

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

Base Buildwell Pvt. Ltd.,
2, Gujrat Vihar, Vikas Marg,
North East, Delhi-110092.

Memo No. LC-1040/JE (SB)/2024/

Dated:

Subject:- Request for allowing assignment of Joint Development Rights/ Marketing Rights to Base Buildwell Pvt. Ltd. w.r.t 6.35 acres in License No. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony over an area measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram.

Reference: Your application dated 07.11.2023 & 07.12.2023 on the subject cited above.

Your request for grant of permission for allowing assignment of Joint Development Rights/ Marketing Rights to Base Buildwell Pvt. Ltd. w.r.t 6.35 acres in License No. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony over an area measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram has been considered as per policy dated 18.02.2015 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To submit registered joint development agreement executed between the developer company and the new entity for the area under proposed joint development/ marketing rights.
2. To submit an undertaking that the licensee/ land owners shall not transfer the proposed land and shall not violate the condition of the licence.
3. To submit an undertaking that Buzz Hotels Pvt. Ltd. shall be responsible for compliance of all terms and conditions of the licence and provisions of Act/ Rules and also abide by all the terms and conditions of LC-IV & Bilateral Agreement executed at the time of grant of licence.
4. To submit an undertaking that in case of any advertisement for the sale of component, name of the existing company must be prominently displayed by the Base Buildwell Pvt. Ltd.
5. A demand draft for the balance 60% of the administrative charges amounting to Rs. 39,19,563/-.
6. To submit 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.
7. To submit an undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.

8. To submit 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.
9. To submit an indemnity bond regarding compliance of the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan and others Vs State of Haryana and final outcome of CBI investigation under process.
10. The colonizer shall inform all the allottees of the Group Housing Colony of an area measuring 34.175 acres under licence no. 28 of 2008 dated 17.02.2002, 16 of 2008 dated 31.01.2008 and 44 of 2011 dated 13.05.2011 about the Joint Development Rights/ Marketing Rights 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 Joint Development Rights/ Marketing Rights limited 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 Joint Development Rights/ Marketing Rights. 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 Joint Development Rights/ Marketing Rights alongwith his comments.

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(R.S. Batth)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Endst No. LC-1040/JE (SB)/2024/ 5161

Dated: 12-02-2024

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

1. Senior Town Planner, Gurugram with the request to send the recommendations w.r.t condition no. 10 above as per policy dated 25.01.2021.
2. Buzz Hotels Pvt. Ltd., 305, 3rd Floor, Kanchan House, Karampura, Commercial Complex, New Delhi-110015.

(R.S. Batth)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh