

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

Licence No. 131 of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Radhey Buildhome Pvt. Ltd. in collaboration with Adani M2K Realtors LLP, Miracle Mile. 3rd Floor, Sector-60, Golf Course Extension Road, Gurugram - 122002, for development of Residential Group Housing Colony for an additional area measuring 0.03125 acres in residential group housing colony measuring 5.13125 acres (after migration of 12.85625 acres into DDJAY out of total 17.9875 acres under license no. 24 of 2012 dated 27.03.2012) thereby making the total site area measuring 5.1625 acres in the revenue estate Kherki Majra Dhankot, sector 102 & 102A Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Residential 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 the licensee will pay the Infrastructure Development Charges amounting to **Rs. 1,38,589/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- (ii) 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.
- (iii) That the licensee 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.
- (iv) That the licensee 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.
- (v) That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the Director, Town & Country Planning, Haryana.
- (vi) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

Director
Town & Country Planning
Haryana, Chandigarh

- (vii) That the licensee has 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.
- (viii) That the licensee has understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company 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.
- (ix) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (x) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- (xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) That the licensee 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.
- (xv) That the licensee 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xvi) That the licensee 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.

- (xvii) That the licensee shall not give any advertisement for sale of applied/licensed land before the approval of zoning plan / building plans of the same.
- (xviii) That the licensee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 (as amended from time to time).
- (xix) That you shall abide with policy dated 08.07.2013 & 26.02.2021 as amended from time to time related to allotment of EWS Flats/Plots.
- (xx) That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xxi) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company 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.
- (xxii) That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- (xxiii) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiv) That no pre-launch/sale of applied/licensed land will be undertaken before approval of the zoning/building plan/layout plan as the case may be.
- (xxv) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the owner/developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxvi) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- (xxvii) That the licensee shall abide by with the Act/Rules and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of

Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

- (xxviii) That licensed land forming the part of sector, road, service roads, green belts and 24/18 mtr. wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of zoning plan.
- (xxix) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site.
- (xxx) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- (xxxii) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the state treasury.
- (xxxiii) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xxxiiii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxxv) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.
- (xxxvi) That you shall get the NOC from competent authority of DISCOM before grant of occupation certificate/part completion certificate/ completion certificate in compliance of notification dated 03.10.2023 issued by HERC.
3. That you shall not claim/take compensation regarding acquisition of khasra no. 41//17/2 min (1K-1M) in future as well.
4. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.
5. The licence is valid up to 28-07-2030.

Dated: 29-07-2025
Place: Chandigarh.


(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-5037/JE(AK)/2025/ 29338

Dated: 30-07-2025

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

1. Radhey Buildhome Pvt. Ltd., in collaboration with Adani M2K Realtors LLP, Miracle Mile. 3rd Floor, Sector-60, Golf Course Extension Road, Gurugram -- 122002 alongwith a copy of agreement on LC-IV, Bilateral Agreement i.e. LC-IV-A & Demarcation-cum-Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith Demarcation-cum-Zoning Plan.
13. District Town Planner, Gurugram along with a copy of agreement and Demarcation-cum-Zoning Plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Revised Land Schedule:-

Land owned by Radhey Buildhome Pvt. Ltd.:-

Village	Rect.No	Killa No	Area (K-M)	
Kherki Gurugram	Majra, 31	14/1/2 min.	2-0	
		14/2/2 min	0-14	
		16 min	0-13	
		17/1 min	6-4	
		23/2/2	2-12	
		24	8-0	
	41		25 min	2-16
			5 min	2-16
			3/2/1	0-5
			4/1/1	1-18
			3/1/2	0-5
			4/2/2	5-3
			3/3/1/1	0-9
			16/2	0-11
			17/2/1	5-14
			Total	40-0

Land Owned by HSVP:-

41

17/2/2

1-1

G. Total area

41-1

Or 5.13125 acres

Director
Town & Country Planning
Haryana, Chandigarh



To be read with License no. 131 Dated 29/07 of 2025

Detail of land owned by Radhey Buildhome Pvt. Ltd.:-

Village	Rectangle No.	Khasra No.	Area (K-M)
Kherki Majra (Dhankot)	31	18/1	0-5 Or 0.03125 acre

Director
Town & Country Planning
Haryana, Chandigarh

RS Singh
29/07

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Radhey Buildhome Pvt. Ltd.,
in collabaraion with Adani M2K Realtors LLP,
Adani Reality, Miracle Mile, 3rd Floor,
Sector-60, Golf Course Extension Road, Gurugram - 122005.

Memo No. LC-2388/JE(AK)/2024/ 37485 dated: 02/12/24

Subject: Renewal of License no. in licence no. 24 of 2012 dated 27.03.2012 granted for setting up of Group Housing colony over an area measuring 5.13125 acres (after migration of an area measuring 12.85625 acres migrated in licence no. 44 of 2021 dated 12.08.2021) in Sector 102 & 102-A, Gurugram.

Reference: Your application dated 01.03.2021 & 26.09.2024 on the subject cited above.

Your request for renewal of licence No. in licence no. 24 of 2012 dated 27.03.2012 granted for setting up of Group Housing colony over an area measuring 5.13125 acres (after migration of an area measuring 12.85625 acres migrated in licence no. 44 of 2021 dated 12.08.2021) in Sector 102 & 102-A, Gurugram is hereby renewed up to 26.03.2030 on the following terms and conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall revalidate the BG of EDC/IDW atleast two months before its expiry.
3. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)

Director, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2388/JE(AK)/2024/

Dated:

- A copy is forwarded to following for information and further necessary action:-
1. Chief Administrator, HSVP, Panchkula.
 2. Chief Engineer, HSVP, Panchkula.
 3. Chief Account officer of this Directorate.
 4. Senior Town Planner, Gurugram.
 5. District Town Planner, Gurugram.
 6. Nodal Officer (website) for updation on website.

(Ashish Sharma)

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

Directorate of Town & Country Planning, Haryana
Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone: 0172-2549349 Email: tcpharyana7@gmail.com
Website: <http://tcpharyana.gov.in>

ORDER

Whereas, Licence No. 24 of 2012 dated 27.03.2012 granted for setting up of Group Housing colony over an area measuring 5.13125 acres (after migration of an area measuring 12.85625 acres migrated in licence no. 44 of 2021 dated 12.08.2021) in Sector 102 & 102-A, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 1,72,000/-. Colonizer has deposited the composition fee of Rs. 1,72,000/- vide transaction No. GRN No. 119480913 dated 29.07.2024.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non-compliance of the provisions of Rules 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-2388/JE(AK)/2024/ 37492

dated: 02/12/24

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

1. Radhey Buildhome Pvt. Ltd., in collaboration with Adani M2K Realtors LLP, Adani Reality, Miracle Mile, 3rd Floor, Sector-60, Golf Course Extension Road, Gurugram - 122005.
2. Chief Accounts Officer of this Directorate.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Adani M2K Projects LLP, Adani House, Plot No. 83, Sector-32, Industrial Area,
Gurugram-122001.
6. Nodal Officer (Website).


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

To be read with License No.24 of 2012

Revised Land Schedule:-

Village	Rect.No	Killa No	Area (K-M)	
Kherki Gurugram	Majra, 31	14/1/2 min	2-0	
		14/2/2 min	0-14	
		16 min	0-13	
		17/1 min	6-4	
		23/2/2	2-12	
		24	8-0	
		25 min	2-16	
		41	5 min	2-16
		3/2/1	0-5	
		4/1/1	1-18	
		3/1/2	0-5	
		4/2/2	5-3	
		3/3/1/1	0-9	
		16/2	0-11	
		17/2/1	5-14	
		17/2/2	1-1	
Total area	41-1	Or 5.13125 acres		

Director
Town & Country Planning
Haryana, Chandigarh

[Signature]

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

License No. 24. of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Radhey Buildhome Pvt. Ltd. in collaboration with Adani M2K Projects LLP, Adani House, Plot No. 83, Sector 32, Institutional Area, Gurgaon-122001 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 17.9875 acres in the revenue estate of village Kherkimajra, Sector 102, 102A, Distt. Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area 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 the 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 there under are duly complied with.
3. That you will 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.
4. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 26/03/2016.

Dated: The 27/03/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No . LC-2388-JE(VA)-2012/ 4470

Dated: 28/3/12

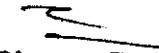
A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Radhey Buildhome Pvt. Ltd. in collaboration with Adani M2K Projects LLP, Adani House, Plot No. 83, Sector 32, Institutional Area, Gurgaon-122001 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
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.

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

1. Detail of the land owned by Radhey Buildhome Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Kherki Majra	30	1/1	5-4	
		1/3	0-8	
Dhankot	31	10	8-0	
		6	8-0	
		7/1	1-4	
		14/1/2	3-9	
		14/2/2	0-17	
	41	31	3/2/1	0-5
			4/1/1	1-18
			23/2/2	2-12
	41	31	24	8-0
			25	8-0
3/1/2			0-5	
4/2/2			5-3	
5			8-0	
41		31	15	8-0
			16	8-0
			17/1	7-9
			3/3/1	0-9
			6/1	7-11
42	42	15/1/2	1-15	
		15/2/2	0-5	
		16/2	0-11	
		17/2	6-15	
		11/1/2	3-1	
		11/2	4-12	
		12	8-0	
		13	8-0	
		18	8-0	
		19	7-18	
		20/1/1	2-7	
Total			143-18 or 17.9875 acres	


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh