

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

License No. 05. of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to TDI Infratech Ltd. (formerly known as Taneja Development & Infrastructure Pvt. Ltd.), Bhagwati Computers Pvt. Ltd., Bhagwati Communication Pvt. Ltd., Bhagwati Buildtech Pvt. Ltd., North Zone Builders & Promoters Pvt. Ltd., Super Fly Colonizer Pvt. Ltd., Unique Colonizers Pvt. Ltd., Sarvotam Construction Pvt. Ltd., RT Colonizers Pvt. Ltd., TDI Hotels & Resorts (Kundli) Pvt. Ltd. (formerly known as Prabhu Farmers Pvt. Ltd.) in collaboration with TDI Infratech Ltd., 10, Shaheed Bhagat Singh Marg, Near Gole Market, New Delhi-01 for residential plotted colony over an additional area measuring 42.4125 acres (39.30 acres area under migration policy dated 18.02.2016 & 3.1125 acres on additional area) in addition to already licensed land bearing license No. 63-105 of 2007 and 121 of 2012 in the revenue estate of village Kabri, Faridpur & Ratipur, Sector 36, 38 & 39, Panipat.

1. The particulars of the land, wherein the aforesaid residential plotted 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 Licence is granted subject to the following conditions:-
 - a. That the residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 licensee shall maintain and upkeep 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.
 - d. That you shall construct portion of service/sector 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.
 - e. That the licensee shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of 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 Govt. after such specified period, free of cost, in which case the Govt. 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 and conditions, as it may deem fit.
 - f. That the licensee shall pay proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings and at such rates as specified by the Director.
 - g. That the licensee shall permit the Director or any other officer 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.

Handwritten signature and date: 7/2/17

- h. That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- i. That the licensee shall take permanent access from service road proposed along the development plan road/internal circulation road as the case may be.
- j. That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
- k. That the licensee 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.
- l. That the licensee 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.
- m. That the licensee 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.
- n. That the licensee 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.
- o. That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- p. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- q. That the licensee shall follow the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony.
- r. That the licensee shall use only LED lamps fitting for internal lighting as well as campus lighting.
- s. That the licensee 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.
- t. That the licensee 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.
- u. That the licensee 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.
- v. That the licensee shall allot EWS category plots as per departmental policy dated 08.07.2013 and as amended from time to time.
- w. That no sale of applied land has taken place after submission of license application.
- x. That no construction shall be raised on the land falling within ROW of 220 KV & 132 KV HT lines passing through the site.

- y. 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.
- z. That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- aa. That the licensee 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.
- ab. That the licensee shall not advertise any plot/commercial area for sale before the approval of layout plan.
- ac. That the licensee shall submit the permission from competent authority for construction of culvert over the nallah passing between additional applied area and the already licensed area before final approval of layout plan.
3. The licence is valid up to 06/02/2022.

(T.L. Satyaprakash, IAS)
Director

Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh

Dated: 07/02/2017

Endst. No. LC-2230B-PA (SN)-2017/ 2353

Dated: 07-02-2017

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

1. ✓ TDI Infratech Ltd. (formerly known as Taneja Development & Infrastructure Pvt. Ltd.), Bhagwati Computers Pvt. Ltd., Bhagwati Communication Pvt. Ltd., Bhagwati Buildtech Pvt. Ltd., North Zone Builders & Promoters Pvt. Ltd., Super Fly Colonizer Pvt. Ltd., Unique Colonizers Pvt. Ltd., Sarvotam Construction Pvt. Ltd., RT Colonizers Pvt. Ltd., TDI Hotels & Resorts (Kundli) Pvt. Ltd. (formerly known as Prabhu Farmers Pvt. Ltd.) in collaboration with TDI Infratech Ltd., 10, Shaheed Bhagat Singh Marg, Near Gole Market, New Delhi-01 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat alongwith a copy of land schedule.
12. District Town Planner, Panipat along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.

(Ravi Sihag) 7/2/2017

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

To be read with Licence No. 05 Dated 07/02/2017

1. Detail of Land owned By Bhagwati Computers Pvt. Ltd., Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	42	23/1	5 - 4
		23/2	2 - 16
		24	8 - 0
57	57	3	6 - 7
		8	7 - 8
		7	8 - 0
43	43	19/2	1 - 5
		20/2	1 - 14
TOTAL =			<u>40 - 14</u>

2. Detail of Land owned By Bhagwati Communications Pvt. Ltd., Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	42	16	8 - 0
		17	8 - 0
		25	8 - 0
		21/1	1 - 8
57	57	4	7 - 11
		5	7 - 11
TOTAL =			<u>40 - 10</u>

3. Detail of Land owned By Bhagwati Buildtech Pvt. Ltd., Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	57	6	7 - 17

4. Detail of Land owned By North Zone Builders & Promoters Pvt. Ltd., Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	52	17	8 - 0
		23	6 - 18
		24	6 - 18
TOTAL =			<u>21 - 16</u>

5. Detail of Land owned By Super Fly Colonizers Pvt. Ltd., Village – Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)		
Kabri	52	18	8 - 0		
		19	8 - 0		
		20	7 - 4		
		21/1	4 - 6		
		21/2	2 - 12		
		22	6 - 18		
		53	53	16	8 - 0
				25/2	1 - 14
				3	8 - 0
		46	46	8 (Min)	1 - 8
4	7 - 19				
24	2 - 5				
TOTAL =			<u>66 - 6</u> Cont. to Page No.-2		

[Signature]
D.T.C.P. (Hr)

[Signature]

To be read with L.No.05/07 ⁰²/₂₀₁₇

6. Detail of Land owned By Unique Colonizer Pvt. Ltd. ,Village -- Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	73	2	8 - 0
		8	8 - 0
		9	8 - 0
	53	7	8 - 0
			<u>32 - 0</u>
TOTAL =			32 - 0

7. Detail of Land owned By Sarvotam Construction Pvt. Ltd. ,Village -- Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Faridpur	19	21/2 (Min)	2 - 12
		26	2 - 12
	26	10/1 /1	0 - 12
		10/2/2	1 - 17
		11/2 (Min)	2 - 12
		20/1	<u>1 - 12</u>
TOTAL =			11 - 17

8. Detail of Land owned By Taneja Development and Infrastructure Pvt. Ltd. ,Village -- Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Faridpur	19	23	8 - 0
		26	8 - 0
	26	8/1	4 - 0
		8/2	3 - 11
		13	8 - 0
		18	<u>8 - 7</u>
			TOTAL =

9. Detail of Land owned By North Zone Builders & Promoters Pvt. Ltd. ,Village -- Faridpur, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Faridpur	19	22	8 - 0
		26	8 - 0
	26	9	7 - 11
		12	8 - 0
		19	<u>7 - 9</u>
TOTAL =			39 - 0

10. Detail of Land owned By R.T. Colonizer Pvt. Ltd. ,Village -- Kabri, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Kabri	46	20(Min)	1 - 0
		21	8 - 0
		22	8 - 6
		23	7 - 15
	53	1 (Min)	2 - 12
		2	<u>8 - 0</u>
			TOTAL =

11. Detail of Land owned By Parbhu Farms Pvt. Ltd. ,Village -- Ratipur, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Ratipur		44/1	3 - 15

GRAND TOTAL = 339 K - 6 M OR 42.4125 ACRES

Director
Town and Country Planning
Haryana, Chandigarh.
Jasbir Jais

Form LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 121 of 2012

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Chaman Lal S/o Sh. Krishan Kumar, Super Fly Colonizers Pvt. Ltd., Unique Colonizers Pvt. Ltd., R.T. Colonizer Pvt. Ltd., Dignified Home Living Pvt. Ltd., Inder Dhanush Estate Pvt. Ltd., Taneja Developers and Infrastructure Ltd., Hari Om Softech Pvt. Ltd., C/o Taneja Developers and Infrastructure Ltd., 9, Kasturba Gandhi Marg, New Delhi-1 for setting up of Residential Plotted Colony on the land measuring 27.918 acres falling in the revenue estate of village Kabri & Faridpur, Sector-36-39, Distt. Panipat.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.

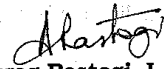
3. The licence is granted subject to the following conditions:-

- a. That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made there-under are duly complied with.
- c. That the demarcation plan of the colony area will be submitted in the O/o District Town Planner, Panipat within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
- d. That the licensee shall construct 12 m wide service road and 24m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
- e. That the portion of sector/Master plan road which shall form part of the licenced area if any 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.
- f. That the licensee shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
- g. That the licensee shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- h. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- i. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
- j. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- k. That the licensee shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- l. That you shall deposit the difference of licence fee and Infrastructure Development Charges as per new rates as and when demanded by Director General, since the same is applicable in this case, as per principal approval of the Government for

revision in the rates of licence fee and Infrastructure Development Charges stands received.

