

FORM LC-V
(See Rule 12)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 96. OF 2010

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to M/s Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25 for development of group housing colony over an additional area measuring 1.36 acres falling in the revenue estate of village Basai, Sector 37C, Gurgaon.

1. The particular of the land wherein the aforesaid Residential Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the Residential Group Housing Colony is laid out to conform 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 there under are duly complied with.
 - c. That the demarcation plan of the Residential Group Housing Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. 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.
4. That licensee shall construct the 12/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ ₹ 625/- per sq m for residential group housing component and @ ₹ 1000/- per sqm for commercial component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. 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.
10. 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.
11. 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 DTCP, Haryana.
12. That the licensee will not give any advertisement for sale of shops/office/floor in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NCC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other clearance required under any other law.

Punjab Land Preservation Act.

15. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
16. That the license 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.
17. That the developer will use only CFL fittings for internal as well as for campus lighting.
18. 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.
19. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
20. The license is valid up to 02.11.2014

Place : Chandigarh
Dated: 03.11.2010.

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

Endst.No.LC-1987-JE(B)-2010/ 15-853 Dated: 4-11-10

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

1. ✓ M/s Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Monitoring Cell, Sector 8-C, Chandigarh.
10. Senior Town Planner (Enforcement) Haryana, Chandigarh.
11. Senior Town Planner, Gurgaon.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
14. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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(HITESH SHARMA)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana Chandigarh

To be read with License No.....^{96.} of 2010

Detail of land owned by M/s Jubilant Malls Pvt.Ltd at village Basai, District
Gurgaon

Village	Khasra No.	Area <u>B-B-B</u>
Basai	751	1-9-0
	752/4	0-14-14
	Total	2-3-14 or 1.36 acres

~~Director~~
Town and Country Planning,
Haryana, Chandigarh
Chaitu K