

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; website:-http://tcepharyana.gov.in

To

Celestial Estate Pvt. Ltd.
Office at 26, Pusa Road, 1st floor, Karol Bagh
Metro Station, Delhi-5.

Memo No. LC-2426/JE(DS)/2023/ 19755

Dated: 20/06/2023

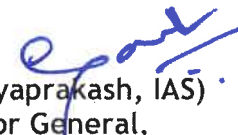
Subject:- Request for renewal of Licence no. 101 of 2011 dated 29.11.2011 granted for setting up of Commercial Colony on the land measuring 3.409 acres in Sector-71, Gurugram.

Please refer to your application dated 24.03.2021 on the matter as subject cited above.

Your request for renewal of Licence no. 101 of 2011 dated 29.11.2011 granted for setting up of Commercial Colony on the land measuring 3.409 acres in Sector-71, Gurugram has been considered on the account that the project is being revived by Hon'ble NCLT and the aforesaid license is hereby renewed upto 28.11.2024 on the same terms & conditions laid down therein and following terms and conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. That you shall open escrow account as directed vide this office memo dated 09.06.2023 before registration in HRERA.
3. That you shall deposit the Administrative charges on account of change in beneficial interest within 60 days of HRERA registration.
4. That you shall get the Service Plan Estimate approved within 90 days of this renewal.
5. That you shall submit compliance of Rules 24, 26(2), 27 & 28 of Rules 1976 within 60 days of HRERA registration and also deposit the applicable composition fee for the delay in compliance of Rules.
6. That you shall start the development work at site after getting approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006.
7. That you shall convey ultimate power load requirement of the project from the competent authority within 60 days of HRERA registration.
8. That you shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions is not complied with.


(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2426/JE(DS)/2023/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Accounts Officer O/o DGTCP, Chandigarh.
4. PM (IT) with a request to update the status of renewal of license on the website of the Department.

(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg, Chandigarh; Phone: 0172-2549349
e-mail: tcpharyana7@gmail.com; http://tcpharyana.gov.in

ORDER

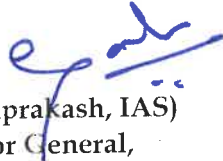
Whereas, license No. 101 of 2011 dated 29.11.2011 was granted in favour of Celestial Estates Pvt. Ltd. for setting up of a Commercial Colony over an area measuring 3.409 acres in the revenue estate of Village Fazilpur Jharsa, Sector-71, Gurugram. The licence was valid upto 28.11.2015.

As per terms and conditions of licence, the licensee was required to comply with the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder and the terms and conditions of the agreement/ bilateral agreement executed by the licensee with Director, Town and Country Planning on 29.11.2011. It was noticed that the license was granted in favour of Celestial Estates Pvt. Ltd., however, the compliance was being done by Earth Infrastructure Ltd. Therefore, the license was cancelled vide order dated 04.01.2017 as the applicant company had failed to rectify the deficiencies conveyed vide memo dated 16.11.2015. The company went under Insolvency Proceedings and Hon'ble NCLT passed orders dated 15.03.2021 stating that all the statutory duties including taxes/cess/interest/penalty and other liabilities due to the operational creditors shall stand satisfied/waived off. However, after obtaining legal opinion from Ld. AG, Haryana, vide letter dated 23.09.2022, the applicant company was directed to deposit the outstanding dues alongwith interest and filed an affidavit in IA no. 2248 of 2022 in CP(PB) no. 1768 (ND)/2018 in the matter of Sanjay Malik and others Vs Celestial Estates Pvt. Ltd. and H.S. Oberoi Buildtech Pvt. Ltd. Vs DGTCP.

The company namely H.S. Oberoi Buildtech Pvt. Ltd. as successful resolution applicant has taken over the developer company Celestial Estates Pvt. Ltd. submitted the representation that in the interest of 400 allottees, they are willing to clear the outstanding dues. The applicant company has cleared the outstanding dues and deposited outstanding renewal fee by availing the Government Schemes "Samadhan Se Vikas" and "Vivado ka Samadhan". Further, vide letter dated 09.06.2023 company has been directed to open an ESCROW account where the Department will have first charge on the amount received in the said accounts and company shall pay requisite charges pertaining to change in beneficial interest as per policy dated 18.02.2015, within two months of RERA approval/registration.

Accordingly, in view of the orders of Hon'ble NCLT and to safeguard interest of 400 allottees and keeping in view that all the outstanding dues/ Govt. fee and charges are paid and company has also undertaken to open an ESCROW account, the request of applicant company to restore the license is hereby considered.

Place: Chandigarh
Dated:


(T.L. Satyaprakash, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh

Endst No. LC-2426/JE(DS)/2023/ 19760

Dated: 20-06-2023

A copy is forwarded to the following for information:-

1. Celestial Estate Pvt. Ltd., Office at 26, Pusa Road, 1st floor, Karol Bagh, Metro Station, Delhi-5.
2. Chief Administrator, HSVP, Sector-6, Panchkula.
3. Administrator, HSVP, Gurugram.
4. Deputy Commissioner, Gurugram.
5. Chief Engineer, HSVP, Sector-6, Panchkula.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. Executive Engineer, HSVP, Gurugram.
9. Chief Account Officer of this Directorate.
10. Nodal Officer (Website) to update the status on the website.

(R.S. Batth)

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