

## 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](mailto:tcpharyana7@gmail.com)

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

Regd.

To


SPJ Properties Pvt. Ltd.,  
A-11, Pitampura,  
New Delhi-110034.

Memo No. LC-5045/JE (SK)/2025/ 3779 Dated: 29-01-25

**Subject: Approval of Service Plan Estimate for proposed Commercial Colony on the area measuring 4.15625 acres (License no. 101 of 2024 dated 29.07.2024) in SEctor-14, GMUC.**

Reference:- Please refer to Chief Administrative, HSVP, Panchkula office letter vide memo No. 18940 dated 17.01.2025 on the subject cited above.

The Service Plan Estimates of above said colony have been checked and corrected where ever necessary by Chief Administrator, HSVP, Panchkula and as per intimated cost by their office, you are required to furnish the bank guarantee amounting to Rs. 143.02 lacs on account of IDW against which you have already furnished the bank guarantee Rs. 51.95313 lacs. Therefore, you are requested to furnish additional bank guarantee amounting to **Rs. 91.0669 lacs** on account of Internal Development Work within 15 days to enable further action in the matter.

  
(Sunena)

District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh



# SPJ PROPERTIES PRIVATE LIMITED

Dated: 04-02-2025

To,

Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

**Sub: Approval of Service plan estimate for proposed "Commercial colony (175 FAR) on the said land measuring 4.15625 acres (license no. 101 of 2024 dated 29-07-2024) falling in the revenue estate of village Gurugram, Sector-14, District Gurugram, Haryana - Developed by M/s SPJ Properties Pvt. Ltd.**

Ref: Memo no. LC-5045/JE(SK)/2025/3779 Dated 29-01-2025

**Respected Sir,**

As above mentioned reference, it is cited that the Service plan estimate for proposed "Commercial colony (175 FAR) on the said land measuring 4.15625 acres (license no. 101 of 2024 dated 29-07-2024) falling in the revenue estate of village Gurugram, Sector-14, District Gurugram, Haryana. We are submitting the following bank Guarantee:-

Observation	Reply
You are required to furnish the bank guarantee amounting to Rs. 143.02 lacs on account of IDW against which you have already furnish the Bank Guarantee Rs. 51.95313 lacs. Therefore, you are requested to furnish additional bank guarantee amounting to Rs. 91.0669 lacs on account of Internal Development Work.	Internal Development Work Bank Guarantee Rs. 15,88,690/- through bank guarantee No. 41660ILG001625 Dated 04-02-2025 <b>(attached herewith)</b> & utilize the INR 75,18,000/- Bank Guarantee No. 41660ILG008523 against the LOI LC-5045-B/JE(SK)/2024/9226 Dated 13-03-2024 <b>(Bank letter herewith).</b>

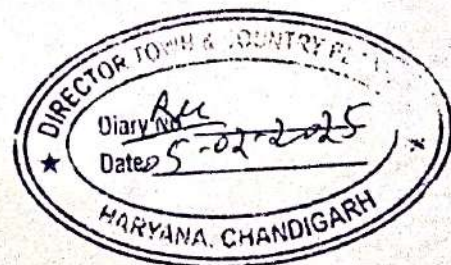
Please do the needful oblige. We would be very thankful to you for this.

Thanking you,

Yours truly, **SPJ PROPERTIES PVT. LTD.**

*Hitesh Gang*  
Authorised Sign./Director

M/s SPJ Properties Pvt. Ltd.  
Regd. Office at AP-11A, Pitampura,  
New Delhi-110034.



Address : House No. 11a, Block - AP, Near Rukmani Public School, Pitampura, Delhi - 110034  
Email : spjpro03@gmail.com CIN : U70109DL2021PTC391005



# गारंटी पत्र के लिए मानक आवरण पत्र

## STANDARD COVERING LETTER FOR LETTER OF GUARANTEE



पंजाब नैशनल बैंक  
punjab national bank

To, The Governor of Haryana  
Acting through the Director  
Town and Country Planning  
Chandigarh, Haryana-160018

शाखा : Prashant Vihar  
Branch : Prashant Vihar  
टेलीफोन नंबर : 110085  
Telephone No. : 110085  
ईमेल पता : b04166@pnb.co.in  
Email Address : b04166@pnb.co.in  
मुद्रित क्रमांक : TYX 109886  
Printed Serial No. : TYX 109886

माननीय महोदय,

Dear Sir,

कृपया हमारा संलग्न गारंटी पत्र संख्या 416601L9008523 दिनांक 17.08.2023 को  
(₹ 75,18,000/-) के लिए दिनांक 16.08.2028 तक  
रुपये ₹ 75,18,000/- के अनुरोध  
वैध प्राप्त करें, जो SPI Properties Limited के अनुरोध  
पर इस कार्यालय द्वारा (1) श्री/सुश्री Rahul Kumar Jha और  
(2) श्री/सुश्री Arun Kumar Sinha  
के संयुक्त हस्ताक्षर से जारी की गई।  
पदनाम Chief Manager  
पदनाम Chief Manager

Please find enclosed our letter of guarantee no. 416601L9008523 dated 17.08.2023  
for an amount of ₹ 75,18,000/- Rupees Seventy five thousand eighteen lac only  
valid till 16.08.2028 and issued at the request of SPI Properties Limited by this  
office under the joint signatures of (1) Sh./Ms. Rahul Kumar Jha  
Designation Sr. Manager (2) Sh./Ms. Arun Kumar Sinha  
Designation Chief Manager  
उक्त गारंटी पत्र का संदेश आपके बैंक को एस एफ एम एस गेटवे के माध्यम से प्रेषित कर दिया गया है। यह परामर्श है कि आप अपने हित में, अपने बैंक  
/शाखा से गारंटी के उपरोक्त पत्र की वास्तविकता को सत्यापित कर सकते हैं। साथ ही, गारंटी फॉर्म की वास्तविकता हमारे नियंत्रण कार्यालय से  
सत्यापित की जा सकती है, जो Office, Vikrant tower, Rajendra Place, Delhi  
(पता, ईमेल आईडी, नियंत्रण कार्यालय का संपर्क नंबर) है, जिसे इस पत्र की एक प्रति पृष्ठांकित की जा रही है।  
The message of the said letter of guarantee has been transmitted through SFMS gateway to your bank. It is advised that in  
your own interest, you may verify the genuineness of above letter of guarantee from your Bank/Branch. Also, the  
genuineness of guarantee form be verified from our Controlling Office, which is North Delhi Circle  
Office, Vikrant tower, Rajendra Place, Delhi (Address, Email ID, Contact No. of the Controlling  
Office), to whom a copy of this letter is being endorsed.

आपका भवदीय, Yours faithfully,  
शाखा प्रमुख / Branch Head  
हस्ताक्षर Signature Prashant Vihar, Delhi-110085  
नाम Name Prashant Vihar, Delhi-110085  
पदनाम Designation Chief Manager  
(पता) हमारे

दिनांक Date : 17.08.2023  
प्रतिनिधि: मंडल प्रमुख  
कार्यालय द्वारा उपर्युक्त गारंटी की प्रति सूचना तथा रिकॉर्ड हेतु प्रस्तुत  
CC : The Circle Head Circle Office North Delhi, Rajendra Place, Vikrant Tower, Delhi (address)  
along with a copy of the above said guarantee issued by us for his information and record.

कृते पंजाब नैशनल बैंक  
For Punjab National Bank  
शाखा प्रमुख / Branch Head  
हस्ताक्षर Signature Prashant Vihar, Delhi-110085  
नाम Name Prashant Vihar, Delhi-110085  
पदनाम Designation Chief Manager  
(पता) हमारे

एस 41 (संशोधित) S-41 (Revised)  
Statutory Alert:  
1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.







सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL50617103730256V  
 Certificate Issued Date : 14-Aug-2023 02:10 PM  
 Account Reference : SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDEL-SELF69167587280606V  
 Purchased by : PUNJABNATIONAL BANK  
 Description of Document : Article 5 General Agreement  
 Property Description : GENERAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : PUNJAB NATIONAL BANK  
 Second Party : OTHERS  
 Stamp Duty Paid By : OTHERS  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



₹100

SELF PRINTED CERTIFICATE TO BE  
 VERIFIED BY THE RECIPIENT AT  
 WWW.SHCILESTAMP.COM

IN-DL50617103730256V

Please write or type below this line

Bank Guarantee No. 4166019008523  
 Date of issue 17/08/2023  
 Bank Guarantee amount 75,18,000/-  
 Date of Expiry 16/08/2028  
 Date of Claim Expiry 16/08/2028

कृते पंजाब नैशनल बैंक  
 For Punjab National Bank

वरिष्ठ प्रबंधक / Sr. Manager  
 प्रशान्त विहार, दिल्ली-110035  
 Prashant Vihar, Delhi-110035

कृते पंजाब नैशनल बैंक  
 For PUNJAB NATIONAL BANK

शाखा प्रमुख / Branch Head  
 प्रशान्त विहार, दिल्ली-110085  
 Prashant Vihar, Delhi-110085

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**BANK GUARANTEE**

BANK GUARANTEE NO.41660ILG008523

DATED: 17/08/2023

TO,

THE GOVERNOR OF HARYANA

ACTING THROUGH THE DIRECTOR TOWN & COUNTRY PLANNING CHANDIGARH

HARYANA PIN CODE-160018

Guarantee No: 41660ILG008523

Amount of Guarantee: Rs. 75, 18,000/- (Rupees Seventy Five Lakh Eighteen Thousand Only)

Date of Issue: 17.08.2023

Date of Expiry: 16.08.2028

Date of Claim Expiry: 16.08.2028

This Guarantee is issued subject to the condition that the liability of the Bank under this guarantee is limited to maximum or Rs.75,18,000/- (Rupees Seventy Five Lakh Eighteen Thousand Only) and the guarantee shall remain in full force upto 16.08.2028 and cannot be invoked otherwise than by a written demand or claim under this guarantee served on the Bank on or before 16.08.2028

THIS DEED OF GURANTEEE is made on this 17.08.2023 between Punjab National Bank having office at Prashant Vihar, Sector-14, Rohini, Delhi-110085 (hereinafter called "The Bank" which expression shall unless excluded by or repugnant to the context, include its successors and assignees) of the and the Governor of Haryana acting through the Director, Town & Country Planning Department Chandigarh (hereinafter called "**The Government/Director**" which expression shall unless excluded by or repugnant to the context include his successors and assignees.

Whereas the Director as defined under clause (f) of section 2 of the Haryana Development and Regulation of Urban Area Act 1975(hereinafter referred to as the '**Director**') has issued a Letter of Intent dated 31.03.2023 bearing Memo no.LC-5045/JE(SK)/2023/9217 and Licence bearing No.125 dated 15.06.2023 to M/s SPJ Properties Private Limited having registered office as AP-11A, Pitampura, New Delhi-110085 (hereinafter referred to as the Owner/Developer) to furnish a Bank Guarantee under clause (a) of Sub rule (1) of Rule(11) of the Haryana Development and Regulations of urban Area Rules 1976 (hereinafter referred to as 'RULES') in respect of **Internal Development Works** on land measuring 4.15625 Acre in the revenue estate of village Gurugram ,Sector 14 Dist. Gurugram (herein after referred to as '**Schedule Land**')

And whereas the Bank has at the request of the Owner/Developer agreed to execute these presents.

NOW THIS GUARANTEE STATES AS FOLLOWS:

कृते पंजाब नैशनल बैंक  
For Punjab National Bank

प्रमुख प्रशासक, Sr. Manager  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085

कृते पंजाब नैशनल बैंक  
For PUNJAB NATIONAL BANK

शाखा प्रमुख / Branch Head  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085

Bank Guarantee No. 416601LG.008523  
Date of issue ..... 17/08/2023  
Bank Guarantee amount ..... 75,18,000/-  
Date of Expiry ..... 16/08/2028  
Date of Claim Expiry ..... 16/08/2028

1. In Consideration of the Director agreeing to grant License to the Owner/Developer to set up the said Commercial Plotted Colony of the Land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule (11) of the Haryana Development and Regulations of Urban Area Rules 1976 by the Owner/ Developer.

It is hereby Covenanted by Executor as follows:-

(i). All the building to be constructed shall be with the approval of the competent authority and shall confirm to the building bye laws and regulations in force in that area and shall confirm to the National Building Code with regard to the inter se distances between various blocks, structural safety and circulation.

(ii). That the rates, schedules and terms and conditions of Internal Development Work Charges has been worked out on the interim rates and the same may be revised by the Director, during the period of the license as and when necessary and the owner/developer shall be bound to furnish additional bank Guarantee if any required at that time with an increase in the cost of construction and increase in the number of facilities in the layout plan the owner/developer shall be bound to furnish additional bank guarantee within 30 days on demand.

(iii). That the Developer undertakes to pay proportionate Internal Development Works (IDW) for the area earmarked for Commercial Plotted Colony Scheme as per rate, scheduled and conditions annexed hereto.

(iv). That the Owner/Developer shall be responsible for the maintenance and upkeep of the said commercial Plotted colony/Complex for the period of five years from the date of the issue of completion certificate under rule 16 of the Rules, unless earlier relieved of this responsibility.

(V). That the Owner shall individually as well as jointly be responsible for the development of the commercial plotted colony.

(vi) That the Owner shall complete the internal development works within one year of the grant of the License.

(vii). That the Owner /Developer shall carry out at his own expense and cost any other works which the Director General may think necessary and responsible in the interest of proper development of the said commercial plotted colony.

(viii). That the Owner/Developer shall permit the Director General or any other officer of the Department authorized by him in this behalf to inspect the execution of the layout and the development works in the said commercial plotted colony/complex and the owner/developer shall carry out all directions issued to him for ensuring the due compliance of the execution of the development works in accordance with the license granted.

(ix). That without prejudice to anything contained in this agreement all the provisions contained in the act and rules shall be binding on the Owner/Developer.

कृते पंजाब नेशनल बैंक  
For Punjab National Bank

वरिष्ठ प्रबंधक / Sr. Manager  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085

कृते पंजाब नेशनल बैंक  
For PUNJAB NATIONAL BANK

शाखा प्रमुख / Branch Head  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085



Bank Guarantee No. 41660119008523  
Date of issue 17/08/2023  
Bank Guarantee amount Rs. 75,18,000/-  
Date of Expiry 16/08/2028  
Date of Claim Expiry 16/08/2028

- (x). that the Owner /Developer shall make his own arrangement for disposal of sewerage till the external sewerage system is provided by HUDA and the same is made functional.
2. Provided always also it is hereby agreed that should the Owner/Developer commit any breach of the terms and conditions of this guarantee or Bilateral Agreement or violate any provisions of the Act or Rules, then and in any such case and notwithstanding the waiver of any previous clause, the director General may cancel the License granted to him.
  3. Upon cancellation of the License under Clause-2 above, action shall be taken as on the owner/developer provided in the Haryana Development and Regulation of Urban Areas Act, 1976 and the Haryana Development and Regulation of Urban Area Rules 1975 and the Haryana Development and Regulation of Urban Area Rules 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favor of the Director on written Demand.
  4. The expression "the Owner /Developer" herein before used shall include his heirs, legal representative, successors and permitted assigns.
  5. After the layout and development works or part thereof in respect of the said commercial plotted colony/Complex have been completed and a completion certificate in respect thereof have been issued, the Director General may, on an application in this behalf from Owner/Developer release the Bank Guarantee or part thereof, as the case may be provided that of the completion of the said commercial plotted colony/complex is taken part of the said Commercial Plotted Colony/Complex shall be released or provided further that the Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased during its validity to ensure upkeep and maintenance of the said commercial plotted colony/ complex or part thereof as the case may be for a period of Five Years from the date of Completion Certificate under rule 16 or earlier in case the owner/Developer is relieved of the responsibilities in this behalf i.e. until 16.08.2028
  6. That the Bank Further guarantees and undertaken that if the Owner/Developer commits any default in observance of any of the terms and conditions the act and the Rules, the Bank shall on written demand served upon it by the government on or before 16.08.2028 (the expiry date including claim Period) without any demur pay to the Government a sum of Rs. 75,18,000/-/(Rupees Seventy Five Lakh Eighteen Thousand Only) and the Bank further undertake to Guarantee and keep Guaranteed the Government to the extend damage caused to or suffered by Government by reasons of any breach by the Owner/Developer of the terms and conditions of this Guarantee subject to maximum amount of Rs. 75,18,000/-/(Rupees Seventy Five Lakh Eighteen Thousand Only). The decision of the Government as to whether the Owner/Developer has failed and neglected to observe any of the terms and conditions of this Guarantee and as to the amount payable by the Bank to the Government hereunder shall be final and binding on the bank.
  7. That Bank further agrees that the Guarantee herein contained shall remain in full force and effect for a period of Five Years from the date hereof i.e till 16.08.2028

कृते पंजाब नैशनल बैंक  
For Punjab National Bank

वरिष्ठ प्रबंधक / Sr. Manager  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085

कृते पंजाब नैशनल बैंक  
For PUNJAB NATIONAL BANK

शाखा प्रमुख / Branch Head  
प्रशान्त विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085



Bank Guarantee No. 416601LG 069523  
Date of issue 17/08/2022  
Bank Guarantee amount 75,18,000/-  
Date of Expiry 16/08/2028  
Date of Claim Expiry 16/08/2028

8. The Government shall have the fullest liberty without affecting the Guarantee to postpone for any time and from time to time any of the powers exercisable by it against the Owner/Developer either to enforce or for bear any of the terms and conditions under the act and the rules and the bank shall not be released from its liabilities under this guarantee by any exercise by the Government of the liberty with reference to the matter aforesaid or by reason of time being given to the owner/developer or any other forbearance act or omission on the part of Government or any indulgence by the Government to the owner/developer or by any other matter or thing whatsoever which under law relating to sureties would but for this provisions have the effect of so releasing the Bank from its liability.
9. That Guarantee herein contained shall not be affected by any change in the constitution either of the Owner/Developer or Bank

Notwithstanding anything contained herein above:

- Our liability under this Bank Guarantee shall not exceed **Rs. 75,18,000 (Rs. Seventy Five Lac Eighteen thousand Only)**
- This Bank Guarantee shall be valid upto **16.08.2028** being the date of expiry of the guarantee validity period
- Further a claim period of 365 days after validity period is available to you to make a demand under the bank guarantee in respect of a cause of action which has arisen during the validity period only.
- We are liable to pay upto the guarantee amount if and only if we receive from you a written claim or demand within the validity period of the guarantee as above or within claim period only.

Executed this on 17<sup>th</sup> August 2023 at Delhi

कृते पंजाब नैशनल बैंक  
For PUNJAB NATIONAL BANK

For PUNJAB NATIONAL BANK

Signature..... शाखा प्रमुख / Branch Head

Name of the Bank and Branch PUNJAB NATIONAL BANK,  
Prashant Vihar, Delhi-110085

Prashant Vihar, Delhi-110085

E-mail : [bo4166@pub.co.in](mailto:bo4166@pub.co.in) , Ph.no. 011-45082782

कृते पंजाब नैशनल बैंक  
For Punjab National Bank

वरिष्ठ प्रशासक / Sr. Manager  
प्रशांत विहार, दिल्ली-110085  
Prashant Vihar, Delhi-110085