

## Directorate of Town & Country Planning, Haryana

Nagar Vojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.  
To

1. Gurgaon Realtech Ltd.,  
Elphinstone Building, 2nd Floor,  
10 Veer Nariman Road,  
Mumbai-400001.

2. Tata Realty and Infrastructure Ltd.,  
Elphinstone Building, 2nd Floor,  
10 Veer Nariman Road,  
Mumbai-400001.

3. Unitech Ltd.,  
1306-1308, 13th Floor, Tower-B,  
Signature Tower, South City-I,  
Gurugram.

Memo No. LC-1766-JE (VA)/2021/

29933

Dated:

24-11-2024

### Subject:-

Request for grant of permission for change of developer/Change in beneficial interest from Unitech Ltd. To Tata Realty and Infrastructure Ltd. w.r.t. licence no. 154 of 2008 dated 14.08.2008 for the land measuring 2.431 acres for development of a Commercial Colony in the revenue estate of village Fazilpur Jharsa, Sector-72, Gurugram.

Please refer to this office memo dated 30.03.2018 and your request received on 13.04.2018 and as per the decision in your another file no. LC-1767.

The request made vide above referred application for grant of permission for change of developer w.r.t. licence no. 154 of 2008 dated 14.08.2008 for the land measuring 2.431 acres for development of a Commercial Colony in the revenue estate of village Fazilpur Jharsa, Sector-72, Gurugram in favour of Tata Realty and Infrastructure Ltd. has been considered and in principle approval is hereby granted in accordance with the policy no PF-51A/2015/2708 dated 18.02.2015 subject to the fulfillment of the following conditions within a period of 90 days from issuance of this letter:-

1. To submit fresh Agreement LC-IV alongwith Bilateral Agreement & submit the revised Bank Guarantee on the behalf of Tata Realty and Infrastructure Ltd. for EDC/IDC.
2. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the Director, Town & Country Planning, Haryana in connection with the above said licences.
3. A demand draft of ₹ 1,23,98,100/- for balance administrative charges regarding change of developer.
4. To clear the outstanding EDC/IDC dues before the final permission for change of developer.
5. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees by the Tata Realty and Infrastructure Ltd.
6. An undertaking that all the liabilities of the existing Developer shall be owned by



Tata Realty and Infrastructure Ltd.

7. To submit a fresh collaboration agreement between Gurgaon Realtech Ltd. and Tata Realty and Infrastructure Ltd. to the effect that:

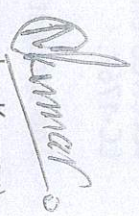
(i) The developer company, i.e. Tata Realty and Infrastructure Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.

(ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DTCP, Haryana.

8. That you will seek objections from the existing allottees regarding change of developer through publication in the leading newspapers (Two English & one Hindi) as well as through registered post from the allottees and also host on your website and give time to the allottees for giving their objections for proposed change of developer, 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 of licence.

9. To submit original licence and schedule of land.

In case, you fail to fulfill the above said conditions within prescribed time limit of 90 days, then same will construed to be lapsed and the administrative charges deposited by you shall be forfeited.

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

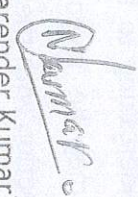
Endst. No. LC-1766-JE (VA)/2021/

Dated:

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

1. Senior Town Planner, Gurugram to send the report on the public notice after expiry of 30 days with regard objection invited on the proposed change of developer.

2. District Town Planner, Gurugram.

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



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29934

Dated:

24-11-2024

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