

From

Commissioner,
Municipal Corporation,
Faridabad.

To

Sh. Vijay Bhardwaj, Authorised signatory
M/s Achievers Builders Pvt. Ltd.,
Corp. Office Plot no. 660, Sector-16A,
Near Geeta Mandir, Faridabad-121007,

Memo No. MCF/CTP/2025/ 137

Dated: 28/11/25

Sub: Letter of Intent (LOI)- Approval of layout plan of ownership no. 20 (Part) and 21(Part) in the ownership of M/s Achievers Builder Pvt. Ltd. in the Town Planning Scheme No. 3, Sector-49, Faridabad.

Ref: Your application dated 02.12.2021 received in this Corporation on the subject cited as above.

The request submitted by you in this office on the subject cited as above has been examined and it is intimated that the proposal for revision of layout plan for housing/ residential plotted scheme over land comprising khasra no215/1, 216/1, 217/1 measuring 3256.45 sq.mt. falling in the revenue estate village Bhankri has been approved by the Govt. vide memo no. DULB/CTP/TP Scheme/2024/4856 dated 05.11.2024 vide drawing no. MCF/CTP/2024/1398 dated 09.09.2024.

In compliance of above approval by Govt. it has been decided vide Commissioner, order dated 28.01.2025 to issue this LOI to fulfil the following terms & conditions:-

1. That you shall transfer the ownership of land under roads, open spaces, community facilities as per the sanctioned layout plan to the Municipal Corporation, Faridabad free of cost by way of mutation and accordingly possession of the same shall be handed over to the this Corporation.
2. That the internal development works in the above ownership area will be carried out by the applicant at their own cost as per design, specifications and estimates to be supplied by this Corporation. The you shall also have to submit bank guarantee equal to 25% of the estimated cost of internal development works.
3. That you shall obtain the completion certificate after the completion of internal development works from this Corporation. The you will either to pay the maintenance charges to MCF

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according to the estimates worked out by the Engg. Branch of MCF or will maintain these services for a period of 10 years at your own cost from the date of issuance of completion certificate and will handed over the services to this Corporation

4. That you shall pay the external development charges @ Rs. 1,12,42,400/- per gross acre either in lumpsum within a period of 30 days without any interest or in six equal half yearly installment along-with the interest at the rate of 18% per annum. In case you want to opt for payment in installments, an affidavit to the effect that you shall pay the installments in time as per schedule of payment given by Municipal Corporation and shall pay penal interest @ 21% per annum for the delayed period in case of non-payment of installment in time, be submitted.
5. That you shall pay the following fees/charges:-
 - a. Service charges @ Rs. 10/- per sq.mtr. = 31,620/-
 - b. Infrastructure Development Charges
@Rs. 375/- per sq.mtr. for plotted area = 7,03,410/-
 - c. Infrastructure Augmentation Charges @Rs. 3.00 lac per acre = 2,34,395/-
 - d. Conversion Charges @Rs. 105 per sq.mtr. = 3,31,965/-
 - e. EDC @Rs. 1,12,42,400/- per gross acre = 90,46,683/-
6. That you shall enter into an agreement with this corporation for the completion of internal development works and payment of external development charges.
7. That you will raise any construction only after prior approval of this Corporation as required under the rules and zoning plan.
8. That you will submit an affidavit to the effect that if there arises any ownership dispute due to any reason from any quarter then the sole responsibility shall be of the owner/applicant and MCF/competent authority/Govt. will not be a party to it in any way or manner whatsoever and any loss or damage occurred to the owner/applicant will be only of owner.
9. That you will submit the demarcation plan after the demarcation of the site as per approved layout plan for approval within a period of 30 days from the date of issue of the letter. The construction in the scheme shall be regulated by the provisions of zoning plan to be approved by the Commissioner, MCF, Haryana Building Code-2017 and Haryana Building Code 2017 / NBC as may be applicable.

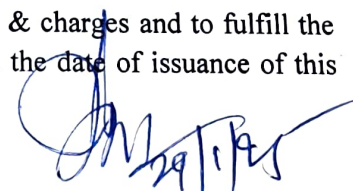


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10. That you shall not raise any construction on the plots in your ownership without prior approval from competent authority as required under the rules/ provisions.
11. That you shall submit an undertaking to the effect that you shall pay the enhanced fee & charges as may be applicable & as and when so demanded by MCF/Govt./Competent Authority whatsoever.
12. That you shall not raise/erect any construction on MCF/Govt. land and shall ensure compliance of parking provisions as per applicable norms/ Building Code within your site area.
13. That you shall adhere to any other terms & conditions as may be imposed or deemed fit from time to time & pay the applicable fee & charges as may be imposed by MCF/ Govt./Competent Authority.
14. That all dimensions/area are subject to final demarcation and verification at site .
15. That all the fee/charges/calculations etc. are subject to audit and final reconciliation whatsoever thereof.
16. In case of any non compliance or violation's of the any of the above terms & conditions of this L.O.I., then in such event/s/facts/ circumstances/scenario the permission shall be treated as void ab-initio in due course of law.

In view of above you are hereby directed to pay the fee & charges and to fulfill the terms & conditions referred above within a period of 30 days from the date of issuance of this letter.



Senior Architect-cum-
Senior Town Planner

For:- Commissioner

Endst. No. MCF/CTP/2024/

Dated:-

A copy of above is forwarded to Director, Urban Local Bodies Department, Haryana for his kind information with reference to memo no. DULB/CTP/TP Scheme/2024/4856 dated 05.11.2024 , please.



Senior Architect-cum-
Senior Town Planner

For:- Commissioner