

Ref. No. PC/GGM/GH-48/2024/DTCP/ 68

Dated 29.03.2024

To  
The Director  
Town & Country Planning, Haryana  
Yojna Bhawan, Plot No. 3, Sector – 18A  
Madhya Marg, Chandigarh

**Subject:** Regarding utilization of FAR 11863.62 sq.mts. of Transferable Development Rights (TDR) Certificate No. 1210-1648 of 78/ 2023 (part of TDR Certificate No. 1 – 2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) in the Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area 5.324 acres falling in the revenue estate of village Tikri, Sector – 48, Gurugram Manesar Urban Complex.

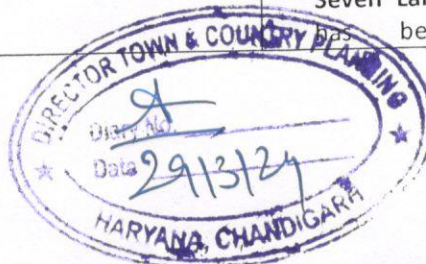
**Refer:** In-Principle approval issued vide your office Memo No. TDR-111/Asstt(RK)/2023/430 Dated 03.01.2024 (Annexure – 1)

Dear Sir

We are extremely thankful to your good office for issuing the subject In-Principle approval for Utilization of TDR FAR 11863.62 sq.mt. of Transferable Development Rights (TDR) Certificate No. 1210-1648 of 78/ 2023 (part of TDR Certificate No. 1 – 2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) as an additional FAR in the Group Housing Project (GH-3 allotted by HSVP through e-auction) total area 5.324 acres falling in the revenue estate of village- Tikri, Sector – 48, Gurugram.

In response to the same, we are pleased to fulfill the point wise requirement / pre-requisites as detailed below: -

Sl. No.	Conditions	Compliance
1.	<p>i) IAC-TDR amount of Rs. 1,42,36,344/-</p> <p>ii) IAC-TOD amount of Rs. 2,37,27,240/-</p> <p>iii) EDC-TDR amount of Rs. 6,97,52,078/-</p>	<p>i) IAC-TDR Rs. 1,42,36,344/- (Rupees One Crore Forty-Two Lakh Thirty-Six Thousand Three Hundred Forty-Four only) has been paid online vide Transaction No. TOWNIAC3000092497 dated. 28.03.2024, copy attached as (Annexure -2).</p> <p>ii) IAC-TOD Rs. 2,37,27,240/- (Rupees Two Crore Thirty-Seven Lakh Twenty-Seven Thousand Two Hundred Forty only) has been paid online vide Transaction No. TOWNIAC3000092498 dated.28.03.2024, copy attached as (Annexure -3).</p> <p>iii) EDC -TDR Rs. 6,97,52,078/- (Rupees Six Crores Ninety-Seven Lakh Fifty-Two Thousand Seventy-Eight only) been paid online vide Transaction</p>



**EXPERION DEVELOPERS PRIVATE LIMITED**

		No.TCP3346324327155994 dated. 28.03.2024, copy attached as (Annexure -4).
2.	<p>Undertaking to abide by following terms and conditions: -</p> <p>a) Invite objection/ suggestion regarding utilization of TDR FAR at time of approval of Revised Building Plans, wherever applicable.</p> <p>b) To get the Zoning clauses revised to depict the increase in FAR before approval of Building Plans.</p> <p>c) To submit fresh Structural Stability Certificate from reputed institutions like National Institute of Technology (NIT), Kurukshetra or Indian Institute of Technology (IITs) at the time of approval of revised building plans.</p> <p>d) That no other application is filed for utilization / transfer TDR Certificate No.1210-1648 of 78/ 2023 (part of TDR Certificate No. 1 – 2747 of 78/2023 dated 11.10.2023 &amp; corrigendum dated 05.12.2023) and not yet transferred the same to any other party / person.</p>	Undertaking is attached as Annexure -5.
3	To submit and indemnity bond indemnifying that the transfer of TDR certificate requires to be registered under the Indian Registration Act and Stamp Duty is required to be paid on the said transaction, you shall be liable to pay the same within 30 days from the issuance of such demand.	Required Indemnity Bond is attached as Annexure – 6.
3	It is understood that the Original TDR Certificate No. Transferable Development Rights (TDR) Certificate No. <b>1210-1648</b> of 78/ 2023 (part of TDR Certificate No. 1 – 2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) shall encumber and freeze till the final decision on the subject cited request.	Understood and noted please.



