

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector 18 A, Madhya Marg, Chandigarh

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

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

Regd.
To

Juventus Estates Ltd,
Mabon Properties Ltd,
in collaboration with Juventus Estates Ltd,
Office No. 202, 2nd Floor, A-18,
Rama House, Middle Circle, Connaught Place,
New Delhi-110001.

Memo No. LC-1590-E-PA(VA)-2023/ 5292 Dated: 22-02-23

Subject: - Request for grant permission to change in shareholding pattern from India Bulls Real Estate Ltd to the name of Dhani Services Ltd. w.r.t. licence no.246 of 2007 dated 29.10.2007, licence no. 56 of 2011 dated 23.06.2011, Licence no. 37 of 2012 dated 22.04.2012, licence no. 66 & 67 of 2012 dated 21.06.2012, licence no. 43 & 44 of 2014 dated 16.06.2014 for the total licenced area measuring 34.0229 acres for development of a Group Housing Colony in Sector-104, Gurugram.

Please refer to your application dated 26.12.2022 & 28.12.2022 on the above cited subject.

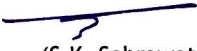
With reference to letter mentioned above, your request for change in beneficial interest i.e. change in shareholding pattern in your licenced land from India Bulls Real Estate Ltd. to the name of Dhani Services Ltd. on the licenced land measuring 34.0229 acres has been examined as per policy no PF-51A/2015/2708 dated 18.02.2015. The request is considered for in-principle approval. Therefore, you are requested to fulfill the following requirements within a period of 90 days from the date of issuance of this letter:-

1. To submit the fresh Agreement LC-IV alongwith Bilateral Agreement & submit the revised Bank Guarantee on the behalf of Juventus Estates Ltd. by submitting the documents by including the new shareholders.
2. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the Director General, Town & Country Planning, Haryana in connection with the above said licences.
3. To deposit of ₹ 3,60,43,354/- in favour of Director General, Town & Country Planning, Haryana for balance administrative charges regarding change in beneficial interest through online e-payment at www.tcpharyana.gov.in.
4. To clear the outstanding EDC/IDC dues before the final permission change in share holding pattern.
5. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
6. That you will submit the PAS form-3 showing the paid up capital of ₹ 32 crores.
7. That you shall give advertisement in the leading newspapers (Two English & One Hindi) and also on his website to invite objections for proposed change in shareholding pattern from India Bulls Real Estate Ltd. to the Dhani Services Ltd. 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 its allottees (if any) through their e-mails ids, about the proposed change in shareholding pattern. The proposal to change in

shareholding pattern will also be hosted on the website of the Department.

8. 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.



(S.K. Sehwat)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-1590-E-PA (VA)-2023/

Dated:

A copy is forwarded to the following for information & 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 in share holding pattern.
2. District Town Planner, Gurugram.


(S.K. Sehwat)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh