

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

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Regd.

To

✓ Base Exports Pvt. Ltd.
SCO No. 6-8, Sector-9D,
1st and 2nd floor, Madhya Marg,
Chandigarh.

Memo No. LC-1042-JE(VA) 2018/ 2414

Dated: 16-01-18

Subject: Permission for Joint development rights & Marketing rights for an area measuring 6.79375 acres with Mahindra Homes Pvt. Ltd. and IREO Pvt. Ltd. out of total licenced area measuring 17.55 acres w.r.t licence no. 16 of 2008 dated 31.01.2008 granted to develop of Group Housing Colony in the revenue estate of village Behrampur, Sector-59, Gurugram.


Ref. Your request received on 27.11.2015, 20.01.2016 & 02.05.2017.

Your request to grant permission for Joint development rights & Marketing rights for an area measuring 6.79375 acres with Mahindra Homes Pvt. Ltd. and IREO Pvt. Ltd. out of total licenced area measuring 17.55 acres w.r.t licence no. 16 of 2008 dated 31.01.2008 granted to develop of Group Housing Colony in the revenue estate of village Behrampur, Sector-59, Gurugram has been considered and is allowed subject to fulfillment following terms & conditions within 90 days failing which this in-principle approval shall lapse & administrative charges submit by you shall be forfeited.

1. To submit a fresh registered collaboration/development agreement between the licensee land owners, Base Exports Pvt. Ltd. and Mahindra Homes Pvt. Ltd. and IREO Pvt. Ltd., to the effect that:
 - (ii) The developer company, i.e. Base Exports Pvt. Ltd. shall be responsible for compliance of all terms & conditions of licence/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 with prior approval of the DTCP, Haryana.
2. To submit an undertaking that the licensee land owner shall not transfer the land, for which licence has been issued to him, to the new entity i.e. Mahindra Homes Pvt. Ltd. and IREO Pvt. Ltd. and shall not violate any condition of licence.
3. To submit an undertaking that Base Exports Pvt. Ltd. shall be responsible for compliance of all term & condition of licence and provisions of Act/Rules and abide by all the terms & conditions and agreements 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 existing company must be prominently displayed by the Mahindra Homes Pvt. Ltd. and IREO Pvt. Ltd..
5. To clear the outstanding amount of EDC before the issuance of final permission.
6. That you will seek no objection from the existing allottees regarding Joint development rights & Marketing rights w.r.t. no. 16 of 2008 dated 31.01.2008.

For this purpose you shall inform all the allottees about the proposed Joint development rights & Marketing rights in licence no. 16 of 2008 dated 31.01.2008 through publication in the leading newspapers (Two English & One Hindi) and also on your website and give 30 days time to the allottees for giving their objections to proposed transfer of limited to adverse effect on their rights, if any. In addition to this, you will also inform all the allottees through registered letter, about the proposed joint development rights & Marketing rights. The decision to joint development rights & marketing rights will be taken after examining and deciding the objections

7. A demand draft of ₹ 41,93,700/- for balance administrative charges regarding Joint development rights & Marketing rights.


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

Endst. No LC-1042-JE (VA)-2018/

Dated:

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

1. IREO Pvt. Ltd., A-11, First floor, Neeti Bagh, New Delhi.
2. Mahindra Homes Pvt. Ltd. Mahindra Towers, 5th floor, Dr. G.M Bhosale Marg Warlim Mumbai-400018.


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

Endst. No LC-1042-JE (VA)-2018/

Dated:

A copy is forwarded to the Senior Town Planner, Gurugram to submit their report on the objection received from third party right holder, if any, received on the proposed joint development rights & Marketing rights alongwith his comments after expiry of 30 days period from the date of issuance of public notice.


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