

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

Licence No. 135 of 2022

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976 made there under and in the light of NCLT order dated 06.08.2021 in IA No. 1303/2020 and 3542/2020 in CP(IB) No. 408/2018 to Swapan Ghar Propbuild Pvt. Ltd., Mogul Conbuild Pvt. Ltd. Veld Propbuild Pvt. Ltd., Ascent Township Pvt. Ltd., IRIS Propbuild Pvt. Ltd., Era Propbuild Pvt. Ltd., Prong Propbuild Pvt. Ltd., Magnolia Propbuild Pvt. Ltd., Soulmates Propbuild Pvt. Ltd., Magma Conbuild Pvt. Ltd., executed development agreement with IREO Fiveriver Pvt. Ltd., Regd. Off. 310, Prakash Deep Building, 7 Tolystoy Marg, New Delhi - 110 001 for setting up of Integrated Residential Colony under NILP - 2022 over an area measuring 67.54166 acres (Part area migration from License No. 28 of 2010 dated 23.03.2010 (169.864 acres) granted for development of Residential Plotted-cum-Group Housing Colony, 55 of 2013 dated 01.08.2013 (10.594 acres) granted for development of Residential Plotted Colony), 74 of 2013 dated 01.08.2013 (18.343 acres) granted for development of Residential Plotted Colony) in the revenue estate of Islam Nagar, Sector-3, 4 and 4A, Pinjore Kalka Urban Complex, Distt. Panchkula.

1. The particulars of the land, wherein the aforesaid Integrated Residential Colony under NILP - 2022 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 Integrated Residential Colony under NILP - 2022 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 free of cost to the Govt.
 - 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 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 Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director
Town & Country Planning
Haryana, Chandigarh

- vi) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- vii) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, the community buildings on the land set apart for this purpose as per provision of Section 3 (3) (a) (iv) of Act, 1975 as well as in accordance of NILP-2022.
- viii) That you 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.
- ix) That you have 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.
- x) That you 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.
- xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director 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.
- xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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.
- xvii) 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.
- xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xix) That you 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.

- xx) That you 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 or as amended from time to time.
- xxi) 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 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 you shall not give any advertisement for sale of plots/commercial area before the approval of building plan.
- xxiv) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- xxv) That you 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.
- xxvi) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvii) That you shall abide by the terms and conditions of policy dated 19.12.2006, 29.08.2019, 20.10.2020 and 18.02.2016, as amended from time to time and any other direction given by the Director time to time to execute the project.
- xxviii) That you shall provide the details of calculation per Sqm/per Sq. ft., to the allottee while raising demand from the flat owner/plot owner/ commercial space owners, in case at the time of booking of the plot/flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by the Government.
- xxix) 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.
- xxx) 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.
- xxxi) 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.
- xxxii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxiii) 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 installments that are due for payment that paid as per the prescribed schedule.
- xxxiv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time as well as the provision of NILP Policy-2022.

- xxxv) That you shall maintain right of way along 220 KV HT Line passing through the applied site.
- xxxvi) That you shall not encroach the revenue rasta passing through the applied site and keep them open for thoroughfare movement of the general public.
- xxxvii) 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 applicable.
- xxxviii) That you shall abide by Resolution Plan approved by Hon'ble NCLT vide order dated 06.08.2021.
- xxxix) That you shall obey all the directions/restrictions imposed by the Director from time to time.
- xl) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 9.2 of the policy dated 11.05.2022.
3. That you shall submit NOC from District Forest Officer, Panchkula before approval of Zoning Plan.
4. That you shall deposit an amount of Rs. 23,77,35,000/- in lieu of 10% land to be transferred in favour of Government (as per clause no. 3.1 of policy dated 11.05.2022) within 60 days after grant of licence or before approval of zoning plan or differential amount as demanded by department, if any.
5. The licence is valid up to 25/08/2027.

Dated: The 26/08/2022.
Chandigarh

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4872-JE (SB)-2022/ 26424 Dated: 30-08-22

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

1. ✓ Swapan Ghar Propbuild Pvt. Ltd., Mogul Conbuild Pvt. Ltd. Veld Propbuild Pvt. Ltd., Ascent Township Pvt. Ltd., IRIS Propbuild Pvt. Ltd., Era Propbuild Pvt. Ltd., Prong Propbuild Pvt. Ltd., Magnolia Propbuild Pvt. Ltd., Soulmates Propbuild Pvt. Ltd., Magma Conbuild Pvt. Ltd., executed development agreement with IREO Fiveriver Pvt. Ltd., Regd. Off. 310, Prakash Deep Building, 7 Tolystoy Marg, New Delhi - 110 001 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, HVPNL (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, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith plan.
13. District Town Planner, Panchkula 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.

