



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Addendum

Registration No. 49 OF 2017 DATED: 12.08.2017 valid up to 30.12.2018

(First extension valid upto 31.12.2019)

(Second extension valid upto 30.09.2021)


(Third Extension granted upto 30.09.2022)

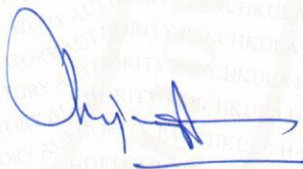
Project: Residential Plotted Colony on land measuring 42.99 acres situated in Sector-19 & 24, Dharuhera.

Promoters: M/s MG Housing Pvt Ltd., G-127, 12th Floor, Himalaya House, 23, Kasturba Gandhi Marg, New Delhi-110001.

CIN No. U45400DL2010PTC208619

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 27.06.2022, vide Item No. 177.17 has decided to upload license no. 152 of 2014 dated 08.09.2014 and order dated 19.05.2017 on the web portal of the Authority. The same shall be part and parcel of the Registration Certificate No. 49 of 2017 dated 12.08.2017 issued by the Authority.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

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

License No. 152 of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Manmohan Singh- Bhagwan Singh - Ramesh Kumar Ss/o Sh. Kartar Singh, R/o W-152 Uppal Southend, Sec-49, Gurgaon, MG Plotters Pvt. Ltd., 2nd floor, 19, Community Centre, East of Kailash, New Delhi-110065, Saroop Singh S/o Sh. Pyare Lal, R/o Village Sukhrali, Gurgaon, Mridu Hari Dalmia Parivar Trust, 4- Scindia house, New Delhi-110001, Mohit S. Kumar S/o S.P. Kumar, Mahender Singh - Rajender Singh- Birender Singh- Surender Singh, Ss/o Sh. Saroop Singh, R/o Village Sukhrali, Gurgaon, Abishek-Mansu-Sumit Kumar Ss/o and Smt. Naresh Devi Wd/o Narender Singh, in collaboration with MG Housing Pvt. Ltd. , 2nd floor, 19, Community Centre, East of Kailash, New Delhi-110065 for setting up of Residential Plotted Colony on the land measuring 51.10625 acres (Schedule of land enclosed) in the revenue estate of village Garhi Alawalpur & Malpura, Sector 19 & 24, Dharuhera, Distt. Rewari.

1. The License is granted subject to the following conditions:-

- a) That the Residential Plotted Colony is laid out to conform to the approved Layout Plan and development works are executed according to the designs and specifications shown in the approved plan.
- b) That conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
- c) That you shall construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
- d) That the area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
- e) That you shall construct 12 mtr wide service roads along the 45/60 mtr wide development plan road, if any passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt
- f) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- g) That you have understood that the development/construction cost of 24 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 wide major internal roads as and when finalized and demanded by the Department.
- h) That you shall arrange electric connection from HVPN/DHBNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you


D.G.T.C.P. (Hr.)

shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.

- i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
- j) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- k) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That you shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
- m) 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 license 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 & conditions, as it may deem fit.
- n) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building if any, and at such rates as specified by the Director.
- o) That you shall pay the labour cess charges as per policy dated 04.05.2010.
- p) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- q) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- r) That you shall use only CFL fittings for internal as well as for campus lighting.
- s) 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 Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- t) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched, after approval of building plans.
- u) That you have understood that provision of External Development Facilities may take time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- v) That you shall transfer EWS category plots to the Department of Housing Boarding Haryana as per Departmental policy dated 08.07.2013 and as amended from time to time.

- w) That you shall provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising demand from the plot owner/commercial space owners in case at the time of booking of the plot/commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by the Government.
- x) That you shall leave ROW along 11KV H.T. line passing through the site or get it shifted underground in consultation with DHBVNL before approval of zoning plan.
- y) That you shall deposit the proportionate amount realized from sale of plot in the Trust account separately.
- z) That you shall permit the Director or any other officer 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.
- aa) That you shall agree to the decision taken by the Deptt. with respect to the licensed land falling in the Transit Oriented Development which has been freezed in terms of undertaking dated 1.09.2014.
- bb) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The license is valid up to 07/9/2019.

Dated: The 08/9/2014
Chandigarh


Anurag Rastogi

Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2928-PA(SN)-2014/21648-663 Dated: 8/9/14.