In view of the above we request you to kindly acknowledge the receipt of the annexed documents and grant final permission for utilization of TDR FAR as mentioned in subject matter at the earliest please.

Thanking You

Yours sincerely

For **Experion Developers Private Limited**

(Authorized Signatory)

Mobile No.+91 9560454296

Email : [suneet.puri@experion.net.in](mailto:suneet.puri@experion.net.in)

Encl: as above

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

✓ Experion Developers Pvt. Ltd.  
8<sup>th</sup> floor, Wing-B, Milestone Experion Centre,  
Sector-15-II, Gurugram.

Memo No. TDR-111/Asstt(RK)/2023/ 430

Dated: 03-01-2024

**Subject:** Utilization of FAR 11863.62 sqm. of Transferable Development Rights (TDR) certificate no. 1210-1648 of 78/2023 (Part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) on the Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area measuring 5.324 acres falling in the revenue estate of Village-Tikri, Sector-48, Gurugram Manesar Urban Complex.

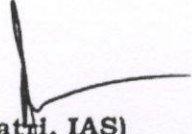
**Reference:** Your application dated 07.12.2023 on the subject cited above.

Your request for Utilization of FAR 11863.62 sqm. of Transferable Development Rights (TDR) certificate no. 1210-1648 of 78/2023 (Part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) on the Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area measuring 5.324 acres falling in the revenue estate of Village-Tikri, Sector-48, Gurugram Manesar Urban Complex has been considered in-principally subject to fulfillment of following conditions within 90 days:-

1. To deposit an amount of Rs. 1,42,36,344/- on account of IAC-TDR, Rs. 2,37,27,240 on account of IAC-TOD and Rs. 6,97,52,078/- on account of EDC through online e-payment for utilization of 11863.62 Sqm. FAR as per TDR certificate no. 1210-1648 of 78/2023 (part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023).
2. To submit the following undertaking: -
  - a) That you shall invite objections/suggestions regarding utilization of TDR at time of approval of revised building plans, wherever applicable.
  - b) That you shall get the zoning clauses revised to depict the increase FAR before approval of revised building plan.
  - c) That you shall submit fresh Structural Stability from reputed institutions like National Institute of Technology (NIT), Kurukshetra or Indian Institute of Technology (IITs) at the time of approval of revised building plans.
  - d) That no other application is filed for utilization/transfer of TDR certificate no. 1210-1648 of 78/2023 (part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) and also not yet transferred the same to any other party/person.



3. You have understood that the original TDR Certificate no. 1210-1648 of 78/2023 (part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) shall encumber and freeze till the final decision on the subject cited request.


  
(Amit Khatri, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst No. TDR-111/Asstt(RK)/2023/

Dated:

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

1. Conmin Projects India Pvt. Ltd., H. No. 38, Ground Floor, M2K White House, Sector-57, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. PM(IT) O/o DTCP, Haryana for updation of TDR data base.

  
(Narender Kumar)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh



## [E-Payment Receipt]

(To be retained by applicant)

Case Type	Transferable Development Rights (TDR)	Application Type	TDR Utilization
Charges Type	IAC Fee(TDR)		

Mobile No.	9560454296	Email Id	Suneet.puri@experion.net.in
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(1.)Transaction No.	TOWNIAC3000092497
(2.)Transaction Date.	27/03/2024 16:28:16
(3.)GR No / Txn. No	19500416402
(4.)Status	Success
(5.)Received Amount Date	28/03/2024
(6.)Payment Agreegator	PNB
(8.)Total Amount	14236344.00
(9.)Remarks	Submission of the fee for utilization certificate no. 78 of 2023 in Group Housing Project(GH-3 allotted by HSVP through e-auction)Sector-48,GGM
(10.)Payment Mode	Online NEFT/RTGS

NOTE1: This is subjected to realization/credit of the payment to Department Account.

**STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:**

- 1.Install QR scanner app on your mobile,which can be downloaded free from App Store/Play Store.
- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>.This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

**Requirement:**

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile





## [E-Payment Receipt]

(To be retained by applicant)

Case Type	Transferable Development Rights (TDR)	Application Type	TDR Utilization
Charges Type	IAC Fee(TOD)		

Mobile No.	9560454296	Email Id	Suneet.puri@experion.net.in
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(1.) Transaction No. TOWNIAC3000092498  
 (2.) Transaction Date. 27/03/2024 16:32:11  
 (3.) GR No / Txn. No 19500443852  
 (4.) Status Success  
 (5.) Received Amount Date 28/03/2024  
 (6.) Payment Aggregator PNB  
 (8.) Total Amount 23727240.00  
 (9.) Remarks Submission of the fee for utilization certificate no. 78 of 2023 in Group Housing Project(GH-3 allotted by HSVP through e-auction) Sector-48, GGM  
 (10.) Payment Mode Online NEFT/RTGS

NOTE1: This is subjected to realization/credit of the payment to Department Account.

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- 2: Internet connection on Mobile



## [E-Payment Receipt]

(To be retained by applicant)

Case Type	Transferable Development Rights (TDR)	Application Type	TDR Utilization
Charges Type	EDC Fee(TDR)		

Mobile No.	9560454296	Email Id	Suneet.puri@experion.net.in
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(1.)Transaction No.	TCP3346324327155994
(2.)Transaction Date.	27/03/2024 16:20:38
(3.)GR No / Txn. No	114661682
(4.)Status	Success
(5.)Received Amount Date	28/03/2024
(6.)Payment Aggregator	IDBI
(8.)Total Amount	69752078.00
(9.)Remarks	Submission of the fee for utilization certificate no. 78 of 2023 in Group Housing Project(GH-3 allotted by HSVP through e-auction)Sector-48,GGM
(10.)Payment Mode	Online NEFT/RTGS

NOTE1: This is subjected to realization/credit of the payment to Department Account.






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**Requirement:**

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile



Bond	 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 19/03/2024
Certificate No.	G0S2024C3312		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	114324148		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<b><u>Deponent</u></b>			
Name :	Experion Developers Pvt Ltd		
H.No/Floor : Na	Sector/Ward : 15	Landmark : Na	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 73*****72			
Purpose : UNDERTAKING to be submitted at Concerned office			

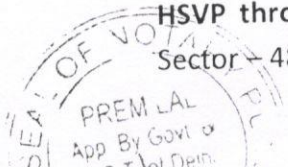
The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

### Undertaking w.r.t. In -Principle Condition No. 2

I, **Suneet Puri** (Aadhaar No. **275027803102**) S/o **Sh. Chaman Lal Puri** through Board Resolution dated **30-11-2023** (hereinafter called the "**Executant**") am the Authorized Signatory of **Experion Developers Private Limited**, a Company incorporated and registered under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013 having its **Corporate Office at 8<sup>th</sup> Floor, Wing B, Milestone Experion Centre, Sector 15, Part-2, Gurugram, Haryana** (hereinafter referred to as "**Developer Company**").

The Developer Company is setting up a **Group Housing Project** (GH-3 allotted by HSVP through e-auction) total area 5.324 acres falling in the revenue estate of village Tikri, Sector - 48, Gurugram.

Director Town & Country Planning, Haryana (hereinafter referred to as "**DTCP**") vide Memo No. **TDR-111/Asstt(RK)/2023/430 Dated 03.01.2024** has granted in-principle approval for utilization of TDR FAR **11863.62 sq.mts.** of Transferable Development Rights (TDR) Certificate No. 1210-1648 of 78/ 2023 (part of TDR Certificate No. 1 - 2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) as an additional FAR in **Group Housing Project (GH-3 allotted by HSVP through e-auction) total area 5.324 acres** falling in the revenue estate of village Tikri, Sector - 48, Gurugram, being set up by the Developer Company.



