

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tpharyana.gov.in - e-mail: tphry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 124 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Dolphin Buildwell Pvt. Ltd., Anjaney Developers Pvt. Ltd., Honey Builders Pvt. Ltd., Limelight Realtors Pvt. Ltd., Crimson Infrastructure Pvt. Ltd., Parsvnath SEZ Ltd., Concord Buildwell Pvt. Ltd., Symphony Realtors Pvt. Ltd., Smt. Geeta w/o Sh. Devender Singh, Smt. Geetu Taneja w/o Sh. Naresh Taneja, Hightech Propcon Pvt. Ltd. in collaboration with Parsvnath Developers Ltd. C/o Parsvnath Metro Tower, Near Shahdara, Metro Station, Shahdara, New Delhi-110032 for development of Residential Plotted Colony alongwith Group Housing Component on the land measuring 100.36875 acres situated in the revenue estate of village Mohmmadpur Gujjar & Sohna, District Gurgaon, Sector-2, Sohna.

2. The particulars of the land, wherein the aforesaid Residential Plotted Colony alongwith Group Housing Component is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:-
 - a) That Residential Plotted Colony alongwith Group Housing Component shall be laid out in confirmation to the approved layout/building plans and development works are executed according to the designs and specifications shown in the approved layout/building plans.
 - a) That licensee shall comply with the conditions of the agreements already executed and duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under.
 - b) That licensee shall deposit an additional Bank Guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building Plans, licensee would be required to furnish an additional Bank Guarantee within 30 days on demand. It is made clear that Bank Guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - c) That licensee shall transfer the portion of area coming under the Sector/peripheral roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost to the Govt.
 - d) That licensee understands that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
 - e) That licensee shall deposit an amount of Rs. 19,51,99,911/- on account of Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for 175% FAR of commercial component and Rs. 460/- per Sqm for Group Housing component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

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- g) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
- h) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- i) That licensee shall obtain clearance from competent Authority; if required under PLPA, 1900 and any other clearance required under any other law.
- j) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
- k) That licensee shall construct at his own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence 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 specify 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 and conditions, as it may deem fit, as per provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- m) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority/Haryana Govt. notification as applicable.
- n) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- o) That licensee shall make the provision of solar water heating system as per guidelines of HAREDA and shall be made operational wherever applicable before applying for an Occupation Certificate.
- p) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- q) That 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.
- r) That licensee shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- s) That licensee shall not create 3rd Party right/ pre launch against the licenced land, before approval of layout/building plans.
- t) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- u) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- v) That licensee shall pay the proportionate cost of construction of such percentage of sites of such Schools, Hospital, Community Centre and other community building and at such rates as specified by the Director.

- w) That licensee shall arrange electric connection from HVPN/DHBVNL for electrification of your 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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- x) That licensee shall abide with the policy dated 08.07.2013/instructions issued by Department from time to time related to construction/allotment of EWS Plots/Flats.
- y) That licensee shall abide by the condition imposed by the Director of Industries and Commerce of Haryana in his memo no 4769 dated 16.04.2013.
- z) That licensee shall take permission from PWD (B&R) for taking access from Gurgaon-Sohna scheduled road before actual execution works at site.
- Za) That developer company, i.e., Parsvnath Developers Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- Zb) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- Zc) That 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 licence granted.
- Ze) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- Zf) That licence shall replace Bank Guarantee no 09310001614 dated 22.07.2014 (EDC) and Bank Guarantee no 09310001514 dated 22.07.2014 (IDW) with fresh Bank Guarantees of equalant amount, valid for five years with in 3 month of issuance of this licence and till such time licensee shall not create third party rights without prior approval of the Director General, Town & Country Planning, Haryana.
- Zg) That licence shall deposit remaining outstanding dues of EDC (75% of Rs. 140 crore) in 3 equal quarterly installments after grant of licence.
3. The license is valid up to 22/8/2019

Place: Chandigarh

Dated: 23/8/2014

Endst.No.LC-2793-JE (S)-2014/

19625

Anurag Rastogi
(Anurag Rastogi)


Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 25/8/2014

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

Regd. 1. Dolphin Buildwell Pvt. Ltd., Anjaney Developers Pvt. Ltd., Honey Builders Pvt. Ltd., Limelight Realtors Pvt. Ltd., Crimson Infrastructure Pvt. Ltd., Parsvnath SEZ Ltd., Concord Buildwell Pvt. Ltd., Symphony Realtors Pvt. Ltd., Smt. Geeta w/o Sh. Devender Singh, Smt. Geetu Taneja w/o Sh. Naresh Taneja, Hightech Propcon Pvt. Ltd, C/o Parsvnath Developers Ltd., Parsvnath Metro Tower, Near Shahdara, Metro Station, Shahdara, New Delhi-110032 - Email ID - mail@parsvnath.com, alongwith copy of agreement/bilateral agreement, schedule of land and layout plan.

2. The Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. The Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
4. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. The MD, Haryana State Pollution Control Board, Panchkula.
6. The Addl. Director, Urban Estates, Haryana, Panchkula.
7. The Administrator, HUDA, Gurgaon
8. The 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 (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon along with a copy of layout plan.
13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
14. Chief Accounts Officer of this Directorate.


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

TO BE READ WITH LICENCE NO. 124 OF DATED 23/8/2014

1. Details of land owned by Dolphin Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Sohna	67	11/2	2-13	
	68	12/1/2	1-14	
	67	12/2	2-13	
		13/2	2-13	
		14/2	2-13	
		15/2	2-13	
		11/2	2-13	
		13	8-0	
	Mohamadpur Gujjar	51	8/2	6-18
			12/2/2	6-11
			11/1/1	6-18
			12/2/1	1-2
			13	6-5
42		14/1	6-10	
		17/2	2-8	
		16	6-12	
		17	6-16	
		24	9-12	
	6	7-4		
	7/1	1-10		
	14/2	4-6		
	15	7-0		
Total			195-4	

[Signature]
D.G.T.C.P.(Hr)
12/11/14

To be read with Licence No. 124/23 ⁸/₂₀₁₄

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2. Details of land owned by M/S Anjaney Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Sohna	66	16	8-0	
		17	8-0	
		18	8-0	
		23	8-0	
		24	8-0	
		25	8-0	
		83	1/1	3-2
		84	3	7-10
			4	8-0
		67	5	8-0
	23/2		6-8	
	83	1/2/1	2-0	
		1/2/2	2-18	
		3	8-0	
	66	8/1	1-2	
		2/2	7-12	
		9/1	7-12	
		19	2-12	
	84	22/2	3-0	
		2	7-2	
Total			122-18	

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DG.T.C.P(Hr)

-3- To be read with Lease No. 124/23⁸/₂₀₁₄

3. Details of land owned by Honey Builders Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)	
Sohna	57	26	0-12 ⁰⁰	
		3	7-8	
		8	8-0	
		4/1	6-8	
		4/2	1-12	
		7	8-0	
		2	8-0	
		39	25/1	4-0
			25/2	4-0
		67	16	8-0
25	8-0			
Total			64-0	

4. Details of land owned by Honey Builders Pvt. Ltd.(286/640 share) and Limeight Realtors Pvt. Ltd.(354/640 share):-

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	39	19	8-0
		20	8-0
		21	8-0
		22	8-0
Total			32-0

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4. To be read with letter no. 124/23 ⁸/₂₀₁₄

5. Details of land owned by Crimson Infrastructure Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	55	21/2	2-13
		22/2	2-13
		23/2	2-13
		24/2	2-13
	56	25/3	2-0
	83	10/2	2-5
		10/1	5-15
		84	6
		7	8-0
		8	7-10
		9	8-0
		10	1-8
		26	1-0
		Total 54-10	

6. Details of land owned by M/S Parsvnath SEZ Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	83	6	8-0
		7	8-0
		14/2	1-16
		15	8-0
		Total 25-16	

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To be read with License No. 124/23 ⁸/₂₀₁₄

7. Details of land owned by Lime Light Reators Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	57	5	8-0
		6	8-0
		9	8-0
		11	8-0
		12	8-0
		13	7-18
		14	8-0
		15	8-0
		16	8-0
		17	8-0
		18	8-0
		19	8-0
		20	8-0
		22/1	3-7
		23	8-0
		24	8-0
		25	8-0

Total 131-5

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D.G.T.C.P(Hr)
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To be read with A.No. 124/23 ⁸/₂₀₁₄

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8. Details of land owned by Concord Buildwell Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	55	21/1	5-7
		22/1	5-7
		23/1	5-7
		24/1	5-7
		67	1
	✓	6/1	4-0
		6/2	4-0
		7/1	7-4
		7/2	0-16
		8	8-0
		9	8-0
		10	8-0
		11/1	5-7
		12/1	5-7
		13/1	5-7
		14/1	5-7
		15/1	5-7
17	8-0		

Total 104-3

[Signature]
DGICP(Hr)

To be read with Licence No. 124/23⁸/₂₀₁₄

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9. Details of land owned by Symphony Realtors Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)		
Sohna	56	1	8-0		
		2/1	2-2		
		9/2	2-14		
		10	8-0		
		11	8-0		
		12/1	3-6		
		19/2	3-18		
		20	8-0		
		22/2/1	1-4		
		22/2/2	0-13		
		22/1	4-10		
		23/1	5-7		
		23/2	2-13		
		24/1	5-7		
		24/2	2-13		
		25/1	5-7		
		25/2	0-13		
		21	8-0		
		68	1	1	8-0
				2/1	4-16
				9/2	4-18
				10	8-0
11/1	5-7				
12/1/1	3-6				
19/2	5-2				
20	8-0				
21/1	6-18				
22/1	4-8				
Total			139-2		

10. Details of land owned by Smt. Geeta W/o Devender Singh(1/2 Share) and Smt. Geetu Taneja W/o Naresh Taneja (1/2 Share):-

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	67	18	8-0
			Total 8-0

11. Details of land owned by Dolphin Buildwell Pvt. Ltd.(2/3 Share) and Hitech Propcon Pvt. Ltd.(1/3 Share):-

Village	Rect. No.	Killa No.	Area (K-M)
Mohamedpur Gujjar	42	25	6-0
	51	4/2	5-0
		5	5-1
			Total 16-1

Grand Total 802-19 or 100.36875 acres

[Signature]
Director General
Town and Country Planning
Haryana, Chandigarh
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