

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

Licence No. 133 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 /s Flick Propbuild Pvt. Ltd., M/s Rudraksha Realtors Pvt. Ltd., M/s Jay prop Build Pvt. Ltd., M/s Brijbasi Projects Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Nipper Propbuild Pvt. Ltd., M/s Sewak Developers Pvt. Ltd., M/s Gable Propbuild Pvt. Ltd., M/s Gravel Propbuild Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Gyankunj Construction Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Rosegate Estates Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Zonex Estates Pvt. Ltd. in collaboration with Synergy Finhub LLP., Regd. Off. B-172, 1st Floor, Lok Vihar, Pritam Pura, Delhi-110034 for setting up of Residential Group Housing under NILP over an area measuring 10.61875 acres in the revenue estate of village Badshapur, Sector-66, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony under NILP 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 New Integrated Licensing Policy (NILP) will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii. 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 thereunder are duly complied with.
 - iii. 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 to the Govt. within a period of 30 days from grant of licence/approval of zoning plan.
 - iv. 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.
 - v. That you shall construct portion of internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same in the favour of the Government.


Director
Town & Country Planning
Haryana, Chandigarh


- vi. 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.
- vii. That 10% of land of the colony shall be transferred in favour of Government as per clause 4.1(i) of policy dated 11.05.2022.
- viii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services/competent authority as and when made available.
- ix. 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.
- x. 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.
- xi. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director, Town & Country Planning, Haryana till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran/competent authority.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. 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.
- xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv. 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.
- xvi. That the developer 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 licensee have to deposit the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.
- xvii. 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.
- xviii. That you shall deposit seventy 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.
- xix. That you shall not give any advertisement for sale of commercial area and flat in New Integrated Licensing Policy (NILP) before the approval of building plans of the same.
- xx. 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.
- xxi. 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.
- xxii. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxiii. That licensee shall obey all the directions/instruction given by this department time to time in public interest.
- xxiv. That licensee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxv. That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvi. 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.
- xxvii. That you 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.
- xxviii. That you shall abide by the terms and conditions of the policy dated 11.05.2022 and its amendments issued time to time.
- xxix. That you 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 within 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.

- xxx. 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.
- xxxi. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxii. 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 payment from its owner funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxxiii. That you shall abide by the final orders of Hon'ble Supreme Court in CA NO. 8977 of 2014 titled as Jai Narayan@Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.
- xxxiv. That you shall abide by the final outcome of Civil Suit No. 2979 of 2023 titled as Tejas Home Build Pvt. Ltd. V/s Gable Propbuild Pvt. Ltd. and Others pending before Hon'ble Civil Court, Gurugram.
3. That you shall complete the demarcation at site within 30 days from date of issuance of license and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.
4. The licence is valid up to 28-10-2029.

Dated: 29-10-2024.
Place: Chandigarh.


(Chander Shekhar Khare, IAS)
Chief Administrator, HSVP-cum-Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5268/JE(RK)/2024/ 33164

Dated: 29-10-2024

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

1. M/s Flick Propbuild Pvt. Ltd., M/s Rudraksha Realtors Pvt. Ltd., M/s Jay prop Build Pvt. Ltd., M/s Brijbasi Projects Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Nipper Propbuild Pvt. Ltd., M/s Sewak Developers Pvt. Ltd., M/s Gable Propbuild Pvt. Ltd., M/s Gravel Propbuild Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Gyankunj Construction Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Rosegate Estates Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Zonex Estates Pvt. Ltd. in collaboration with Synergy Finhub LLP., Regd. Off. B-172, 1st Floor, Lok Vihar, Pritam Pura, Delhi-110034 alongwith a copy of agreement, LC-IV B, Bilateral agreement.
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.
13. District Town Planner, Gurugram along with a copy of agreement.
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.



(Divya Dogra) d.o

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

To be read with License No. 133.....Dated 29/10/ of 2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Badshahpur	Flick Propbuild Pvt. Ltd.	71	1/1	5-7
			2/1	1-14
	Rudraksha Realtors Pvt. Ltd.		1/2/2	1-18
			2/2	3-10
			9	8-0
			10/1	5-16
			19/1/1/1	2-9
			12/2/2	2-16
	Jay Prop build Pvt.ltd.		7	7-0
			8	7-7
			13	8-0
	Brijbasi Projects Pvt.Ltd. 37/1127 share, Kamdhenu Projects Pvt.Ltd. 9/49 share, Nipper Propbuild Pvt.Ltd. 863/1127 share, Sewak Developers Pvt.Ltd. 20/1127 share		3/1	0-14
			3/2/1	2-10
			3/2/2	2-11
			12/2/1	3-12
			19/1/1/2	1-12
	Gable Propbuild Pvt.ltd. 51/490 share, Gravel Propbuild Pvt. Ltd. 59/770 share, Grebe Propbuild Pvt.Ltd. 479/5390 share, Griddle Propbuild Pvt.Ltd. 776/2695 share, Grog Propbuild Pvt.Ltd. 2/539 share, Gyankunj Construction Pvt.Ltd. 51/5390 share, Kamdhenu Projects Pvt.Ltd. 123/2695 share, Logical Developers Pvt.Ltd. 37/245 share, Rosegate Estates Pvt.Ltd. 23/770 share, Yukti Projects Pvt.ltd. 474/2695 share and Zonex Estates Pvt.Ltd. 29/1078 share		14	8-0
			17/1	5-16
			18/1	6-7
			Total	84-19 Or 10.61875 Acres


Director
Town & Country Planning
Haryana, Chandigarh
for use