- A copy is forwarded to the following for information and necessary action: -
1. Manmohan Singh- Bhagwan Singh-Ramesh Kumar Ss/o Sh. Kartar Singh, R/o W-152 Uppal Southend, Sec-49, Gurgaon, MG Plotters Pvt. Ltd., 2nd floor, 19, Community Centre, East of Kailash, New Delhi-110065, Saroop Singh S/o Sh. Pyare Lal, R/o Village Sukhrali, Gurgaon, Mridu Hari Dalmia Parivar Trust, 4- Scindia house, New Delhi-110001, Mohit S. Kumar S/o S.P. Kumar, Mahender Singh - Rajender Singh- Birender Singh- Surender Singh, Ss/o Sh. Saroop Singh, R/o Village Sukhrali, Gurgaon, Abishek-Mansu-Sumit Kumar Ss/o & Smt. Naresh Devi Wd/o Narender Singh in collaboration with MG Housing Pvt. Ltd. , 2nd floor, 19, Community Centre, East of Kailash, New Delhi-110065 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and layout 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, Gurgaon.
 9. Chief Engineer, HUDA, Gurgaon.

10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of layout Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Rewari along with a copy of agreement & layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



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

To be Read with licence No.152..... of 2014/8⁹/₂₀₁₄

1) Land owned by Manmohan Singh - Bhagwan Singh-Ramesh Kumar Ss/o Kartar Singh equal share.

Village	Rect No.	Killa No.	Area K-M	Area Taken K-M	
Malpura	23	24	8-0	8-0	
		25	8-0	8-0	
	24	11	10-0	0-2	
		20	6-16	5-4	
		21	3-10	3-10	
		25	1	0-10	0-10
		26	3	8-0	8-0
		4	8-0	8-0	
		5/1	1-7	1-7	
		7/2	0-6	0-6	
	8/2	7-11	7-11		
		Total	50-10		

2) Land owned by MG Plotters Pvt. Ltd. 274/352 share, Saroop Singh S/o Pyare Lal 78/352 share.

Village	Rect No.	Killa No.	Area K-M
Garhi Alawalpur	17	17/2	5-9
		23/1	1-19
		24/1	5-2
		25/1	5-2
		Total	17-12

Contd 2


D.G.T.C.P(Hr)
Jagdish Ch 20/20

3) Land owned Mirdu Hari Dalmia Privar Trust (Labharthi Gaurav Dalmia S/o Mirdu Hari Dalmia)

Village	Rect No.	Killa No.	Area K-M	
Garhi Alawalpur	5	24/2	0-17	
		25/1/2	4-1	
	8	4/2	5-2	
		5	8-0	
		6	8-0	
		7/1	7-19	
		8/1	1-17	
		13/2	6-8	
		14	8-0	
		17	8-0	
	9	18	8-0	
		1	7-12	
	Total			73-16

4) Land owned by Mohit S. Kumar S/o S.P. Kumar 93/125 share and M.G. Plotters Pvt. Ltd. 32/125 share.

Village	Rect No.	Killa No.	Area K-M
Malpura	26	5/2	6-5

5) Land owned by Mohit S. Kumar S/o S.P. Kumar 21/50 share and M.G. Plotters Pvt. Ltd. 7/50 share, Manmohan Singh- Bhagwan Singh-Ramesh Kumar Ss/o Sh. Kartar Singh 11/25 share.

Village	Rect No.	Killa No.	Area K-M
Malpura	26	13/1	1-2
		14/1	1-8
Total			2-10

6) Land owned by M.G Plotters Pvt. Ltd. 59/240 share, Mohit S. Kumar S/o S.P. Kumar 181/240 share.

Village	Rect No.	Killa No.	Area K-M
Malpura	26	6	4-6
		7/1	7-14
Total			12-0

Contd-3


D.G.T.C.P(Hr)
 Section Officer
 1/20

- 7) Land owned by Mohit S. Kumar S/o S.P. Kumar 4/9 share, M.G Plotters Pvt. Ltd. 2-9 share, Manmohan Singh - Bhagwan Singh-Ramesh Kumar Ss/o Sh. Kartar Singh 1/3 share.

Village	Rect No.	Killa No.	Area K-M
Malpura	26	8/1	0-9
		Total	0-9

- 8) Saroop Singh S/o Pyare Lal

Village	Rect No.	Killa No.	Area K-M
Garhi			
Alawalpur	17	16	8-0
	16	11	8-0
		12/1	1-1
	17	15	7-4
		17/1	4-7
		Total	28-12

Contd-4

Al
U.G.I.C.P(Hr)
Jagdish Chandra

9) Land owned by M.G Plotters Pvt. Ltd.


