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

Licence No. 135 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 Experion Developers Pvt. Ltd., 8th Floor, Wing-B, Milestone, Experion Centre, Sector-15, Part-2, Gurugram, Haryana - 122001 for setting up of Mix Land Use (95.589% GH and 4.411% Comm.) under TOD policy over area measuring 7.81875 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mixed Land Use Colony under TOD Policy 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 Licence is granted subject to the following conditions: -
   i. That the licencee will pay the balance license fee amounting to **Rs. 4,16,11,324/-** in two equal installments. First Installment will be due within three months of grant of license and second Installment within six months of grant of license failing which 12% PA interest will be liable for the delayed period.
   ii. That the licencee will pay the balance Conversion Charges amounting to **Rs. 68,30,472/-** in two equal installments. First Installment will be due within three months of grant of license and second Installment within six months of grant of license failing which 12% PA interest will be liable for the delayed period.
   iii. That the licencee will pay the balance Infrastructure Augmentation Charges amounting to **Rs. 8,48,93,247/-** in three equal installments. First Installment will be due within six months of grant of license, second Installment within twelve months of grant of license and third Installment within eighteen months of grant of license failing which 12% PA interest will be liable for the delayed period.
   iv. That the licencee will pay the Infrastructure Development Charges amounting to **Rs. 7,10,49,850/-@** (Rs. 625 x 3.5 per sq. mtr for RGH component and Rs. 1000 x 3.5 per sq. mtr for commercial component) 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.
   v. 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.
   vi. That the licencee 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

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provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

vii. That the licencee 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.

viii. That the licencee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP, Haryana.

ix. That the licencee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

x. That the licencee 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.

xi. That the licencees have understood that the development /construction cost of 24 m/18m 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.

xii. That the licencee 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.

xiii. That the licencee 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 Haryana Shehari Vikas Pradhikaran.

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

xv. That the licencee 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.

xvi. That the licencee shall use only LED fitting for internal lighting as well as campus lighting.

xvii. That the licencee 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.

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xviii. That the licencee 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.

xix. That the licencee 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.

xx. That the licencee shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

xxi. That the licencee 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 and its subsequent amendments.

xxii. That the licencee 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.

xxiii. That the licencee 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.

xxiv. That the licencee 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.

xxv. 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.

xxvi. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.

xxvii. That the licencee 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 the licencee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial co0lonies 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.

xxix. 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 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.

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

xxxi. That the licencee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

xxxii. That the licencee shall complete the project as per the policy dated 09.02.2016 and as amended time to time.

xxxiii. That the licencee shall not encroach the revenue rasta passes through the applied site and keep it open for thoroughfare movement of general public.

3. 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.
4. The licence is valid up to 03/11/2029.

Dated: 04/11/2024.
Place:

(Chander Shekhar Khare, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-5417/JE(AK)2024/ 33486 Dated: 05-11-2024

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

1. Experion Developers Pvt. Ltd., 8th Floor, Wing-B, Milestone, Experion Centre, Sector-15, Part-2, Gurugram, Haryana - 122001 alongwith a copy of agreement, LC-IV B, Bilateral agreement &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 zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and 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

To be read with License no....135.....dated 04/11...of 2024

Detail of land owned by Experion Developers Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)
Harsaru	57	2/1/2	4-15
		9/2/1	0-13
		2/2	0-11
		9/1/1/1	1-0
		3/1	5-2
		4/1	5-4
		8/1	2-10
		3/2	2-18
		7/1/2	3-11
		14/1	2-3
		7/2	1-13
		8/2	5-10
		12/1/2	2-4
		13/1	3-7
		9/1/2/1	3-13
		12/2/2	3-2
		13/2	4-13
		14/2/1	3-1
	58	11/2/2	0-18
		12/1/2	0-16
		12/2/2	0-2
		13/1/1/2	0-8
		13/2/1/2	0-1
	57	14/2/2/2	2-7
		15/2	0-18
		7/1/1/2	1-6
		4/2/2	0-5
		Total	**62-11 Or 7.81875 Acres**

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