

FORM LC-VII  
[See Rule-14 (2)]

Regd.  
To

Sh. Khazan Singh S/o Gyasi, Sh. Lakhmi Chand and  
Sh. Nand Kishore Ss/o Sh. Sahi Ram alias Sariya,  
Sh. Pritam Sh, Daya Ram, Sh. Ramher, Ramesh, Sh. Jeet Ram,  
Smt. Veermati D/o and Smt. Phoolvati W/o Lekha  
(ii) Sh. Pritam, Sh. Daya Ram, Sh. Ramher, Ramesh Sh. Jeet Ram,  
Ss/o and Smt. Veermati D/o and Smt. Phoolwati W/o Late  
Sh. Lekha S/o Dulla  
(iii) Sh. Pritam S/o Sh. Ram Phal, Lakhmi Chand, Nand Kishore  
S/o Sh. Sahi Ram alias Sariya, Pritam, Daya Ram, Ramher, Ramesh, Jeet  
Ram Ss/o and Smt. Veermati D/o and Smt. Phoolwati W/o Late Sh. Lekha  
(iv) Mehar Chand S/o Sh. Chunna S/o Sh. Khusia  
(v) Sh. Khajan Sahiram alias Sariya S/o Gyasi, Lekha S/o Dulla  
(vi) Sh. Preetam S/o Sh. Ramphal, Lakhmi Chand, Nand Kishore  
S/o Sh. Sahiram alias Sariya, Sh. Lekha S/o Sh. Dulla S/o Balu,  
(vii) Sh. Sariya S/o Sh. Bansi S/o Sh. Mamraj  
C/o AJS Builders Pvt. Ltd.  
1st Floor, 8 Shaheed Bahagat Singh Marg, New Delhi-110001.

Memo No: LC-1248 -JE(B)-2012/9218

Dated: 28.05.2012

**Subject:- Renewal of license no. 80 of 2008 dated 01.04.2008 granted for setting up of Group Housing Colony on the land measuring 11.0125 acres in Sector-62, Gurgaon.**

Please refer to your application dated 09.05.2011 on the subject noted above.

1. Application for renewal of licence was examined and following deficiencies noticed:-
  - (i) An amount of Rs. 154.41 lacs is outstanding on account of original conveyed EDC as on 22.10.2011 and next installment is due on 31.03.2012.
  - (ii) An amount of Rs. 248.44 lacs is outstanding on account of enhanced EDC as on 22.10.2011.
  - (iii) Compliance of provision of Rule-24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976 has not been submitted.
2. As per provision of Rule-14(2) of the Haryana Development and Regulation of Urban Areas Rules, 1976, before rejection of licence renewal application, an opportunity of personal hearing was granted to you on 07.05.2012 at 11.00 AM. Shri Ravi Bhushan, authorized signatory of AJS Builders Pvt. Ltd. appeared for personal hearing on 07.05.2012 and submitted a written representation dated 07.05.2012. As per this representation, firstly it has

been requested that the amount of Rs. 4,63,01,595/- deposited in respect of their other licence application in Ganaur, District Sonipat (LC No. 910) may be adjusted towards their dues. However, it has not been explained as to by when and how they will make the balance payment because the amount of outstanding dues as on date is more than this amount. It has also been mentioned that they are in the process of obtaining Bank Guarantee and complying with the rules which may take sometime. A time period of 30 days has been requested for submission of Bank Guarantee and compliance of Rules 24, 26, 27 & 28.

3. I have gone through the entire case including all the facts and circumstances prevailing in this case and I am of the considered opinion that the request for renewal of licence may be refused because of the following reasons:-

- (i) The outstanding dues have not been paid by you despite repeated promises in the past. You, vide letter dated 02.09.2011 received on 05.09.2011 had submitted an undertaking that the executants shall deposit the due amount of enhanced EDC within 120 days. Those 120 days have expired on 01.01.2012 but you have not made payment of even a single rupee and has, therefore, failed to honour your undertaking which was given on Non-Judicial Stamp Paper duly attested by the Notary. The outstanding dues as on 03.05.2012 are to the extent of Rs. 314.11 lacs on account of originally conveyed EDC and Rs. 266.72 lacs on account of enhanced EDC.
- (ii) Regarding compliance of Rule 24, 26, 27 & 28, also it was submitted vide letter dated 17.05.2011 that you will make all endeavour for compliance of these Rules within 60 days. This undertaking dated 16.05.2011 was also on Non-Judicial Stamp Paper duly attested Notary and though this period has expired longtime back on 15.07.2011 but the applicant is yet to comply with the same. As per Rule 26 (2), the licensee is under an obligation to supply within a period of three months from the close of every financial year a statement of accounts duly audited, certified and signed by a Chartered Accountant indicating the amount realized from each plot-holder, the expenditure incurred on internal and external development works separately of the colony with details thereof together with the amount due from each plot holder indicating their postal address. However, you have not submitted even a single statement despite passage of so many years from the date of grant of license.

- (iii) There are many complaints pending against you with the Police specially Economic Offence Wing, Crime Branch, New Delhi regarding this project and the Department is totally in dark regarding names and addresses of allottees to whom allotment of Plots & Flats have been made. You have not even furnished the terms of agreement between it and the allottees as required under Rule 24. This is bringing a bad name to the Department.
- (iv) You have not even got the building plans approved from the Department of the buildings which are to be constructed on licensed land and from the copies of complaints received by us, it is clear that you have collected the amount from the allottees but has not started the construction on ground.
- (v) The submission of Bank Guarantee for carrying out Internal Development Works is a must but admittedly, you have failed to submit the same despite passage of considerable time and despite written undertaking given in the past vide letter dated 17.05.2011.

4. Above are very serious acts of omission & commission on your part which cannot be condoned. Therefore, it is regretted to inform that the request for renewal of licence is refused due to the reasons mentioned in para no. 3 on pre-page. Since, the request for renewal of license is refused and therefore, the license automatically gets cancelled due to non renewal.

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(T.C.GUPTA, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1248 -JE(B)-2012/9219-22

Dated:28.05.2012

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

1. Senior Town Planner, Gurgaon Circle, Gurgaon.
2. District Town Planner (Planning), Gurgaon.
3. District Town Planner (Enf.), Gurgaon.
4. Chief Accounts Officer of the Directorate.

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(S.K. Sehrawat)  
Assistant Town Planner (M) HQ  
O/o Director General, Town and Country Planning,  
Haryana, Chandigarh.