

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

License No. 41 of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Smt. Raj Kumari W/o Sh. J.L. Gugnani in collaboration with ROF Housing & Infrastructure Pvt. Ltd. for setting up of commercial colony over an area measuring 0.4875 acres in the revenue estate of village Kanhai, Sector 43, Gurugram Manesar Urban Complex.


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, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - (i) That licensee company shall deposit the Infrastructure Development Charges @ Rs. 1000/- per sqm 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, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - (ii) That licensee company 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.
 - (iii) That licensee company 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.
 - (iv) That licensee company 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.
 - (v) 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.
 - (vi) That licensee company understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and ROF HOUSING AND INFRASTRUCTURE PVT. LTD. 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.
 - (vii) That licensee company 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.



Authorised Signatory

- (viii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (ix) That licensee company 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.
- (x) That licensee company shall use only LED lamps fitting for internal lighting as well as campus lighting.
- (xi) That licensee company 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.
- (xii) That licensee company 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.
- (xiii) That licensee company shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the course of water for construction proposal is explained to the satisfaction of HUDA Authority in terms of orders of Hon'ble High Court dated 16.07.2012 in CWP's No. 20032 of 2008; 13594 of 2009 & 807 of 2012.
- (xiv) That licensee company 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.
- (xv) It is made clear that 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.
- (xvi) That licensee company shall specify the detail of calculations per sqm/per sq ft. which is being demanded from the shop owners on account of IDC/EDC, if being charged separately as per rates fixed by the Govt.
- (xvii) That project shall not be pre-launched/no sale shall be made before approval of building plan.

4. The license is valid up to 05/7/2022.

Place : Chandigarh
Dated: 6/7/2017


(T.L. Satyaprakash, IAS)
Director
Town & Country Planning
Haryana, Chandigarh

ROE HOUSING AND INFRASTRUCTURE PVT. LTD.

Authorised Signatory

Endst. No. LC-2739 -PA (B)-2017/ 15633

Dated: 6/7/2017

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

1. ✓ Smt. Raj Kumari W/o, Sh. J.L. Gugnani in collaboration with ROF Housing & Infrastructure Pvt. Ltd., M-18, Greater Kailash-II, New Delhi-48 alongwith a copy of agreement. LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPNL, 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, Gurugram.
8. Superintending Engineer, HUDA, Gurugram alongwith a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram alongwith a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana.



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

ROF HOUSING AND INFRASTRUCTURE PVT. LTD.

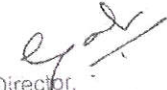


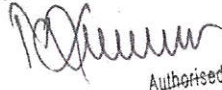
Authorized Signatory

To be read with License No. 41 dated 6/7/ of 2017

Detail of land owned by Rajkumari W/o G.L.Gugnani Distt. Gurgaon

Village	Rect No	Killa No	Area (K-M)
Kanhai	17	18/2	0-6
		19/2/2	0-7
		22/1/2	3-5
		Total	3-18


Director,
Town & Country Planning
Haryana
Jeevan
(JEEVAN PATWARI)

ROF HOUSING AND INFRASTRUCTURE PVT. LTD.

Authorised Signatory