Village	Rect No.	Killa No.	Area	Area Taken
			K-M	K-M
Garhi				
Alawalpur	8	21/2	6-0	0-9
		22	7-8	6-14
	15	1	8-0	4-6
		2	7-8	7-8
		9	7-8	7-8
		10	8-0	7-15
		11/1	3-16	2-14
		12	8-9	8-6
	16	6	8-0	0-16
	7	21	4-10	4-10
		22	8-0	6-8
		23/1	6-0	0-13
	8	19	7-8	2-8
	16	1	7-10	7-10
		2	8-0	8-0
		3	8-0	6-13
		4	6-8	0-19
		7	8-0	6-4
		8	8-0	8-0
		9	8-0	8-0
		10	8-0	8-0
	17	6	4-2	4-2
	16	12/3	0-8	0-8
	16	13	6-19	6-19
		14	6-8	6-8
		15/1/1	0-18	0-18
		12/2	6-11	6-11
Total			138-7	

Contd-5


 DG.I.C.F(Hr)
 Jagdish Chandra

10) Surender Singh-Mahender Singh-Rajinder Singh-Birender Singh Ss/o Saroop Singh 4/5 share. Abishek -Mansu-Sumit Kumar Sons and Smt. Naresh Devi wd/o Narender Singh 1/5 share.

Village	Rect No.	Killa No.	Area K-M	
Malpura	26	12	8-0	
		13/2	6-18	
		14/2	5-17	
		18	7-18	
		19	8-0	
		20	8-0	
		21	8-0	
		22	8-0	
		23	4-2	
		43	5/1	1-4
			5/2	1-16
			26	1-9
		44	1/1	4-9
			2/1	5-3
		Total	78-16	
		G. Total	408-17 or 51.10625 acres	


 Director General
 Town and Country Planning
 Haryana, Chandigarh
 Jagdish 17/90

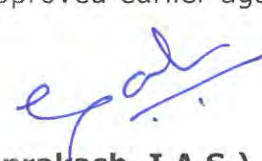
ORDER

In pursuant to this office Endst. No. LC-2928-PA(SN)-2014/21648-663 dated 08.09.2014, Licence No. 152 of 2014 dated 08.09.2014 stands granted to Manmohan Singh & others in collaboration with MG Housing Pvt. Ltd. for setting up of Residential Plotted colony on the land measuring 51.10625 acres falling in the revenue estate of village Garhi Alawalpur & Malpura, Sector 19 & 24, Dharuhera, District Rewari under the provisions of Haryana Development and Regulations of Urban Areas Act, 1975.

Ands whereas, MG Housing Pvt. Ltd. & MG Plotters Pvt. Ltd. in collaboration with MG Housing Pvt. Ltd. have submitted an application dated 30.06.2016 to convert the part of licenced land measuring 8.11875 acres under Licence No. 152 of 2014 dated 08.09.2014 from Residential Plotted colony to Affordable Plotted colony (DDJAY) under the migration policy dated 18.02.2016. In-principle approval for migration of said licenced area as per schedule attached was granted vide this office memo dated 07.03.2017 on the request of licencees to comply the terms & conditions of the in-principle approval dated 07.03.2017. Now, the applicant company has complied the terms & Conditions of the in-principle approval dated 07.03.2017, hence the request of the licencee companies has been considered for migration of land measuring 8.11875 acres under the Licence No. 152 of 2014 dated 08.09.2014 from Residential Plotted colony to Affordable Plotted colony under the migration policy dated 18.02.2016 in the name of MG Housing Pvt. Ltd. & MG Plotters Pvt. Ltd. as per schedule attached.

In view of migration of land measuring 8.11875 acres part of Licence No. 152 of 2014 dated 08.09.2014 from Residential Plotted colony to Affordable Plotted colony, the area of the licence no. 152 of 2014 dated 08.09.2014 has been reduced to 42.9875 acres as per revised land schedule enclosed. The revised layout plan for an area measuring 42.9875 acres will superseed all the plans approved earlier against the aforesaid licence.

Dated: The 19/5/2017
Chandigarh


(T.L. Satyaprakash, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3385- PA (SN)-2017/ 10631

Dated: 19/5/2017

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

1. MG Housing Pvt. Ltd., G-127, 12th Floor, Himalaya House, 23, K. G. Marg, New Delhi.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Superintending Engineer, HUDA, Gurugram.
5. Land Acquisition Officer, Gurugram.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh with request to re-calculate the fee & charges and issue the demand notice as per provisions of Act/Rules.
9. Nodal Officer (Website) to update the status on the website.

