

**Directorate of Town & Country Planning, Haryana**  
Nagar Yojana Bhavan, Plot no: 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tpharyana7@gmail.com](mailto:tpharyana7@gmail.com)

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Regd.

To

Sterling Infrastructure LLP, Rizon Developers Pvt. Ltd.,  
C/o Sterling Infrastructure LLP.,  
20A, Rajpur Road, Civil Lines  
New Delhi-54.

Memo. No. LC-2435-JE(VA)-2020/20687 Dated: 25-11-2020

**Subject: Request for grant the permission to change in beneficial interest i.e. joint development rights & marketing rights w.r.t. licence no. 47 of 2013 dated 06.06.2013 to Wonder City Buildcon Pvt. Ltd. for the land measuring 14.59375 acres and licence no. 109 of 2014 dated 14.08.2014 to Godrej Properties Ltd. on the additional land measuring 2.83 acres for development of a Group Housing Colony in the revenue estate of village Naurangpur, Sector-79, GMUC.**

Ref: Your application dated 12.11.2019 & 15.11.2019 on the matter as subject cited above.

The request made vide above referred application for grant permission for change in beneficial interest i.e. joint development rights & marketing rights w.r.t. licence no. 47 of 2013 in favour of Wonder City Buildcon Pvt. Ltd. for the land measuring 14.59375 acres and w.r.t. licence no. 109 of 2014 in favour of Godrej Properties Ltd. on the additional land measuring 2.83 acres for development of a Group Housing Colony in the revenue estate of village Naurangpur, Sector-79, Gurugram Manesar Urban Complex have been considered and in principle approval is hereby granted in accordance with the policy no PF-51A/2015/2708 dated 18.02.2015 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

- I. To deposit the balance 60% of applicable administrative charges of ₹ 90,03,500/- (license no. 47 of 2013) and ₹ 17,46,563/- (license no. 109 of 2014).
- II. To submit the registered joint development agreement between exiting licensee/developer and new entity i.e. Wonder City Buildcon Pvt. Ltd. & Godrej Properties Ltd. to the effect:
  - a) That the Sterling Infrastructure LLP 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.
  - b) 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.

- III. An undertaking on non judicial stamp paper of ₹ 10/- duly notarized that
- a. The licensee land owner shall not transfer the land, for which licence has been issued to him, to the new entity i.e. Wonder City Buildcon Pvt. Ltd. & Godrej Properties Ltd. and shall not violate any condition of licence.
  - b. An undertaking that in case of any advertisement for the sale of component, name of Sterling Infrastructure LLP must be prominently displayed by the new entity i.e. Wonder City Buildcon Pvt. Ltd. & Godrej Properties Ltd.
- IV. That you shall deposit an amount of ₹ 193.13 Lakhs alongwith applicable interest on account of difference of license fee before the final permission.
- V. That you shall clear the outstanding amount of EDC before the issuance of final permission.
- VI. That you shall submit the share holding pattern of KJS Colonizers Pvt. Ltd. (earlier known as Rizon Developers Pvt. Ltd.) at the time of grant of license and at present case.
- VII. That you shall inform general public regarding change in beneficial interest w.r.t. Joint development rights & Marketing rights w.r.t. licence no. 47 of 2013 dated 06.06.2013 to Wonder City Buildcon Pvt. Ltd. for the land measuring 14.59375 acres and licence no. 109 of 2014 dated 14.08.2014 to Godrej Properties Ltd. through publication in the leading newspaper (2 English+1 Hindi) and also in their website as well as notice under registered post to each allottees within 15 days of in-principle approval and submit the objection/suggestion received from the allottees of the colony in the office of Senior Town Planner, Gurugram.

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 General, Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-2435-JE (VA)/2020/

Dated:

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

1. Senior Town Planner, Gurugram with a request to send the report in this office from the expiry of 30 days of the public notice given by the licensee for the subject cited purpose.
2. District Town Planner, Gurugram.

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