

Directorate of Town & Country Planning, Haryana

Nagar YojanaBhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

AMB Infrabuild Pvt. Ltd.,
18, Second Floor, Sector-44,
Gurugram.

Memo No. LC-2865/JE (SK)/2023/ 38237 Dated: 09-11-2023

Subject:- Request for change of developer from AMB Infrabuild Pvt. Ltd. to Advance India Projects Ltd. in respect of License No. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88 Gurugram.

Reference: Please refer to your application dated 02.11.2023 on the subject cited above.

In reference to your request mention in the subject above received vide under reference has been examined and considered. Accordingly, I have been directed to inform that an in principle approval is hereby granted in accordance with the policy dated 18.02.2015 to the said purpose subject to the fulfillment of following conditions within a period of 90 days from issuance of this permission:-

1. Fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity and bank guarantees to be furnished by the bank on behalf of the new entity against internal development works and external development charges.
2. To submit registered Collaboration agreement executed between the proposed Developer and land owning individuals/entities before final permission.
3. To deposited an amount of ₹ 5,32,31,250/- on account of balance 60% Administrative charges to be deposited through online mode at www.tcpharyana.gov.in.
4. To deposited an amount of ₹ 3,03,000/- on account of composition charges for delay in submission of compliance of Rule 24, 26(2) and 28 of Rules 1976 to be deposited through online mode at www.tcpharyana.gov.in.
5. That you shall deposited an amount of ₹ 45.8833 Cr. on account of outstanding EDC, before grant of final permission.
6. The you shall submit CA certificate regarding non collection of stamp duty and registration charges.
7. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
8. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
9. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the Director, Town & Country Planning Department, Haryana.

10. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
11. Original licences and schedule of land.
12. That you shall inform all the allottees about the proposed change of developer through publication in the leading newspapers (Two English & One Hindi) and also on his website and give time to the allottees for giving their objections to proposed change of developer to adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In addition to this, the colonizer will also inform all the allottees through their e-mail ids, about the proposed change of developer as per policy dated 25.01.2021. The proposal to change of developer will also be hosted on the website of the Department. After expiry of 30 days, Senior Town Planner, Gurugram will submit his report on the objections received from the third party right holders, if any received on the proposed change of developer alongwith his comments.

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

Endst No. LC-2865/JE (SK)/2023/

Dated:

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

1. Advance India Projects Ltd. Regd. office AIPL Business Club, 5th Floor, Golf Course Extension Road Sector-62, Gurugram-122101 with the following directions:-
 - i. To clear the pending EDC dues in respect of license no. 56 of 2013 before final permission of change of developer.
 - ii. To submit revised BGs in respect of IDW and EDC.
2. Senior Town Planner, Gurugram with the request to send the recommendations w.r.t condition no. 12 above as per policy dated 25.01.2021.

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

AMB Infrabuild Pvt. Ltd.,
18, Second Floor, Sector-44,
Gurugram.

Memo No. LC-2865/JE (SK)/2023/

Dated:

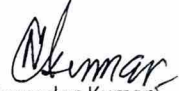
Subject:- Request for change of developer from AMB Infrabuild Pvt. Ltd. to Advance India Projects Ltd. in respect of License No. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88 Gurugram.

Reference: Please refer to your application dated 02.11.2023 on the subject cited above.

In reference to your request mention in the subject above received vide under reference has been examined and considered. Accordingly, I have been directed to inform that an in principle approval is hereby granted in accordance with the policy dated 18.02.2015 to the said purpose subject to the fulfillment of following conditions within a period of 90 days from issuance of this permission:-

1. Fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity and bank guarantees to be furnished by the bank on behalf of the new entity against internal development works and external development charges.
2. To submit registered Collaboration agreement executed between the proposed Developer and land owning individuals/entities before final permission.
3. To deposited an amount of ₹ 5,32,31,250/- on account of balance 60% Administrative charges to be deposited through online mode at www.tcpharyana.gov.in.
4. To deposited an amount of ₹ 3,03,000/- on account of composition charges for delay in submission of compliance of Rule 24, 26(2) and 28 of Rules 1976 to be deposited through online mode at www.tcpharyana.gov.in.
5. That you shall deposited an amount of ₹ 45.8833 Cr. on account of outstanding EDC, before grant of final permission.
6. The you shall submit CA certificate regarding non collection of stamp duty and registration charges.
7. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
8. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
9. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the Director, Town & Country Planning Department, Haryana.

10. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
11. Original licences and schedule of land.
12. That you shall inform all the allottees about the proposed change of developer through publication in the leading newspapers (Two English & One Hindi) and also on his website and give time to the allottees for giving their objections to proposed change of developer to adverse effect on their rights, if any, in the office of concerned Senior Town Planner within a period of 30 days. In addition to this, the colonizer will also inform all the allottees through their e-mail ids, about the proposed change of developer as per policy dated 25.01.2021. The proposal to change of developer will also be hosted on the website of the Department. After expiry of 30 days, Senior Town Planner, Gurugram will submit his report on the objections received from the third party right holders, if any received on the proposed change of developer alongwith his comments.



(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-2865/JE (SK)/2023/ 38238 Dated: 09-11-2023

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

1. Advance India Projects Ltd. Regd. office AIPL Business Club, 5th Floor, Golf Course Extension Road Sector-62, Gurugram-122101 with the following directions:-

- i. To clear the pending EDC dues in respect of license no. 56 of 2013 before final permission of change of developer.
 - ii. To submit revised BGs in respect of IDW and EDC.
2. Senior Town Planner, Gurugram with the request to send the recommendations w.r.t condition no. 12 above as per policy dated 25.01.2021.



(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh