

DIRECTORATE OF TOWN & COUNTRY PLANNING HARYANA

Sector -18, Chandigarh

Tele -Fax:0172-2548475;Tel:0172-2549851, E-mail:tcphry@gmail.com

Memo No:-LC-1726-DS (R)-2010/ 9964

Dated: 10-8-10

To

M/S Aaleyah Real Estate Pvt. Ltd
C/o M/s DLF New Gurgaon Retail Developers Pvt. Ltd.,
DLF Center, Sansad Marg,
New Delhi - 110001.

Subject:- Grant of licence for setting up of commercial colony on the area measuring 3.656 acre falling in the revenue estate of village Maidawas in Sector - 63 Gurgaon.

Reference:- Your application dated 19.10.2007 on the subject noted above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a commercial colony on the measuring 3.656 acre falling in the revenue estate of village Maidawas in Sector-63 Gurgaon has been examined/considered by the Department. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- | | | |
|------|------------------------------|-------------------------|
| i) | Area under commercial | = 3.656 acres |
| ii) | Interim rate for development | = Rs.50.00 Lac per acre |
| iii) | Total cost of development | = Rs.182.80 lakhs |
| iv) | 25% bank guarantee required | = Rs.45.70 lakhs |

EXTERNAL DEVELOPMENT WORKS:

- | | | |
|------|------------------------------|---------------------------|
| i) | Area under commercial | = 3.656 acres |
| ii) | Interim rate for development | = Rs.260.788 Lac per acre |
| iii) | Total cost of development | = Rs. 953.441 lakhs |
| iv) | 25% bank guarantee required | = Rs. 238.36 lakhs |

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. The Haryana Urban Development Authority (HUDA) has conveyed the new revised rates of EDC. In case of increase in the rates of external development charges, you will have to pay the enhanced rates of external development charges as and when determined by the DTCP, Haryana. An undertaking may be submitted in this regard.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-
Copies of specimen of the said agreements are enclosed herewith for necessary action.
3. You are liable to upon the conversion charges amounting to Rs.1,86,42,748/- (Rs. One Crore Eighty Six Lac, Forty Two Thousand, Seven Hundred Forty Eight only) after the adjustment of excess licence fee Rs.1,53,71,000/- you have to deposit Rs. 32,71,748/- on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA

5. That the portion of sector/master plan road if any which shall form part of the licensed area, will be transferred to the Government free of cost in accordance with the provisions of Sector 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975
6. The applicants will transfer the land forming part of service roads /24 mtr. Wide internal road as well as green belt if any free of cost to the Govt.
7. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
8. The applicant will integrate the services with the HUDA services as and when made available.
9. The applicant will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the coloniser
10. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
11. To furnish an undertaking that applicant shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site
12. To submit an undertaking to the effect that applicant shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
13. To furnish an undertaking that applicant shall convey "Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
14. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
15. That the colonizer shall intimate the Official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
16. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
17. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)
Director,
Town & Country Planning.

AALIYAH REAL ESTATES PRIVATE LIMITED
(Proposal for sanction of fresh BG to the tune of Rs. 2.84 crores)

1. Brief Background of the borrower/company

- i. Name of Company- Aaliyah Real Estates Private Limited
- ii. Type of Company- Closely held Private Company
- iii. Date of Incorporation- 23-03-2006
- iv. ROC CIN No.- U45201DL2006PTC147875
- v. PAN NO.- AAGCA3215N
- vi. Registered Address- N-71, Panchsheel Park, New Delhi-110017
- vii. Directors of the Company –
 - Mr. Virendra Kumar Bhatia
 - Mr. Saahil Bhatia
- viii. Authorised/Issued/Subscribed/ Paid-up Capital- Rs.1,00,000/= (10000 Equity Shares of Rs.10 each)
- ix. Project in the Company - Aaliyah Real Estates Private Limited (AREPL) has conceptualized a Commercial Project under the banner "BAANI City Center" at Sector 63, Gurgaon consisting of various retail outlets, offices, service apartments, health clubs, beauty clinics, restaurants etc.

- Shree Pankaj Dhillon*
- 2. Memorandum of understanding (MOU) between Baani and DLF –** *agreed*
Baani Group Companies, Directors and their Relative have the understanding of the acquisition of Issued Share Capital from the shareholders of the Private Company, Aaliyah Real Estates Private Limited which is one of the group companies of DLF Group. *agreed by the Shareholder present date 31st March 2011*

3. Details of existing shareholding of the company

Issued Share Capital - Rs.1,00,000/= divided into 10,000 shares of Rs.10/= each

SI No.	Name of the Shareholder	% of Total Equity Share Capital	No. of Shares Held
1	Mr. Virendra Kumar Bhatia	9.00%	900
2	Mr. Saahil Bhatia	9.00%	900
3	Mr. Ishaan Bhatia	9.00%	900
4	Mandakinee Build & Investment Pvt. Ltd	9.50%	950
5	Brigantine Estate Pvt. Ltd	9.00%	900
6	Bridoon Estate Pvt. Ltd	9.00%	900
7	Lupin Buildcap Pvt. Ltd	9.00%	900
8	EMU Properties & Securities Pvt. Ltd	9.00%	900
9	Spark Mark Buildcap Pvt. Ltd	9.00%	900
10	Aditya Infradevelopers Pvt. Ltd	9.50%	950
11	Baani Facilities Management Pvt. Ltd	9.00%	900
	Total No. Of Shares	100%	10,000

4. Assessment of limits requested (*Illustrative table is given below*)

Internal Development works		
1	Area under Commercial	3.656 Acres
2	Area Under 60 Meter wide Sector Road	
3	50% FSI for 60 meter wide Sector Road	
4	Total Area eligible for calculation of EDW/IDW (1-2+3)	
6	Interim rate for development (IDW) as per DTCP norms	Rs. 50 Lac Per Acre
7	Total cost of IDC (4 X 6)	Rs. 182.80 Lakhs
8	25 % bank guarantee required (7 X 25%)	Rs.45.70 Lakhs
External Development Works		
9	Interim rate of EDC as per DTCP norms	Rs.260.788 Lac per Acre
10	Total cost of development (9 X 4)	Rs.953.441 Lakhs
11	25 % bank guarantee (EDC) required (10 X 25%)	Rs.238.36 Lakhs
13	Total Bank Guarantee Required (8+11)	Rs.284.06 Lakhs

(Both the EDC and IDC bank guarantees shall be issued for a period of five years)

5. Details of project for which One-Time Bank Guarantee Limit of Rs. 2.84 Crores towards IDC/EDC is required

Brief highlights of the proposed project at Sector-63 Gurgaon
Projected Cost and Means of Finance

(Rs in Crores)

Details of Cost of Project & Means of Finance				
Particulars	Incurred till Date (when)	To Be Incurred	Total	%
Land Cost	14.45	14.45		
Cost of Const	80.27	80.27		
Govt Dues:				
EDC	2.54			
IDC	74			
Mktng Costs	82.10	1.92		
Admn Costs	2036.70			
TOTAL	54.43			
Means of Finance				
Internal Accruals of the group or Promoters Equity	54.43			
Customer Advances				
Total	54.43			

Marketability of the Project

Projected Cash Flows of the project

Rs/Crores

Amounts in Rs Lacs	2011-12	2012-13	2013-14	2014-15
Sales Revenue				
Total Income				
Cost of Construction				
Cost of Land				
Govt Dues - EDC				
IDC				
Marketing Costs				
Total Exp				
EXPENSES BOOKED				
PBDIT				
Fixed Asset Depreciation				
PBT				
less: Income tax payable				
less: Deferred tax				
PAT				
Transfer to Profit reserve				

**Projected balance sheet & PL of the company
Tentative Implementation Schedule**

LOI	10-08-2010
License	
Project Launch	
Building Plan & Other Approvals	
Construction Start	
Construction completion and handover of possession	
Completion of 2 nd Phase	
Completion of 3 rd Phase	

6. Security offered by the company?

- a) Commercial Land measuring 3.65625 Acres situated in Sector-63 Gurgaon having a Book Value of Approx 55 Crores as per the Balance Sheet as at 31.3.2011 .

7. Details of existing borrowings of the company

Existing Borrowings – At present the Company does not has any external borrowings whether secured / unsecured Loans.