

FORM LC -V  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 19 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Crazy Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vatika One India Next Pvt. Ltd., Sahar Land and Housing Pvt. Ltd. in collaboration with Vatika Ltd, Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector 83, Vatika India Next, Gurugram-122012 for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 8.00937 acres (after migration of part area measuring 6.093 acres from Licence No. 22 of 2011 dated 24.03.2011 granted for setting up of Group Housing Colony for area measuring 11.218 acres and additional fresh applied area 1.91637 acres) in the revenue estate of village Shikohpur, Sector-82A, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted 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 licensee will pay the Infrastructure Development Charges amounting to Rs. 40,33,584/- 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 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.
  - iii) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - iv) 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. within a period of 30 days from the date of approval of zoning plan.
  - v) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - vi) That the licensee 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 Restriction of Unregulated Development Act, 1963.

  
Director  
Town & Country Planning  
& Haryana, Chandigarh

For Vatika Limited

  
Authorized Signatory



- vii) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- viii) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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, if applicable before execution of development works at site.
- x) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xi) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- 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 it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xvi) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvii) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xviii) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

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- xx) That the licensee will 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.
- xxi) 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 you have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiv) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv) That the owner/developer shall integrate the bank account in which 70% 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.
- xxvi) 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.
- xxvii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxviii) The implementation of such mechanism shall, however, have no bearing on EDC installment 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 installment that are due for payment get paid as per the prescribed schedule.
- xxix) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxx) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxxi) That execution of External Development Works involves long gestation period as the same are town level facilities and you shall not, at any point of time, claim any damages against the Department for non completion of the external development works.
- xxxii) 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxxiii) That the licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
- xxxiv) That the licensee shall clear all the dues outstanding on account of EDC and SIDC in various licenses granted in favour of Vatika Ltd. and its Directors.

Director  
Town & Country Planning  
& Haryana, Chandigarh

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xxxv) That licensee shall indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation before any court/authority and the land owning / developer company will be responsible for the same in respect of applied land.

xxxvi) That licensee shall obey all the directions/restrictions imposed by the Department from time to time.

3. The licence is valid up to 08/02/2029.

(Amit Khatri, IAS)

Director,

Town & Country Planning

Haryana, Chandigarh

Dated: 09/02/2024,  
Place:

Endst. No. LC-4774/JE (SK)/2024/ 4925

Dated: 09-02-2024

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

1. Crazy Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vatika One India Next Pvt. Ltd. Sahar Land and Housing Pvt. Ltd. In collaboration with Vatika Ltd, Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector 83, Vatika India Next, Gurugram-122012 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout 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 Layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and Layout 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.

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

For Vatika Limited

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To be read with License No. 19- Dated 09/02 of 2024.

**Detail of land owned by Crazy properties Pvt. Ltd.**

Village	Khasra no.	Area (B-B-B)
Shikohpur	161/2	1-11-0
	163/1min	1-5-10
	165/1/1	0-1-0
	166/1min	0-3-16
	Total	3-1-6

**Detail of land owned by Mendell Developers Pvt. Ltd. 75/2420 share, Vatika One India Next Pvt.Ltd. (earlier known as Stanway Developers Pvt. Ltd.)2241/2420 share, Sahar land & Housing Pvt/ Ltd. 104/2420 share**

Village	Khasra no.	Area (B-B-B)
Shikohpur	57	0-18-0
	58/1	0-13-0
	59/2	0-11-0
	60	2-5-0
	61	1-14-0
	Total	6-1-0

**Detail of land owned by Sahar land & Housing Pvt/ Ltd. 172/4145 share, Mendell Developers Pvt. Ltd. 131/4145 share, Vatika One India Next Pvt. Ltd. 3842/4145 share,**

Village	Khasra no.	Area (B-B-B)
Shikohpur	152	0-8-0
	153	0-8-0
	154	0-8-0
	155	0-13-0
	156	1-9-0
	157/1	0-8-0
	Total	3-14-0
	Grand Total	12K-16M-6S Or 8.00937 Acres

Director General  
Town & Country Planning  
Haryana, Chandigarh

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