



PALM SPRING PLAZA CONDOMINIUM ASSOCIATION

Form LC-1
[see rule 3 (1)]

Registered

To
The Director,
Town and Country Planning,
Haryana, Chandigarh.



Sir,

We are a registered Association of Apartment Owners of a commercial colony called the Palm Spring Plaza developed M/s Puri Constructions Pvt. Ltd. vide license no. 230 of 2007 and in accordance with the provisions stipulated in the Haryana Apartment Ownership Act 1983 and more specifically provided for vide section 17 of the RER Act, the licensee M/s Puri Constructions Pvt. Ltd. along with their collaborating partners M/s Emaar MGF Land Ltd. have conveyed the common areas and facilities including the licensed land admeasuring 3.187 acres (more particularly provided herein as Annexure 1) to the owners of 40 shops and 190 offices in the ratio given in the Deed of Declaration (as more specifically provided herein Annexure 2).

We the owner of 230 shops and offices of Palm Spring Plaza have resolved in their Annual General Meeting dated 24th March 2021 (copy of the Board Resolution is Annexed herein as Annexure 3) to apply to your office for grant of licence to set up a Commercial colony under the TOD Scheme at Sector 54 at tehsil Wazirabad and district Gurgaon. The requisite particulars are as under:- L.C.-1382

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|---|--|--|
| 1 | Name | The Palm Spring Plaza Condominium Association |
| 2 | Registration number | HR 018 2014 01309 |
| 3 | Permanent address | Basement 1, The Palm Spring Plaza Commercial Complex, Sector 54, Gurugram, Haryana – 122004 |
| 4 | Correspondence address | The Palm Spring Plaza Condominium Association, Basement 1, The Palm Spring Plaza Commercial Complex, Sector – 54, Gurugram, Haryana – 122004 |
| 5 | Details of the Income Tax paid by PSPCA | Previous three years returns are attached herein as Annexure 4 |



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

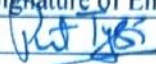


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| 6 | Details of immovable property | Details of property is attached herein as Annexure 5 |
| 7 | Whether the applicant had ever been granted permission to set up a colony under any other law, if so , details thereof-- | No |
| 8 | Whether the applicant has ever established a colony or is establishing a colony, and if so, details thereof. | No |
| 9 | Authorised Signatory | Board Resolution in the name of the President of PSPCA as the Authorised Signatory is attached herein as Annexure 6 |

- 2) We enclose the following documents in triplicate—
- a) Copy of the license no. 230 of 2007
 - b) Approved Zone Plan vide Memo no. DTCP 1489 dated 22.02.2008
 - c) Copy of the Deed of Declaration registered via Vaskia no. 19629 dated 09.11.2015 declaring the license land admeasuring 3.187 acres as part of the common area.
 - d) A certified copy of the representative Conveyance Deed entered into by the licensee M/s Puri Construction Pvt. Ltd. and collaborating partner M/s Emaar MGF Land Ltd. with the owners of the Palm Spring Plaza conveying the licensed land admeasuring 3.187 acres.
 - e) List of all the owners of 230 shops and office in the Palm Spring Plaza along with the details of their respective registered title deed(s) and the exact proportionate share in the licensed land admeasuring 3.187 acres as per the Deed of Declaration.
 - f) a copy of the Shajra Plan showing the location of the colony along with the names of revenue estate, Khasra number and area of each field;
 - g) A survey map of the land under the proposed colony on a scale of 1 centimetre to 10 metres showing the spot level at a distance of 30 metres and contour plans. The survey also shows the boundaries, and dimensions of the said land, the location of streets, buildings, and premises within a distance of at least 30 metres of the said land and existing means of access to it from existing roads;
 - h) TOD Scheme including the proposed layout plan of the colony on a scale of 1 centimetre to 10 metres showing the existing and proposed means of access to the colony the width of streets, sizes and types of plots, sites reserved for open spaces and proposed building lines on the front and sides of plots;

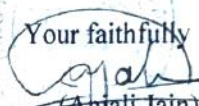
- 3) The names and qualification of the Engineers responsible for the execution of the development works of the colony are given below and the engineer has also signed below in token of his engagement—



Name of Engineer	Qualification of Engineer	Signature of Engineer
1 Prashant Tyagi	2 B.E. (Civil)	3 

- 4) I/We enclose the further following documents:-
- Demand draft No. 168785 Dated For Rs. 225,712/- (Scrutiny fee)
 - Income tax clearance certificate issued by the Income Tax officer
 - Demand No. 168786, RS. 10,00,000/- (Licence Fee)
- 5) We solemnly affirm that the particulars given in para 1 above are correct to the best of our knowledge and belief.

Dated : 27th March 2023
Place : Gurugram

Your faithfully

(Anjali Jain)
President

For The Palm Spring Plaza Condominium Association

Attested :



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA