22	5	8-0
		6/1/1	7-13
	23	9/2	0-8
		10	8-0
		11/1	6-4
		12	8-0
		19/1/1	2-13
		21/2	1-18
		19/3/2	1-13
		22	2-6
		20/2/1	7-13
		18/2	2-2
		21/1	6-0
		5 min	7-17
	26	6	6-7
		1/1/1	3-6
	25		
		<b>Total</b>	<b>80-0</b>

Or 10.0 Acres

  
Director,  
Town & Country Planning  
Haryana 

## ORDER

Whereas licence No. 43 of 2020 dated 28.12.2020 was granted in favour of K. N. Infracon Pvt. Ltd., Pent House, 18<sup>th</sup> Floor, Narayan Manzil, Barakhamba Road, New Delhi-110001 for development of Affordable Group Housing Colony over an area measuring 10.0 acres (9.5875 acres after migration from part of license no. 102 of 2010 dated 02.12.2010 granted for an area measuring 11.381 acres for setting up of group housing colony alongwith 0.4125 acres fresh applied) in village Babupur, Sector-106, Gurugram Manesar Urban Complex and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. A request was submitted on 22.03.2021 to grant permission for transfer of above said licensed land in favour of M/s MRG Castle Reality LLP as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity as per policy dated 18.02.2015. The request was considered and in principle approval in this regard was issued vide memo dated 20.04.2021 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the licensee/new entity have submitted requisite documents/fee & charges on 02.06.2021 which have been examined and observed that an irregularity has been committed by transferring 11.7935 acres of land without having valid consent of the Department, therefore, decision was taken to compound the same after charging composition fee amounting Rs. 83,52,452/- @ Rs. 100/- per sqm. Whereas, the said composition fee stands deposited vide transaction No. TCP3176802170283288 dated 03.07.2021, therefore, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the above said offence and the license No. 43 of 2020 dated 28.12.2020 having area 10 acres is hereby transferred in the name of M/s MRG Castle Reality LLP. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by the new entity i.e. M/s MRG Castle Reality LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh and also paid the outstanding amount of EDC.

4. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of M/s MRG Castle Reality LLP, Regd. office Unit No. 131, 1<sup>st</sup> Floor, Vatika Towers, Sector-54, Gurugram-122003. Permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of M/s MRG Castle Reality LLP.

5. These orders shall be read together with the licence no. 43 of 2020 dated 28.12.2020 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

**Dated:**  
**Place:**

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