

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

1. Shyoraj-Manoj Kumar and others,
C/o Vatika Ltd.,
7th Floor, Vatika Triangle,
Block-A, Sushant Lok-I, Gurugram.

2. Vatika Seven Elements Pvt. Ltd.
(Formerly known as Strong Infrabuild Pvt. Ltd.)
Flat No. 224A, 2nd Floor, Devika Towers,
6, Nehru Place, New Delhi (South)-110019.

Memo No. LC-2758/JE (SB)/2023/25524 Dated: 04-08-23

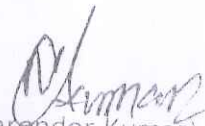
Subject:- Request for change of developer in License No. 41 of 2013 dated 06.06.2013 granted for setting up of Group Housing Colony over an area measuring 14.30 acres in the revenue estate of village Harsaru & Hayatpur, Sector-89A, Gurugram from Vatika Ltd. to Vatika Seven Elements Pvt. Ltd.

Reference: Please refer to your application dated 01.05.2023, 19.05.2023, 15.06.2023 & 18.07.2023 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. A No-Objection-Certificate from the 'land-owner licensees', in person (not through GPA/SPA assignees), to the proposed change/ assignment.
3. New entity i.e. Vatika Seven Elements Pvt. Ltd. shall enhance their paid up capital of the company upto Rs. 9.00 Cr.
4. 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 in connection with the above said license.
5. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
6. An undertaking to be liable to pay all outstanding dues on account of EDC/SIDC and interest thereon, if any, in future, as directed by the Director, Town & Country Planning Department, Haryana.
7. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
8. Addendum registered collaboration agreement specifically showing the new entity i.e. Vatika Seven Elements Pvt. Ltd. as developer alongwith complete land schedule.
9. Original licences and schedule of land.

10. The colonizer shall inform all the allottees as per policy dated 25.01.2021 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-mails, about the proposed change of developer. The proposal to change of developer will also be hosted on the website of the Developer Company. After expiry of 30 days, Senior Town Planner, Gurugram will submit the report on the objections/ suggestions received from the third party right holders, if any, on the proposed change of developer alongwith recommendations.

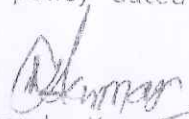

(Narender Kumar)

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

Endst No. LC-2758/JE (SB)/2023/

Dated:

A copy is forwarded to Senior Town Planner, Gurugram with the request to send the recommendations w.r.t condition no. 8 above as per policy dated 25.01.2021.


(Narender Kumar)

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