

DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

Sector – 18, Chandigarh.

Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com

Memo No. LC-2171-DS (R)-II/2010/ 7010
To

Dated: 31/5/10

M/s Active Promoters Pvt.Ltd
M/s Progeny Buildcon Pvt. Ltd.
M/s Kestrel Propbuild Pvt. Ltd.
M/s Kamdhenu Projects Pvt.Ltd
M/s Flounce Propbuild Pvt.Ltd
M/s Accordion Buildwell Pvt.Ltd
M/s Casing Properties Pvt.Ltd
M/s Chintz Conbuild Pvt.Ltd
M/s Fluff Propbuild Pvt.Ltd
M/s Forsythia Propbuild Pvt.Ltd
M/s Garland Estates Pvt.Ltd
M/s Gadget Propbuild Pvt.Ltd
M/s Gaucho Propbuild Pvt.Ltd
M/s Gauge Propbuild Pvt.Ltd
M/s Hammock Buildwell Pvt.Ltd
M/s Jasper Propbuild Pvt.Ltd
M/s Jerkin Propbuild Pvt.Ltd
M/s Juhi Promoters Pvt.Ltd
M/s Legend Buildcon Pvt.Ltd
M/s Logical Developers Pvt.Ltd
M/s Prezzie Buildcon Pvt.Ltd
M/s Glade Propbuild Pvt.Ltd
M/s Seriel Buildtech Pvt.Ltd.
M/s Sriyam Estate Pvt.Ltd
M/s Utkarsh Buildcon Pvt.Ltd
M/s Yukti Projects Pvt.Ltd

Subject:- *C/O Emaar MGF Ltd; ECE House; 28 K.B. Marg; New Delhi-I*
Grant of Licence for Development of Residential Plotted Colony on the additional area measuring 52.351 acres adjoining the already licenced area measuring 102.741 acre falling in the revenue Estate of Village Nangli Umarpur and Ghata in Sector – 62 & 65 Gurgaon to Associates Companies of M/s Emaar MGF Land Limited.

Reference: - Your application dated 24.04.2009 on the subject noted above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Residential Colony on the additional land measuring 52.351 acres adjoining to the already licensed land measuring 102.741+42.94405 acres falling in the revenue estate of village Nangli Umarpur and Ghata in Sector 62 & 65 Gurgaon has been examined/considered by the Department. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

| | | |
|-------|--------------------------------|---------------------------|
| i) | Area under GH component | = 9.53 Acres |
| ii) | Interim rate of development | = Rs.25.0 Lac per acre |
| iii) | Total cost of development | = Rs. 238.25 lakhs |
| iv) | Area under Commercial | = 1.713 acres |
| v) | Interim rate of development | = Rs.25.0 Lac per acre |
| vi) | Total cost of development | = Rs. 42.825 lakhs |
| iv) | Area under plotted development | = 41.108 acres |
| v) | Interim rate for development | = Rs.10.00 lakhs per acre |
| vi) | Total Cost of Plot. Dev/ | = Rs.411.08 lakhs |
| vii) | Cost of Community Building | = Rs. 89.4 lakhs |
| viii) | Total cost of development | = Rs. 781.555 lakhs |
| ix) | 25% bank guarantee required | = Rs.195.29 lakhs |

D.T.C.P. (HR)

EXTERNAL DEVELOPMENT WORKS:

| | | |
|-------|---------------------------------------|----------------------------|
| i) | Area under GH Component | = 9.53 acres |
| ii) | Interim rate for development | = Rs.274.879 Lac per acre |
| iii) | Total cost of GH development | = Rs.2619.597 lakhs |
| iv) | 4% Commercial component of plot. Dev. | = 1.713acre |
| v) | Interim rate (175 FAR) | = Rs. 320.694 Lac per acre |
| vi) | Total cost | = Rs. 549.349 lakhs |
| vii) | Area under plotted development | = 41.108 acre |
| viii) | Interim rate for development | = Rs.68.72 Lac per acre |
| ix) | Total Cost of Plot. Dev/ | = Rs.2824.942 lakhs |
| x) | Total cost of the entire development | = Rs.5993.888 lakhs |
| xi) | 25% bank guarantee required | = Rs.1498.472 lakhs |

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
3. To deposit the balance licence fee of Rs. 5,52,22,792/- (Rs. Five Crores, Fifty Two lakh, Twenty Two Thousand, Seven Hundred & Ninety Two only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 4,27,84,115/- (Rs. Four Crores, Twenty Seven lakh, Eighty Four Thousand, One Hundred & Fifteen only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component, @ Rs.625/- per sq mtr for group housing component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period
6. To submit an undertaking that you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under such roads shall be transfer free of cost to the Government.
7. To furnish an undertaking that the portion of road/green belt, 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.
8. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.


D.T.C.P. (HR)

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9. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
10. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site.
11. To submit an undertaking to the effect that you shall make arrangement 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.
12. That you 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.
13. To furnish an undertaking that you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months 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.
14. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
15. That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
16. To submit an indemnity bond as per the enclosed proforma regarding land under acquisition process.
17. You shall submit the layout plans as per norms and permissible density.
18. You shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.



From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

1. M/S Active Promoters Pvt. Ltd.
2. M/S Legend Buildcon Pvt. Ltd.
3. M/S Serial Buildtech Pvt. Ltd.
4. M/S Brijbasi project Pvt. Ltd.
5. M/S Casing Properties Pvt. Ltd.
6. M/S Logical Developers Pvt. Ltd.
7. M/S Garland Estates Pvt. Ltd.
8. M/S hammock Buildwell Pvt. Ltd.
9. M/S True Value Buildcon Pvt. Ltd.
10. M/S Accordion Buildwell Pvt. Ltd.
11. M/S Utkarsh Buildcon Pvt. Ltd.

C/o M/S Emaar MGF Land Pvt. Ltd.
ECE House, 28 Kasturba Gandhi Marg,
New Delhi- 110001.

Memo No. DS-07/25552
Dated 10-10-07

Subject: Grant of licence to develop a residential plotted colony on the land measuring 104.0347 acre falling in revenue estate of village, Badshahpur, Nangli Umarpur & Maidawas, in sector-65, Gurgaon.

Reference your application dated 28.7.2006 on the subject noted above.

2. Your request for the grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a residential plotted colony on the land measuring 104.0347 acres falling in revenue estate of village Badshahpur, Nangli Umarpur & Maidawas, in sector-65, of Gurgaon-Manesar Urban Complex has been examined/considered by the department and it is proposed to grant licence to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

3. To furnish 25% bank guarantee on the estimated cost of internal and external development works for the amount calculated as under:-


D.T.C.P. Hr.
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INTERNAL DEVELOPMENT WORKS:

| | | |
|-------|--|---------------------------------------|
| i) | Area under plotted Dev. | = 99.9247 acres |
| ii) | interim rate for development | = Rs.10.00 lacs per acre |
| iii) | Total cost of development | = Rs.999.247 lacs |
| iv) | Area under 4% comm. Dev. | = 4.11 acres |
| v) | Interim rate of Comm. Dev. | = Rs. 25.00 lacs per acre |
| vi) | Total cost of Comm. Dev. | = Rs.102.75 lacs |
| vii) | Construction cost of Community building. | = Rs.134.10 lacs |
| viii) | Total cost (iii+vi+vii) | = Rs. 1236.097 lacs |
| | | (999.247+102.75+134.10=1236.097 Lacs) |

ix) 25% bank guarantee required =Rs.309.024 Lacs

EXTERNAL DEVELOPMENT WORKS

| | | |
|-------|---------------------------------|---------------------------------------|
| i) | Area under plotted Dev. | =99.9247 acres |
| ii) | interim rate of EDC | = Rs.24.18 lacs per acre |
| iii) | Cost of EDC | = Rs.2416.18 lacs |
| iv) | Area under commercial use | = 4.11 acres |
| v) | Interim rate of EDC | =Rs.121.85 lacs per acre |
| vi) | Cost of EDC for commercial area | =Rs.500.8035 lacs |
| vii) | Total cost of EDC (iii+vi) | =Rs.2916.9835 lacs |
| | | (2416.18 + 500.8035)=2916.9835 Lacs) |
| viii) | 25% bank guarantee | =Rs.729.25 lacs |

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Agreement on LC-IV-B (Bilateral Agreement) on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will 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.

6. To deposit an amount of Rs.4, 24, 61,502/- (Rs. four crores twenty four lacs sixty one thousand five hundred two only) for the plotted area and Rs.2, 03, 75,634/- (Rs. Two crores three lacs seventy five thousand six hundred thirty four only) for the commercial area on account of conversion charges through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh.

[Signature]
DTCP, Haryana

7. To deposit an amount of Rs.5,71,82,709/- (Rs. Five crores, seventy one lacs eighty two thousand seven hundred nine only) on account of deficit amount of licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
8. To submit an undertaking that you will deposit the infrastructure development charges @ Rs. 500/- per sq. meter for the plotted area of 47.265 acres and @ Rs. 1000/- per sq. meter for the commercial component, in two installments. The first installment will be payable within 60 days of grant of licence and second installment within six months of grant of licence.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.
11. To furnish an undertaking that you will construct the 24 meter wide internal road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.
12. To furnish undertaking to the effect that you shall make arrangement 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.
13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. You are required to obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director

Town and Country Planning,
Haryana, Chandigarh.

DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

Sector – 18, Chandigarh.

Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com

Memo No. LC-2170/Vol-II/2010/ 7088

Dated: 31/5/10

To

M/s Active Promoters Pvt. Ltd,
M/s Frond Propbuild Pvt. Ltd.
M/s True Value Buildcon Pvt. Ltd,
M/s Foray Propbuild Pvt. Ltd,
M/s Fount Propbuild Pvt. Ltd.,
M/s Garland Estates Pvt. Ltd.,
M/s Hammock Buildwell Pvt. Ltd.,
M/s Serial Buildtech Pvt. Ltd.,
M/s Bailwick Builders Pvt. Ltd.,
M/s Progeny Buildcon Pvt. Ltd.,
M/s Legend Buildcon Pvt. Ltd.,
M/s Utkarsh Buildcon Pvt. Ltd.,
M/s Logical Developers Pvt. Ltd.,
M/s Accordion Buildwell Pvt. Ltd.,
M/s Gauge Propbuild Pvt. Ltd.,
M/s Jasper Propbuild Pvt. Ltd,
M/s Jerkin Propbuild Pvt. Ltd.,
M/s Kestrel Propbuild Pvt. Ltd.,
M/s Gaucho Propbuild Pvt. Ltd.,
M/s Forsythia Propbuild Pvt. Ltd.,
M/s Prezzie Buildcon Pvt. Ltd.,
M/s Casing Properties Pvt. Ltd.,
M/s Gems Buildcon Pvt. Ltd.,
M/s Gadgets Propbuild Pvt. Ltd.,
M/s Divit Estates Pvt. Ltd.,
M/s Bailwick Builders Pvt. Ltd.,
C/o M/s Emaar MGF Land Limited,
E.C.E. House, 28, Kasturba Gandhi Marg,
New Delhi - 110001.

Subject: Grant of licence to develop a Residential Plotted Colony on the additional land measuring 42.94405 acre adjoining the already licensed area measuring 102.741 acres falling in the revenue estate of village Badshahpur, Maidawas and Nangli Umarpur in Sector 62 & 65, Gurgaon to associate companies of M/s Emaar MGF Land Limited.

Reference: - Your application dated 22.4.2009 on the subject noted above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Residential Colony on the additional land measuring 42.94405 acres adjoining to the already licensed land measuring 102.741 acres falling in the revenue estate of village Badshahpur, Maidawas and Nangli Umarpur in Sector 62 & 65 Gurgaon has been examined/considered by the Department. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

D.T.C.P. (HR)

INTERNAL DEVELOPMENT WORKS:

| | | |
|-------|--------------------------------|---------------------------|
| i) | Area under commercial | = 1.00 acre |
| ii) | Interim rate for development | = Rs.25.00 Lac per acre |
| iii) | Total cost of development | = Rs.25.0 lakhs |
| iv) | Area under plotted development | = 41.94405 acres |
| v) | Interim rate for development | = Rs.10.00 lakhs per acre |
| vi) | Total Cost of Plot. Dev/ | = Rs.419.45 lakhs |
| vii) | Cost of Community Building | = Rs.22.35 lakhs |
| viii) | Total cost of development | = Rs.466.8 lakhs |
| ix) | 25% bank guarantee required | = Rs.116.7 lakhs |

EXTERNAL DEVELOPMENT WORKS:

| | | |
|-------|---|---------------------------|
| i) | Increase Commercial component of plot. Dev. | = 1.00 acre |
| ii) | Interim rate (175 FAR) | = Rs.320.694 Lac per acre |
| iii) | Total cost | = Rs.320.694 lakhs |
| iv) | Area under plotted development | = 41.94405 acre |
| v) | Interim rate for development | = Rs.68.72 Lac per acre |
| vi) | Total Cost of Plot. Dev/ | = Rs. 2882.40 lakhs |
| vii) | Total cost of the entire development | = Rs. 3203.09 lakhs |
| viii) | 25% bank guarantee required | = Rs.800.772 lakhs |


It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
3. To deposit the balance licence fee of Rs. 3,02,36,184/- (Rs. Three Crore, Two lakh Thirty Six Thousand, One Hundred & Eight Four only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 3,27,69,206/- (Rs. Three Crore, Twenty Seven lakh, Sixty Nine Thousand, Two Hundred & Six only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period.
6. To submit an undertaking that you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under such roads shall be transfer free of cost to the Government .
7. To furnish an undertaking that the portion of road/green belt, 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.

D.T.C.P. (HR)

8. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
9. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
10. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site.
11. To submit an undertaking to the effect that you shall make arrangement 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.
12. That you 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.
13. To furnish an undertaking that you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months 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.
14. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
15. You shall submit the layout plans as per norms and permissible density.
16. You shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
17. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.

