FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 77 **of 2018**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Abjayoni Estates Developers Pvt. Ltd., Haddock Propbuild Pvt. Ltd., Nettle Propbuild Pvt. Ltd., Ladle Propbuild Pvt. Ltd. in collaboration with Pyramid Infratech Pvt. Ltd., Regd. office, H. No. H-38, Ground Floor, M2K White House, Sector-57, Gurugram for setting up of Affordable Group Housing Colony on the land measuring 5.6125 acres in the revenue estate of Village Badha, Sector-86, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions:-

   i. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

   ii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   iii. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   iv. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

   v. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

   vi. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.

   vii. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

D.T.C.P. (Hry.)

viii. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

ix. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

x. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

xi. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

xii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xiv. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

xv. That you shall use only LED fitting for internal lighting as well as campus lighting.

xvi. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xvii. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xviii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

xix. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

xx. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.

xxi. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

xxii. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxiii. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.

xxiv. That you shall submit an undertaking from the individual land owning companies/ land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.

xxv. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.

2. The licence is valid up to 16/11/2023.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh
Dated: 17/11/2018

Endst. No. LC-3755-Asstt.(AK)-2018/ 32062 Dated: 21-11-2018

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

1. Abjayoni Estates Developers Pvt. Ltd., Haddock Propbuild Pvt. Ltd., Nettle Propbuild Pvt. Ltd., Ladle Propbuild Pvt. Ltd. in collaboration with Pyramid Infratech Pvt. Ltd., Regd. office, H. No. H-38, Ground Floor, M2K White House, Sector-57, Gurugram alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurugram.
9. Chief Engineer, HUDA, Gurugram.
10. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.77.....dated.....17/11.....of 2018

Land Owned by Abjayoni Estates Developers Pvt. Ltd.

Village	Rect. No	Killa No	Area (K-M)
Nawada Fatehpur	15	3/2	2-18
		8/1/1 Min	2-8
		Total	**5-6**

Land Owned by Pyramid Infra Tech Pvt. Ltd. 22/72 share:
Haddock propbuild Pvt. Ltd. 50/72 share:-

Rect. No	Killa No	Area (K-M)
15	8/1/2	2-3
	12/2/1	0-19
	13/1	0-10
	Total	**3-12**

Land Owned by Nettle Propbuild Pvt Ltd. 21/26 share:
Ladle Propbuild Pvt. Ltd. 5/26 share:-

Rect. No	Killa No	Area (K-M)
15	4	8-0
	5/1	5-0
	6/1	3-18
	7/1	3-18
	Total	**20-16**

Land Owned by Pyramid Infra Tech Pvt. Ltd.

Rect. No	Killa No	Area (K-M)
15	6/2	4-2
	7/2	4-2
	14/1 Min	3-10
	15/1	3-2
	15/2/1	0-8
	Total	**15-4**
	G.Total	**44K-18M**
		OR 5.6125 Acres

Director,
Town & Country Planning
Haryana