From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Indian Airlines Pilots Properties House Building Society Ltd,
C/o M/s Essel Housing Projects Pvt. Ltd,
N-49, First Floor, Connaught Place,
New Delhi-110001.

Memo No. DS-08/ 8719
Dated: 24-9-08

Subject: Grant of licence for setting up of a group housing colony on the land measuring 1.625 acres at village Sukhrali District Gurgaon in residential sector-28 of the Gurgaon-Manesar Urban complex.

Reference your application dated 23.4.2004 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a group housing colony on the land measuring 1.625 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

.INTERNAL DEVELOPEMNT WORKS

i)	Total Area under group housing development	= 1.625 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs. 40.625 lacs
iv.	Construction cost of community buildings	= Nil
iv)	Total cost of IDW	= Rs. 40.625 lacs
vi)	25% bank guarantee required	= Rs. 10.16 lacs

EXTERNAL DEVELOPMENT CHARGES

i)	Area under Group Housing development	= 1.617 acres.
ii)	Interim rates for EDC	= Rs.227.172 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs. 367.34 lacs
iv)	Area under commercial use:	= 0.008 acres
v)	Interim rate of EDC	= 227.172 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 1.82 lacs
vii)	Total cost of EDC (v + vi)	= Rs. 369.16 lacs.
viii)	25% bank guarantee required	= Rs. 92.29 lacs.

D.T.C.P. Hr.

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will 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.

6. To deposit an amount of Rs. 2,39,727/- (Rs. Two Lacs Thirty Nine Thousand Seven Hundred and Twenty Seven only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.

7. To deposit an amount of Rs. 14,21,833 /- (Rs. Fourteen Lacs Twenty One Thousand Eight Hundred and Thirty Three only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 1.617 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.008 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.

9. To furnish an undertaking that you shall derive permanent access from existing colony.

10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with

D.T.C.P. Hr.

11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.

12. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.

13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

14. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

15. That you shall withdraw the court case, if any filed in the Court.

16. The above demand for fee and charges is subject to audit and reconciliation of accounts.

Director,
Town and Country Planning,
Haryana, Chandigarh.

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Indian Airlines Pilots Properties House Building Society Ltd,
C/o M/s Essel Housing Projects Pvt. Ltd,
N-49, First Floor, Connaught Place,
New Delhi-110001.

Memo No. DS-08/ 8320
Dated: 24-9-08

Subject: Grant of licence for setting up of a group housing colony on the land measuring 2.00 acres at village Sukhrali District Gurgaon in residential sector-28 of the Gurgaon-Manesar Urban complex.

Reference your application dated 24.6.2005 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a group housing colony on the land measuring 2.00 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

.INTERNAL DEVELOPEMNT WORKS

i)	Total Area under group housing development	= 2.00 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs. 50.00 lacs
iv.	Construction cost of community buildings	= Nil
iv)	Total cost of IDW	= Rs. 50.00 lacs
vi)	25% bank guarantee required	= Rs. 12.5 lacs

EXTERNAL DEVELOPMENT CHARGES

i)	Area under Group Housing development	= 1.99 acres.
ii)	Interim rates for EDC	= Rs.227.172 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs. 541.622 lacs
iv)	Area under commercial use:	= 0.01 acres
v)	Interim rate of EDC	= Rs. 227.172lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 2.273 lacs
vii)	Total cost of EDC (v + vi)	= Rs. 543.89 lacs.
viii)	25% bank guarantee required	= Rs. 135.97 lacs.

D.T.C.P. Hry.

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will 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.

6. To deposit an amount of Rs. 2, 98,300/- (Rs. Two Lacs Ninety Eight Thousand Three Hundred only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.

7. To deposit an amount of Rs. 17,50,732 /- (Rs. Seventeen Lacs Fifty Thousand Seven Hundred and Thirty Two only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 1.99 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.01 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.

9. To furnish an undertaking that you shall derive permanent access from existing colony.

10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

D.T.C.P./Hr.

11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.

12. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.

13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

14. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

15. That you shall withdraw the court case, if any filed in the Court.

16. The above demand for fee and charges is subject to audit and reconciliation of accounts.

Director,
Town and Country Planning,
Haryana, Chandigarh.

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: tcpharyana4@gmail.com

Regd. (LC-III, See Rule 10)

To

Moonlight Continental Pvt. Ltd.,
In collaboration with Essel Housing Projects Pvt. Ltd.,
C/o Essel Housing Projects Pvt. Ltd.,
LGF-10, Vasant Square Mall,
Plot-A, Sector B, Pocket-V,
Community Centre, Vasant Kunj,
New Delhi-110070.

Memo No. LC-224(F)-PA(SN) 2016/ 20030 Dated: 22/9/2016

Subject:- Letter of Intent to develop an Group Housing Colony over an additional area measuring 0.19375 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon – Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd.

Please refer to your application dated 28.09.2015 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Group Housing Colony over an additional area measuring 0.19375 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon, has been examined/considered by the Department and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

3. To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW)

i)	Total Area	= 0.19375 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 9.6875 Lac
vi)	25% bank guarantee required	= Rs. 2.421875 Lac

EXTERNAL DEVELOPMENT CHARGES (EDC)

i)	Total Area under Group Housing	= 0.19278 acres
ii)	Interim rate for EDC	= Rs. 312.29 Lac per acre
iii)	Total Cost of development	= Rs. 60.2032 Lac
iv)	Area under commercial component	= 0.00097 acre
v)	Interim rate of EDC	= Rs. 416.6514 Lac per acre
vi)	Total cost of development	= Rs. 0.4041 Lac
	Grand Total (iii + vi)	= Rs. 60.6073 Lac
vii)	25% bank guarantee required	= Rs. 15.1518 Lacs

4. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is further made clear that the rate of EDC have been calculated on the basis of EDC indexation mechanism policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand and furnish additional bank guarantee and submit an undertaking in this regard.
5. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
6. That you shall deposit an amount of **Rs. 6,03,920/-** on account of balance Licence fee through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
7. That you shall deposit an amount of **Rs. 1,28,214/-** on account of conversion charges through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
8. To submit an undertaking that you will pay the Infrastructure Development Charges amounting to **Rs. 8,59,210/-** @ Rs.1000/- per sq. mtr for the commercial area measuring 0.00097 acres (150 FAR) and @ Rs. 625/- per sq. mtr for the Group Housing component measuring 0.19278 acres (175 FAR), in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
9. To furnish an undertaking to the effect:-
   a. 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.
   b. 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.

c. 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 Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

d. 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 DG,TCP Haryana.

e. That the Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

f. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

g. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

h. 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 Restrictions of Unregulated Development Act, 1963.

i. 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.

j. 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.

k. That you 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 Urban Development Authority.

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

m. That you 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.

n. That you shall use only LED fitting for internal lighting as well as campus lighting.

o. 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.

p. 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.

q. 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.

r. That you shall not give any advertisement for sale of commercial area and flat in Group Housing area before the approval of layout plan / building plans of the same.

s. 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.

t. That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space 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.

u. 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.

v. That you shall not give any marketing and selling rights to any other company other than collaborator company.

w. You shall submit a fresh registered collaboration agreement in continuation of the collaboration agreement submitted earlier may be entered into that:-

   i. Essel Housing Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony

or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

ii. The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

10. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
11. You shall submit an affidavit that this land has not been sold to any person after entering into collaboration agreement with the colonizer and also that the presently there is no collaboration agreement enforced with any other person for the same land.
12. You shall submit a certificate from the Deputy Commissioner, Gurgaon/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant company is the owner of the land.
13. You shall submit a certificate from DFO, Gurgaon to the effect that the land is not affected by section 4 & 5 of the Punjab Land Preservation Land Act, 1900 and other Forest Laws.
14. You shall intimate his official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.

(ARUN KUMAR GUPTA, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. LC-224(F)-PA(SN) 2016/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HUDA, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon, with the direction to verify demarcation at the site.

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

To be read with LOI No. 20030 dated 22/9/2016

Detail of land owned by Moonlight Continental Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	8/2	1-11
		Total	**1-11 or 0.19375 acres**

Director General
Town & Country Planning
Haryana, Chandigarh

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: tcpharyana4@gmail.com

Regd. (LC-III, See Rule 10)

To

Sh. Ranbir Singh S/o Tek Chand &
Sh. Ajay S/o Ranbir Singh
In collaboration with Essel Housing Projects Pvt. Ltd.,
C/o Essel Housing Projects Pvt. Ltd.,
Suncity Business Tower, 2nd Floor,
Golf Course Road, Sector 54, Gurgaon.

Memo No. LC-224(G)-PA(SN) 2016/ 30025 Dated: 22/9/2016

Subject:- Letter of Intent to develop an Group Housing Colony over an additional area measuring 1.75 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon – Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration with Essel Housing Projects Pvt. Ltd.

Please refer to your application dated 15.02.2016 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Group Housing Colony over an additional area measuring 1.75 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon, has been examined/considered by the Department and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

3. To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW)

i)	Total Area	= 1.75 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 87.50 Lac
vi)	25% bank guarantee required	= Rs. 21.875 Lac

EXTERNAL DEVELOPMENT CHARGES (EDC)

i)	Total Area under Group Housing	= 1.74125 acres
ii)	Interim rate for EDC	= Rs. 312.29 Lacs per acre
iii)	Total Cost of development	= Rs. 543.775 Lacs
iv)	Area under commercial component	= 0.00875 acre
v)	Interim rate of EDC	= Rs. 416.6514 Lac per acre
vi)	Total cost of development	= Rs. 3.646 Lacs
	Grand Total (iii + vi)	= Rs. 547.421 Lacs
vii)	25% bank guarantee required	= Rs. 136.855 Lacs

4. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is further made clear that the rate of EDC have been calculated on the basis of EDC indexation mechanism policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand and furnish additional bank guarantee and submit an undertaking in this regard.

5. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.

6. That you shall deposit an amount of **Rs. 54,86,000/-** on account of balance Licence fee through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.

7. That you shall deposit an amount of **Rs. 11,58,020/-** on account of conversion charges through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.

8. To submit an undertaking that you will pay the Infrastructure Development Charges amounting to **Rs. 77,60,597/-** @ Rs.1000/- per sq. mtr for the commercial area measuring 0.00875 acres (150 FAR) and @ Rs. 625/- per sq. mtr for the Group Housing component measuring 1.74125 acres (175 FAR), in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.

9. To furnish an undertaking to the effect:-

   a. 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.

   b. 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.

c. 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 Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

d. 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 DG,TCP Haryana.

e. That the Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

f. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

g. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

h. 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 Restrictions of Unregulated Development Act, 1963.

i. 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.

j. 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.

k. That you 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 Urban Development Authority.

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

m. That you 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.

n. That you shall use only LED fitting for internal lighting as well as campus lighting.

o. 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.

p. 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.

q. 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.

r. That you shall not give any advertisement for sale of commercial area and flat in Group Housing area before the approval of layout plan / building plans of the same.

s. 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.

t. That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space 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.

u. 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.

v. That you shall not give any marketing and selling rights to any other company other than collaborator company.

w. You shall submit a fresh registered collaboration agreement in continuation of the collaboration agreement submitted earlier may be entered into that:-

   i. Essel Housing Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony

or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

ii. The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

10. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
11. You shall submit an affidavit from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer and also that the presently there is no collaboration agreement enforced with any other person for the same land.
12. You shall submit a certificate from the Deputy Commissioner, Gurgaon/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant company is the owner of the land.
13. You shall submit a certificate from DFO, Gurgaon to the effect that the land is not affected by section 4 & 5 of the Punjab Land Preservation Land Act, 1900 and other Forest Laws.
14. You shall intimate his official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.

(ARUN KUMAR GUPTA, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. LC-224(G)-PA(SN) 2016/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HUDA, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon, with the direction to verify demarcation at the site.

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

To be read with LOI No. 26025 dated 22/9/2016

Detail of land owned Sh. Ranbir Singh S/o Tek Chand (1/5 share) & Sh. Ajay S/o Ranbir Singh (4/5 share), District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	18/1	7-0
		23/2	7-0
		Total	**14-0 or 1.75 acres**

Director General
Town & Country Planning
Haryana, Chandigarh