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

Revised land schedule

To be read with licence no 152 of 2014

1. Land owned by Manmohan Singh - Bhagwan Singh - Ramesh Kumar S/o Kartar Singh equal share.



Village	Rect No.	Killa No.	Area K-M	Area Taken K-M
Malpura	23	24	8-0	8-0
		25	8-0	8-0
	24	11	10-0	0-2
		20	6-16	5-4
		21	3-10	3-10
		25	1	0-10
	26	3	8-0	8-0
		4	8-0	8-0
		5/1	1-7	1-7
		7/2	0-6	0-6
		8/2	7-11	7-11
Total			<u>50-10</u>	

2. Land owned by MG Plotters Pvt. Ltd. 274/352 share, Saroop Singh S/o Pyare Lal 78/352 share.

Village	Rect No.	Killa No.	Area K-M
Garhi Alawalpur	17	17/2	5-9
		23/1	1-19
		24/1	5-2
		25/1	5-2
Total			<u>17-12</u>

3. Land owned by Mirdu Hari Dalmia Privar Trust (Labharthi Gaurav Dalmia S/o Mirdu Hari Dalmia)

Village	Rect No.	Killa No.	Area K-M	
Garhi Alawalpur	5	24/2	0-17	
		25/1/2	4-1	
	8	4/2	5-2	
		5	8-0	
		6	8-0	
		7/1	7-19	
		8/1	1-17	
		13/2	6-8	
		14	8-0	
		17	8-0	
	9	1	18	8-0
			7-12	
	Total			<u>73-16</u>


D.T.C.P (HR)


4. Land owned by Mohit S. Kumar S/o S.P. Kumar 93/125 share and MG Plotters Pvt. Ltd. 32/125 share.

Village	Rect No.	Killa No.	Area
			K-M
Malpura	26	5/2	6-5

5. Land owned by Mohit S. Kumar S/o S.P. Kumar 21/50 share and MG Plotters Pvt. Ltd. 7/50 share, Manmohan Singh- Bhagwan Singh-Ramesh Kumar Ss/o Sh. Kartar Singh 11/25 share

Village	Rect No.	Killa No.	Area
			K-M
Malpura	26	13/1	1-2
		14/1	1-8
		Total	2-10

6. Land owned by M.G Plotters Pvt. Ltd. 59/240 share, Mohit S. Kumar S/o S.P. Kumar 181/240 share.

Village	Rect No.	Killa No.	Area
			K-M
Malpura	26	6	4-6
		7/1	7-14
		Total	12-0

7. Land owned by Mohit S. Kumar S/ o S.P. Kumar 4/9 share, M.G Plotters Pvt. Ltd. 2/9 share, Manmohan Singh - Bhagwan Singh-Ramesh Kumar Ss/ o Sh. Kartar Singh 1/3 share.

Village	Rect No.	Killa No.	Area
			K-M
Malpura	26	8/1	0-9

8. Land owned by Saroop Singh S/o Pyare Lal

Village	Rect No.	Killa No.	Area
			K-M
Garhi Alawalpur	17	16	8-0
		11	8-0
		12/1	1-1
		15	7-4
		17/1	4-7
		Total	28-12

9. Land owned by M.G Plotters Pvt. Ltd.

Village	Rect No.	Killa No.	Area	Area Taken
			K-M	K-M
Garhi Alawalpur	8	21/2	6-0	0-9
		22	7-8	6-14
		1	8-0	4-6
		2	7-8	7-8
		9	7-8	7-8
		10	8-0	7-15

D.T.C.P (HR)

(Signature)

	11/1	3-16	2-14
	12	8-9	8-6
16	6/1/2 min	8-0	0-11
7	21	4-10	4-10
	22/1 min	8-0	3-16
	23/1/1 min	6-0	0-12
8	19	7-8	2-8
16	1 min	7-10	5-0
	3/1 min	8-0	2-12
	4/1 min	6-8	0-10
	7/2 min	8-0	2-14
	10 min	8-0	1-4
17	6 min	4-2	3-19
16	14 min	6-8	0-2
	15/1/1 min	0-18	0-10
Total			<u>73-8</u>

10. Surender Singh-Mahender Singh-Rajinder Singh-Birender Singh Ss/o Saroop Singh 4/5 share. Abishek -Mansu-Sumit Kumar Sons and Smt. Naresh Devi wd/o Narender Singh 1/5 share.

Village	Rect No.	Killa No.	Area K-M	
Malpura	26	12	8-0	
		13/2	6-18	
		14/2	5-17	
		18	7-18	
		19	8-0	
		20	8-0	
		21	8-0	
		22	8-0	
		23	4-2	
		43	5/1	1-4
			5/2	1-16
			26	1-9
		44	1/1	4-9
	2/1	5-3		
Total			<u>78-16</u>	

Grand Total

343-18

or 42.9875 Acres

Director,
Town & Country Planning
Haryana

(RAGHBIR SINGH)