

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

LICENCE NO. 76 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Perfect Constech Pvt. Ltd., 6/69, WEA, Karol Bagh, New Delhi-110005 for development of commercial colony over an area measuring 4.44 acres falling in the revenue estate of village Badshahpur, Sector 68, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid commercial colony 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 License is granted subject to the following conditions:
  - a. That the commercial colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b. 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.
  - c. That the portion of Sector/Master plan road which shall form part of the licensed area shall 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.
  - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - e. That you shall take permanent access from service road proposed along the development plan road.
  - f. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installment within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - h. That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
  - i. That you shall make arrangements 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.
  - j. That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
  - k. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - l. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - m. That you shall pay the labour cess charges as per policy dated 4.5.2010
  - n. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
  - o. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate
  - p. That the developer will use only CFL fittings for internal as well as for campus lighting
  - q. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two month from date of grant of license, to enable



provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.

- s. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the floor owners on account of IDC/E.D.C. if being charged separately as per rates fixed by Govt
  - t. That you shall not advertise any flat for allotment/sale in the said scheme and collect any amount in lieu thereof before approval of building plans for the same.
3. The license is valid up to 31-7-2016

Place - Chandigarh  
Dated: 1-8-2012

(T.C. GUPTA, IAS)  
Director General  
Town & Country Planning  
Haryana, Chandigarh

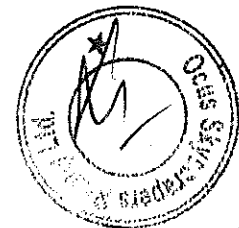
Endst.No.LC-2624-JE(B)-2012: 13389

Dated: 2/8/12

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

1. Perfect Constech Pvt. Ltd., 6/69, WEA, Karol Bagh, New Delhi-110005 alongwith a copy of agreement, bilateral agreement & layout plan/zoning plan.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh
12. Senior Town Planner, Gurgaon
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer, O/o Senior Town Planner (Monitoring), Chandigarh alongwith original BC.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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



To be read with License Memo No. 76 dated 1/8/2012

1. Detail of land owned by Perfect Constech Pvt. Ltd Badshahpur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area Applied K-M-S	
Badshahpur	123	20/4	0-9-0 ✓	
		32/2/2	0-4-4 ✓	
		20/2	1-19-0 ✓	
		20/3	3-2-0 ✓	
		21/1	4-13-0 ✓	
		122	14/3	5-8-0 ✓
		123	19/1	1-5-0 ✓
			19/2/1	0-5-0 ✓
		122	15	7-16-0 ✓
			16/1	0-17-0 ✓
			16/2	6-3-0 ✓
			17/1	2-9-0 ✓
			31	1-0-0 ✓
		<b>Total</b>		

Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Amrinder Singh*