In compliance of the terms and conditions of the above said in-principle approval, I, Suneet Puri do herewith undertake as under on behalf of Developer Company: -

- a) That the Developer Company will invite objections/suggestions regarding Utilization of TDR FAR at the time of approval of revised Building Plans of the Group Housing Project (**GH-3 allotted by HSVP through e-auction**) wherever applicable.
- b) That the Developer Company will get the Zoning clauses revised to depict the increase in FAR before approval of Building Plans of above said Group Housing Colony.
- c) That the Developer Company will submit Structural Stability Certificate from reputed institutions like National Institute of Technology (NIT), Kurukshetra or Indian Institute of Technology (IITs) at the time of approval of the revised building plans.
- d) That no other application is filed for utilization / transfer TDR Certificate No. **1210-1648** of 78/ 2023 (part of TDR Certificate No. 1 – 2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) and not yet transferred the same to any other party / person.



(Executant)

Place: Gurugram

Dated: 20.03.2024

Verified on this 20<sup>th</sup> day of March 2024 that content of my above Undertaking is true and correct to the best of my knowledge and nothing material has been concealed therein.



Solemnly affirmed before me



(Executant)

Notary Public

PREM LAL  
Notary Public

Chamber No. 118, Patiala House  
New Delhi-110001  
Ph. : 9818017970



Bond



Indian-Non Judicial Stamp  
Haryana Government



Date : 19/03/2024

Certificate No. GOS2024C3359



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 114324148



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Experion Developers Pvt Ltd

H.No/Floor : Na

Sector/Ward : 15

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 73\*\*\*\*\*72



Purpose : INDEMNITY BOND to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

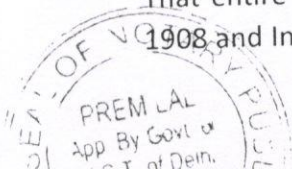
INDEMNITY BOND EDPL

This Indemnity Bond is executed at Gurugram on this 20th day of March 2024, by **Experion Developers Private Limited** having its registered Office at 8<sup>th</sup> Floor, Wing B, Milestone Experion Centre, Sector 15, Part-2, Gurugram, Haryana through its Authorized Signatory **Suneet Puri** (Aadhaar No. 275027803102) S/o Sh. Chaman Lal Puri through Board Resolution dated **30-11-2023** (hereinafter called the "**Executant**") of the one part in favour of Director General, Town & Country Planning, Haryana (hereinafter called the Director General, Town & Country Planning Department, Haryana).

Whereas the executant has applied for transfer/ utilization of TDR Certificate of an area measuring 11863.62 sq.mts from TDR Certificate No. **1210-1648** of 78/2023 (part of TDR Certificate No. 1-2747 of 78/2023 dated 11.10.2023 & corrigendum dated 05.12.2023) as an additional FAR in the **Group Housing Project** (GH-3 allotted by HSVP through e-auction) total area 5.324 acres falling in the revenue estate of village Tikri, Sector- 48, Gurugram, being developed by Experion Developers Private Limited.

Now this Indemnity Bond witnesseth as under:-

That entire responsibility of statutory compliances as required under the Indian Registration Act, 1908 and Indian Stamp Act, 1899 lies exclusively with the Executant.

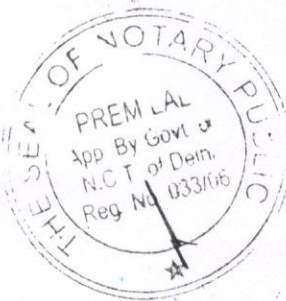


In case at any stage in future on account of any procedural shortcomings or statutory lapses, the Director decides to take any penal action including but not limited to revocation of TDR certificate or its transfer/utilisation resulting in any construction being declared unauthorized and faced with corresponding legal sanctions, I hereby indemnify the Director of all legal consequences in this regard and shall not hold Director or any of its employees liable to any legal consequences on this account.

In the presence of witnesses the Indemnity Bond is signed at Gurugram on 20th day of March, 2024.

Place: Gurugram

Date: 20.03.2024



(EXECUTANT)

Solemnly affirmed before me

Notary Public

PREM LAL

Notary Public

Chamber No. 118, Patiala Hou.

New Delhi-110001

Ph. : 9818017970