

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

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

Regd.

To

1. Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd.,
Ornamental Realtors Pvt. Ltd., Base Exports Pvt. Ltd.,
Adson Software Pvt. Ltd., Fiveriver Developers Pvt. Ltd.,
Fiveriver Township Pvt. Ltd., Bulls Realtors Pvt. Ltd.,
in collaboration with Base Exports Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.
2. Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd.,
Base Exports Pvt. Ltd., Adson Software Pvt. Ltd.,
Fiveriver Developers Pvt. Ltd., Bulls Realtors Pvt. Ltd.,
Golden View Builders Pvt. Ltd., Hi-Energy Realtors Pvt. Ltd.,
Commander Realtors Pvt. Ltd.
in collaboration with Buzz Hotels Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo No. LC-1042-III/JE (RK)/2025/ 21297

Dated: 06-06-2025

Subject: In-principle approval for change in beneficial interest by change in shareholding pattern of Base Buildwell Pvt. Ltd. (joint developer of land measuring 8.19375 acres) from Talith Ltd. & Rhylia Ltd. to Max Estates Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 and license no. 16 of 2008 dated 31.08.2008 granted for setting up of Residential Group Housing Colony in Sector 59, Gurugram-Manesar Urban Complex.

Please refer to your application dated 09.01.2025 on the matter as subject cited above.

The request made vide above referred application for grant permission for change in beneficial interest by change in shareholding pattern of Base Buildwell Pvt. Ltd. (joint developer of land measuring 8.19375 acres) from Talith Ltd. & Rhylia Ltd. to Max Estates Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 and license no. 16 of 2008 dated 31.08.2008 granted for setting up of Residential Group Housing Colony in Sector 59, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. A sum of Rs. 50,57,485/- on account of balance 60% of administrative charges be deposited online at the website i.e. www.tcpharyana.gov.in.
2. An undertaking to clear the outstanding EDC/IDC dues, as specifically directed by the DTCP.
3. An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said licence.
4. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.

5. 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 DTCP.
6. You shall submit the consent letter from the 'new entity' for the proposed change.
7. That you shall submit complete compliances of conditions mentioned in policy dated 03.01.2017.

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-1042-III-JE-(RK)/2025/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.



(Narender Kumar)

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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

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To

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305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.
2. Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Base Exports Pvt. Ltd., Adson Software Pvt. Ltd., Fiveriver Developers Pvt. Ltd., Bulls Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Hi-Energy Realtors Pvt. Ltd., Commander Realtors Pvt. Ltd.
in collaboration with Buzz Hotels Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo No. LC-1042-III/JE (RK)/2025/ 21298

Dated: 06/06/25

Subject: In-principle approval for change in beneficial interest by change in shareholding pattern of Base Buildwell Pvt. Ltd. (joint developer of land measuring 8.19375 acres) from Talith Ltd. & Rhylia Ltd. to Max Estates Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 and license no. 16 of 2008 dated 31.08.2008 granted for setting up of Residential Group Housing Colony in Sector 59, Gurugram-Manesar Urban Complex.

Please refer to your application dated 09.01.2025 on the matter as subject cited above.

The request made vide above referred application for grant permission for change in beneficial interest by change in shareholding pattern of Base Buildwell Pvt. Ltd. (joint developer of land measuring 8.19375 acres) from Talith Ltd. & Rhylia Ltd. to Max Estates Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 and license no. 16 of 2008 dated 31.08.2008 granted for setting up of Residential Group Housing Colony in Sector 59, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. A sum of Rs. 50,57,485/- on account of balance 60% of administrative charges be deposited online at the website i.e. www.tcpharyana.gov.in.
2. An undertaking to clear the outstanding EDC/IDC dues, as specifically directed by the DTCP.
3. An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said licence.
4. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.

5. 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 DTCP.
6. You shall submit the consent letter from the 'new entity' for the proposed change.
7. That you shall submit complete compliances of conditions mentioned in policy dated 03.01.2017.

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-1042-III-JE-(RK)/2025/

Dated:

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2. District Town Planner, Gurugram.



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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

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To

✓ Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd.,
Ornamental Realtors Pvt. Ltd., Base Exports Pvt. Ltd.,
Adson Software Pvt. Ltd., Fiveriver Developers Pvt. Ltd.,
Fiveriver Township Pvt. Ltd., Bulls Realtors Pvt. Ltd.
in collaboration with Base Exports Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo No. LC-1042-III/JE (RK)/2025/ 21301

Dated: 06-06-25

Subject: In-principle approval for grant permission for transfer of licence for part area measuring 1.23125 acres in favour of Base Buildwell Pvt. Ltd. w.r.t. licence no. 16 of 2008 dated 31.01.2008 granted for setting up of Residential Group Housing Colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex.

Please refer to your application dated 28.02.2025 on the matter as subject cited above.

Your applications mentioned under reference for transfer of part area measuring 1.23125 acres in favour of Base Buildwell Pvt. Ltd. w.r.t. licence no. 16 of 2008 dated 31.01.2008 granted for setting up of Residential Group Housing Colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted in accordance with the provisions of Rule 17 of Rules, 1976 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To submit the latest revenue documents of the licensed land in favour of new entity i.e. Base Buildwell Pvt. Ltd.
2. To submit the registered collaboration agreement & GPA executed between the Base Buildwell Pvt. Ltd. & the developer company i.e. Base Exports Pvt. Ltd.
3. Original license and schedule of land is to be submitted by the licensee.
4. To submit an undertaking to settle all the pending/ outstanding issues, if any, in respect of all the existing as well as prospective allottees.
5. 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 DTCP.
6. To submit the indemnity bond indemnifying DTCP/State Govt. from the loss offered or legal complication, if any arises from transfer of license and creation of third party rights on the proposed 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-1042-III/JE (RK)/2025/

Dated:

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1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. PM (IT), O/o DTCP, Haryana, Chandigarh.

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

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

Regd.

To

Hi-Energy & Exports Pvt. Ltd., Golden View Builders Pvt. Ltd.,
Base Exports Pvt. Ltd, BTVS Buildwell Pvt. Ltd.,
Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd.
in collaboration with Buzz Hotels Pvt. Ltd.
305, 3rd Floor, Kanchan House,
Karam Pura Commercial Complex,
New Delhi-110015.

Memo No. LC-1040-III/JE (RK)/2025/ 21194

Dated: 06-06-2025

Subject: Request for grant permission for transfer of licence for part area measuring 6.025 acres in favour of Base Buildwell Pvt. Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 granted for setting up of Residential Group Housing Colony over an area measuring 11.90 acres in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex.

Please refer to your application dated 28.02.2025 on the matter as subject cited above.

Your applications mentioned under reference for transfer of part area measuring 6.025 acres in favour of Base Buildwell Pvt. Ltd. w.r.t. licence no. 28 of 2008 dated 17.02.2008 granted for setting up of Residential Group Housing Colony over an area measuring 11.90 acres in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted in accordance with the provisions of Rule 17 of Rules, 1976 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To submit the latest revenue documents of the licensed land in favour of new entity i.e. Base Buildwell Pvt. Ltd.
2. To submit the registered collaboration agreement & GPA executed between the Base Buildwell Pvt. Ltd. & the developer company i.e. Buzz Hotels Pvt. Ltd.
3. Original license and schedule of land is to be submitted by the licensee.
4. To submit an undertaking to settle all the pending/ outstanding issues, if any, in respect of all the existing as well as prospective allottees.
5. 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 DTCP.
6. To submit the indemnity bond indemnifying DTCP/State Govt. from the loss offered or legal complication, if any arises from transfer of license and creation of third party rights on the proposed land.
7. That you shall submit complete compliances of conditions mentioned in policy dated 03.01.2017.

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-1040-III/JE (RK)/2025/

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