- m. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- n. That the licensee shall 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.
- o. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- p. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- q. 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.
- r. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot for meeting the cost of internal development works in the colony.
- s. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
4. The licence is valid upto 12/12/2016.

Dated: Chandigarh
The 13/12/2012.



(Anurag Rastogi, I.A.S)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2230-JE(BR) - 2012/ 25843

Dated:- 14/12/12

A copy is forwarded to the following for information and necessary action:-

1. Sh. Chaman Lal S/o Sh. Krishan Kumar, Super Fly Colonizers Pvt. Ltd., Unique Colonizers Pvt. Ltd., R.T. Colonizer Pvt. Ltd., Dignified Home Living Pvt. Ltd., Indr Dhanush Estate Pvt. Ltd., Taneja Developers and Infrastructure Ltd., Hari Om Softech Pvt. Ltd., C/o Taneja Developers and Infrastructure Ltd., 9, kasturba Gandhi Marg, New Delhi-1 with copy of agreement LC-IV and bilateral agreement. & LOP
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Panchkula.
13. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
14. Land Acquisition Officer, Rohtak.
15. District Town Planner, Panipat along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval/NOC as per condition no. 3(f&g) before starting the development works.


(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 121 Dated 13¹² 2012

1. Detail of Land Owned by Chaman Lal s/o Krishan Kumar village Faridpur, District Panipat.

Village	Rect No.	Killa No.	Area (K-M)
Faridpur	22	5	8-0
		Total	8-0

2. Detail of Land owned By Super Fly Colonizers Pvt Ltd Village Kabri, District Panipat.


Village	Rect No.	Killa No.	Area (K-M)
Kabri	53	8MWest	6-12
		15	8-0
		Total	14-12

3. Details of Land owned by Unique Colonizers Pvt. Ltd. village Kabri, District Panipat.

Village	Rect No.	Killa No.	Area (K-M)
Kabri	53	13	8-0
		14	8-0
		17/1	4-18
		17/2	3-2
		18/1	3-11
		23/1	1-8
		23/2	5-0
		24	6-18
		25/1	5-3
	53	11/2	1-7
		12	8-0
		18/2	2-11
		19	8-0
		20	8-0
		21	6-18
		22	6-18
		26	1-0
		Total	88-14

4. Details of land owned by R.T.Colonizer Pvt. Ltd. Village Kabri, District Panipat

Village	Rect No.	Killa No.	Area (K-M)
Kabri	45	17 min South	0-7
		18 min South	0-7
		23 min East	6-13
		24	7-1
	53	1 min West	5-8
		9/1	1-12
	54	4	7-4
		7	8-0
		14/1min East	3-9
		Total	40-1


D.G.T.C.P. (Mr.)
Rajendra Singh Sethi

To be read with Licence No. 121/13 ¹²/₂₀₁₂.

5. Details of Land owned by Dignified Home Living Pvt Ltd 5/8 Share, Inder Dhanush Estate Pvt. Ltd. 3/8

Share, Village Kabri, District Panipat.

Village	Rect No.	Killa No.	Area (K-M)
Kabri	45	22min East	0-3
		South	
	54	2 min East	3-16
		3	8-0
		8	8-0
		9 min East	7-14
		10 min South	4-15
		20/1	5-10
		26	0-16
	55	16	8-0
		17	8-0
		24	6-18
		25	6-18
	Total	68-10	

6. Details of Land Owned by Taneja Developers & Infrastructure Ltd., Village Faridpur, District Panipat

Village	Rect No.	Killa No.	Area (K-M)
Faridpur	25	17min south	1-7
		Total	1-7

7. details pf Land owned by M/s Hari Om Softech Private Ltd.,Village Faridpur, District Panipat

Village	Rect No.	Killa No.	Area (K-M)
Faridpur	24	8/1/2	0-18
		7/2/2	1-5
		Total	2-3

GRAND TOTAL= 223 K-7 M or 27.918 acres

Alastor
Director General
Town & Country Planning
Haryana, Chandigarh
Reference Singh Pathar