

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

1. M/s MRG Castle Reality LLP,
Regd. Office. Unit No. 131, First Floor,
Vatika Towers, Sector-54, Gurugram-122003
E-mail ID : compliances@mrgworld.com

2. K.N. Infracon Pvt. Ltd.
Pentahouse, 18th Floor, Narain Manjil.
Barakhamba Road, New Delhi-110001.

Memo No. LC-4306/Asstt.(MS)/2021/ 10227

Dated: 20-04-2021

Subject: Request for grant of permission for transfer of licence in favour of M/s MRG Castle Reality LLP against licence No. 43 of 2020 dated 28.12.2020 granted to set up an Affordable Group Housing 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.


Reference: Your application dated 22.03.2021 on the subject cited above:

Your aforesaid request for grant of permission for transfer of licence in favour of M/s MRG Castle Reality LLP against licence No. 43 of 2020 dated 28.12.2020 granted to set up an Affordable Group Housing 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 has been examined and has been considered and in principle approval is hereby granted in accordance with the provisions of Rule 17 of Rules 1976 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. Revenue documents in favour of transferee company.
2. Original license and schedule of land is to be submitted by the licensee.
3. Fresh Agreement LC-IV & Bilateral Agreement is required to be executed on behalf of the new entity.
4. An undertaking to settle all the pending/ outstanding issues, if any, in respect of all the existing as well as prospective allottees.
5. 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.
6. To give an advertisement in the leading newspapers (Two English & One Hindi) and also on his website to invite objections from the general public for proposed transfer of licence limited to adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In

addition to this, the colonizer will also inform all the allottees (if any) through their e-mails ids, about the proposed transfer of license. The proposal to transfer of license will also be hosted on the website of the Department.

7. To submit original board resolution of transferor company.
8. To submit an undertaking to clear outstanding dues on account of EDC/IDC by the transferee company.



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

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

Dated:

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

1. Senior Town Planner, Gurugram with request to submit their report on condition no. 6.
2. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

Directorate of Town & Country Planning, Haryana

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Memo No. LC-4306/Asstt.(MS)/2021/ 10228

Dated: 20-04-2021

Subject: Request for grant of permission for transfer of licence in favour of M/s MRG Castle Reality LLP against licence No. 43 of 2020 dated 28.12.2020 granted to set up an Affordable Group Housing 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.

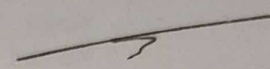
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3. Fresh Agreement LC-IV & Bilateral Agreement is required to be executed on behalf of the new entity.
4. An undertaking to settle all the pending/ outstanding issues, if any, in respect of all the existing as well as prospective allottees.
5. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.
6. To given an advertisement in the leading newspapers (Two English & One Hindi) and also on his website to invite objections from the general public for proposed transfer of licence limited to adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In

addition to this, the colonizer will also inform all the allottees (if any) through their e-mails ids, about the proposed transfer of license. The proposal to transfer of license will also be hosted on the website of the Department.

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Pentahouse, 18th Floor, Narain Manjil.
Barakhamba Road, New Delhi-110001.

Memo No. LC-4306/Asstt.(MS)/2021/ 10223

Dated: 20-04-2021

Subject: Grant of permission for change of developer from K.N. Infracon Pvt. Ltd. to M/s MRG Castle Reality LLP against licence No. 43 of 2020 dated 28.12.2020 granted to set up an Affordable Group Housing 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.

Reference: Your application dated 22.03.2021 on the subject cited above.

Your aforesaid request for grant of permission for change of developer in favour of M/s MRG Castle Reality LLP against licence No. 43 of 2020 dated 28.12.2020 granted to set up an Affordable Group Housing 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 has been examined under 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. 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. 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.
3. A demand draft for the balance 60% of the administrative charges amounting to Rs. 60,00,000/-.
4. Registered Collaboration agreement between the proposed Developer and land owning individuals/entities if applicable.
5. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.

6. 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 Director, Town & Country Planning Department, Haryana.
7. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
8. Original licenses and schedule of land.
9. To give an advertisement in the leading newspapers (Two English & One Hindi) and also on his website to invite objections from the general public for proposed change of developer limited to adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In addition to this, the colonizer will also inform all the allottees (if any) through their e-mail ids, about the proposed change of developer. The proposal to change of developer will also be hosted on the website of the Department.

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For Director, Town & Country Planning
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Endst. No. LC-4306/Asstt. (MS) 2021/

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Memo No. LC-4306/Asstt.(MS)/2021/ 10224

Dated: 20-04-2021


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