

Directorate of Town and Country Planning, Haryana

Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.
To

Ocimum Estates Pvt. Ltd.
296, Forest Lane, Neb Sarai,
Sainik Farms, New Delhi-110068.

Memo No. LC-3121/JE(SJ)/2026/ 19407 Dated: 03-06-2026

Subject: Request for Change of Developer in respect of Licence no. 144 of 2014 dated 01.09.2014 granted for development of Commercial Colony over an area measuring 2.38125 acres in the revenue estate of village Daultabad in Sector-103, Gurugram being developed by Ocimum Estates Pvt. Ltd.

Reference: Please refer to your application dated 09.04.2026 and 13.05.2026 on the matter cited subject above.

The request made vide above referred application for grant of permission for change of developer from Ocimum Estates Pvt. Ltd. to Indiabull Urbanheights Ltd. has been examined and considered. Accordingly, in-principle approval for Change of Developer from Ocimum Estates Pvt. Ltd. to Indiabull Urbanheights Ltd. as per policy dated 18.02.2015 is hereby granted, subject to fulfillment of the following conditions within a period of 90 days from the date of issuance of this communication:-

1. Original license and schedule of land is to be submitted by the licensee.
2. To submit fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity i.e. Indiabull Urbanheights Ltd. and bank guarantees to be furnished by the bank on behalf of the new entity i.e. Indiabull Urbanheights Ltd. against internal development works and external development charges for entire area measuring 2.38125 acres.
3. An undertaking to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said licenses.
4. To deposit balance 60% of the 25% administrative charges amounting to Rs. 1,21,43,625/-
5. You shall clear the outstanding dues amounting Rs. 22.6284 Crores on account of EDC & Rs. 4.5694 Crores on account of SIDC as on 20.05.2026 in respect of licence no. 144 of 2014 before final permission.
6. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the Director, Town & Country Planning Department, Haryana.
7. To submit an undertaking stating that new entity i.e. Indiabull Urbanheights Ltd. will settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottee.
8. To submit an undertaking mentioning that all the liabilities of the existing developer shall be owned by new entity i.e. Indiabull Urbanheights Ltd.
9. That paid up capital of new entity i.e. Indiabull Urbanheights Ltd. shall be enhanced upto 12 Crores.
10. That you shall inform all the allottee, if any about the proposed change of developer from Ocimum Estates Pvt. Ltd. to Indiabull Urbanheights Ltd. through publication in the leading newspapers (Two English & One Hindi) and also on your website and give time

to the allottee for giving their objections to proposed change of developer limited 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, you shall also inform all the allottee through their e-mail id's, about the proposed change of developer. After expiry of 30 days, Senior Town Planner, Gurugram will submit his report on the objections received from the third-party right holders, if any received on the proposed change of developer alongwith his comments.



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-3121/JE(SJ)/2026/

Dated:

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

1. Indiabull Urbanheights Ltd., A-2, 1st Floor, Kirti Nagar, New Delhi-110015.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

Directorate of Town and Country Planning, Haryana

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

Endst. No. LC-3121/JE(SJ)/2026/ 19408-40

Dated: 03-06-26

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