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

To be read with License no. 135 Dated 26/08 of 2022

S.No.	Village	Khasra No.	Area of Khasras			Area of Khasras		
			B	B	B	B	B	B
1	Details of Land owned by M/s Swapan Ghar Propbuild Pvt. Ltd.							
	Islamnagar	528/471/402/1	0	18	0	0	18	0
		530/471/402/3	0	18	0	0	18	0
		393/2	3	18	0	3	18	0
		395	11	12	0	11	12	0
		394	5	17	0	5	17	0
		397/2	1	16	0	1	16	0
		532/471/402/5	0	17	0	0	17	0
		531/471/402/4	0	17	0	0	17	0
		403	4	5	0	4	5	0
		404	3	11	0	2	0	0
		405	5	12	0	5	12	0
		529/471/402/2	0	18	0	0	18	0
		398	2	13	0	2	13	0
		Total Kitte 13	34	192	0	33	181	0
			43	12	0	42	1	0
2	Details of Land owned by M/S Mogul Conbuild Pvt. Ltd.							
		377	11	3	0	10	10	0
		378	6	7	0	5	6	0
		379	12	1	0	8	7	0
		514/380	4	10	0	2	7	0
		Total Kitte 4	33	21	0	25	30	0
			34	1	0	26	10	0
3	Details of Land owned by M/S Veld Propbuild Pvt. Ltd.							
		513/459/342	20	12	0	6	15	0
		458/342	14	17	0	10	13	0
		Total Kitte 2	34	29	0	16	28	0
			35	9	0	17	8	0
4	Details of Land owned by M/S Ascent Township Pvt. Ltd.							
		346	6	1	0	3	19	0
		352	8	19	0	8	19	0
		Total Kitte 2	14	20	0	11	38	0
			15	0	0	12	18	0
5	Details of Land owned by M/S IRIS Propbuild Pvt. Ltd.							
		356/2	16	1	0	16	1	0
		Total Kitte 1	16	1	0	16	1	0
			16	1	0	16	1	0

D.T.C.P (HR)

6	Details of Land owned by M/S Era Propbuld Pvt. Ltd.							
	Islamnagar	392	5	6	0	5	6	0
		350	7	4	0	5	0	0
		469/401	2	15	0	2	15	0
		470/402	5	4	0	5	4	0
		Total Kitte 4	19	29	0	17	25	0
			20	10	0	18	5	0
7	Details of Land owned by M/s Prong Propbuld Pvt. Ltd.							
	Islamnagar	425/3	5	19	0	5	19	0
		426	5	11	0	5	11	0
		427/2	16	1	0	16	1	0
		Total Kitte 3	26	31	0	26	31	0
			27	11	0	27	11	0
8	Details of Land owned by M/s Magnolia Propbuld Pvt. Ltd.							
		425/1	0	13	0	0	13	0
		419/3	4	9	0	4	9	0
		468/401	5	19	0	5	19	0
		414	5	8	0	5	8	0
		416	2	19	0	2	19	0
		418	0	4	0	0	4	0
		417/2	7	3	0	7	3	0
		338/2	3	0	0	0	18	0
		340/3	2	9	0	2	9	0
		396/1	7	17	0	7	17	0
		396/2	9	5	0	9	5	0
		393/1	1	15	0	1	15	0
		Total Kitte 12	45	120	20	42	138	20
			51	0	0	48	19	0
9	Details of Land owned by M/s Soul Mates Propbuld Pvt. Ltd.							
	Islamnagar	331	36	11	0	36	11	0
		333	5	3	0	5	3	0
		334	5	3	0	5	3	0
		336	1	7	0	0	12	0
		339	2	16	0	2	16	0
		335	5	6	0	5	6	0
		351	2	4	0	2	4	0
		353	4	1	0	4	1	0
		354	7	17	0	7	17	0
		355	7	4	0	7	4	0
		Total Kitte 10	74	72	0	74	57	0
			77	12	0	76	17	0
10	Details of Land owned by M/S swapan Ghar Propbuld Pvt. Ltd. 11/86 share & M/S Era Propbuld Pvt. Ltd. 75/86 share							
		400	4	6	0	4	6	0
		Total Kitte 1	4	6	0	4	6	0
			4	6	0	4	6	0

D.T.C.P (HR)

11	Details of Land owned by M/S Ascent Township Pvt. Ltd. 631/651 share & M/S Era Propbuld Pvt. Ltd. 20/651 share							
		347	22	3	0	19	10	0
		348	6	0	0	5	4	0
		349	4	8	0	3	16	0
		Total Kitte 3	32	11	0	27	30	0
			32	11	0	28	10	0
12	Details of Land owned by M/s Magma Conbuild Pvt. Ltd. 50/99 share & M/S Veld Propbuld Pvt. Ltd. 49/99 share							
		341/2	4	19	0	0	19	0
		Total Kitte 1	4	19	0	0	19	0
			4	19	0	0	19	0
13	Details of Land owned by M/s Prong Propbuld Pvt. Ltd. 111/190 share & M/S Era Propbuld Pvt. Ltd. 79/190 share							
		415	3	19	0	3	19	0
		Total Kitte 1	3	19	0	3	19	0
			3	19	0	3	19	0
			Grand Total -67.54166 Acres					

Director,
Town & Country Planning
Haryana
Jaspreet Singh

