

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail: tcphry@gmail.com
http://tcpharyana.gov.in

To

Regd. Post

✓ Magic Eye Developers Pvt. Ltd.
No. 8, Pocket 1, Jasola,
New Delhi-110025.

Memo No. LC-2652-JE(VA)-2012/095 Dated: 2/2/12

Subject:- **Grant of license for setting up of COMMERCIAL COLONY on the land measuring 4.00 acres falling in the revenue estate of village Daultabad & Mohmadheri, Sector 106, Distt. Gurgaon.**

Ref: - Your application dated 14.11.2011 on the above noted subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a COMMERCIAL COLONY on the land measuring 4.00 acres falling in the revenue estate of village Daultabad & Mohmadheri, Sector 106, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license 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 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A) Total Area	= 4.00 acres
B) Interim rate of Development	= ₹ 50.00 Lac per acres
C) Total cost of Development	= ₹ 200.00 Lac
D) 25% bank guarantee required	= ₹ 50.00 Lac

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A) Total Commercial Area	= 4.00 acres
B) Interim rate of EDC	= ₹ 365.24 Lac per acres
C) Amount	= ₹ 1460.96 Lac
D) 25% bank guarantee required	= ₹ 365.24 Lac

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCF, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

D.G.T.C.F. (Hr.)

[Signature]

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 2,37,96,360/- on account of conversion charges and amount of ₹ 8,10,00,000/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 1,61,88,000/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land 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 the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. To submit an undertaking that you 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 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.


For Magic Eye Developer Pvt. Ltd.
Authorized Signatory

12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. To furnish an undertaking that the development/construction cost of 24/30 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
14. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of licence 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
17. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
18. 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
19. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
20. To submit an undertaking that at the time of booking of the plots/flats/commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

21. The fee and charges being conveyed are subject to audit and reconciliation of accounts.



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

Endst. LC-2652-JE(VA)-2012/

Dated :

A copy is forwarded to the following alongwith copy of land schedule with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.


- 50 -
(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

To be read with LOI Memo No. 20.95. Dated... 2/9/12

1. Detail of land owned by Magic Eye Developers Pvt. Ltd. Village-Doultabad, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	<u>Applied area</u>
Doultabad	18	10	K—M	K—M
		12/2	4—8	4—8
		11	5—11	5—11
	19	20	7—16	7—16
		16	8—0	3—10
			4—7	1—5
		Total	22—10 or 2.813 acres	

Mohmadheri	Khasra No.	Area
	147/1	B—B
		1—18 or 1.187 acres

Grand Total **4.0 acres**

Director General
Town and Country Planning,
Haryana, Chandigarh
Chh. 1/8/12 R.S.

For Magic Eye Developers Pvt. Ltd.
[Signature]
Authorised Signatory

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Sector 18, Chandigarh

Phone:0172-2549349 e-mail:tcphry@gmail.com

website:-http://tcpharyana.gov.in

To

✓ Magic Eye Developers Pvt. Ltd.
Plot No.8, Pocket 1, Jasola,
New Delhi

Memo No.LC-2652-JE(VA)/2012/ 4170 Dated: 12/3/12

Subject:

Grant of License for setting up COMMERCIAL COLONY over an area measuring 3.725 acres in the revenue estate of village Daultabad & Momedri, Sector 106, Gurgaon.

Ref.

With reference to this office LOI dated 02.02.2012 and your request dated 15.02.2012.

In continuation to the Letter of Intent issued in the present case dated 02.02.2012, your request for withdrawal of license application for area measuring 0.275 acres [Khasra No. 18//11 (0-4) and 18//12/2 (2-0)] from the gross area of 4.00 acres for setting of Commercial Colony in sector 106, Gurgaon, for which LOI was issued to you on 02.02.2012 has been considered and I am directed to inform you amended details, which may be considered as part of the LOI dated 02.02.2012.

1. The following fees/charges/bank guarantee be submitted.
 - A. To deposit an amount of ₹ 2,21,60,361/- on account of conversion charges and amount of ₹ 7,35,75,000/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
 - B. To furnish an undertaking that you will deposit an amount of ₹1,50,75,075/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
 - C. **INTERNAL DEVELOPMENT WORKS :**

i)	Total Area	= 3.725 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	Total cost of development	= ₹ 186.25 Lac
iv)	25% bank guarantee required	= ₹ 46.5625 Lac
 - D. **EXTERNAL DEVELOPMENT WORKS**

i)	Total Commercial Area	= 3.725 acres
ii)	Interim rate for EDC Amount	= ₹ 365.24Lac/acre = ₹ 1360.519 Lac
iii)	25% bank guarantee required	= ₹ 340.13 Lac
2. This is without prejudice to the validity of LOI which shall continue to be considered as effective from 02.02.2012.
3. You are also permitted to comply with the requirements of LOI dated 02.02.2012 upto 01.05.2012 subject to conditions that you will pay 12% interest for this extended period, failing which necessary action as per Act/Rules shall be initiated.

For Magic Eye Developers Pvt. Ltd.
(P.F. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2652-JE (VA) 2012/

Dated

A copy is forwarded to following for information and necessary action.

1. Senior Town Planner, Gurgaon
2. District Town Planner, Gurgaon

|
- Sd -
(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

To be read with Licence No. 65 of 2012/21/12

1. Detail of land owned by Magic Eye Developers Pvt. Ltd. Village-Doultabad, District-Gurgaon.

Village	Rect No.	Killa No.	Area	Applied area
Doultabad	18	10	K-M	K-M
		12/2	4-8	4-8
		11	5-11	3-11
	19	20	7-16	7-12
		16	8-0	3-10
			4-7	1-5
Total				20-06 or 2.538 acres

Mohmadheri

Khasra No.	Area
147/1	B-B
	1-18 or 1.187 acres

Grand Total 3.725 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chitra Singh

26/11/12

That the developer will use only CFL fittings for internal lighting as well as campus lighting.

For Magic Eye Developers Pvt. Ltd.
[Signature]
Authorised Signatory

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

License No. 65 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Magic Eye Developers Pvt. Ltd., No. 8, Pocket I, Jasola, New Delhi-110025 for setting up of a COMMERCIAL COLONY on the land measuring 3.725 acres in the revenue estate of village Daultabad & Mohamedheri, Sector 106, Gurgaon Manesar Urban Complex, Gurgaon.

1. The particulars of the land wherein the aforesaid 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 License granted is subject to the following conditions:
 - a) That the Commercial Colony area 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 development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - e) 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.
 - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
 - g) That you 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 integration service. The decision of the competent authority shall be binding in this regard.
 - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
 - ij) 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.
 - j) That the developer will use only CFL fittings for internal lighting as well as campus lighting.

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

- k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- l) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- q) The license is valid up to 20/6/2016

Dated: The 21/6/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email: tcphry@gmail.com

Endst. No. LC-2652-JE(VA)-2012/10882

Dated: 29/6/12

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

1. Magic Eye Developers Pvt. Ltd., No. 8, Pocket I, Jasola, New Delhi-110025. alongwith a copy of agreement, LC-IV B, Bilateral agreement & Zoning Plan
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon
12. Senior Town Planner, Gurgaon. alongwith Zoning Plan
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement. & approved Z/Plan
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(H.P. SINGH)
District Town Planner
For Director General, Town & Country Planning
Haryana, Chandigarh
For Magic Eye Developers Pvt. Ltd.
Authorised Signatory

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

To

Magic Eye Developers Pvt. Ltd.
8, Pocket I, Jasola
New Delhi-25.


Memo No. LC-2652-PA(B)/2016/ 26431.

Dated: 07-12-2016

Subject: Renewal of license No. 65 of 2012 dated 21.06.2012.

Please refer your application dated 21.06.2016 & subsequent letter dated 04.10.2016 on the matter as subject cited above

2. License No. 65 of 2012 dated 21.06.2012 was granted for setting up of commercial colony on the land measuring 3.725 acres in Sector 106, Gurgaon is hereby renewed upto **20.06.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. Service plan estimates will be got approved after depositing additional BG on account of IDW within 30 days from issuance of renewal letter.


(Arun Kumar Gupta)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2652-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurgaon.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer of this Directorate.

For Magic Eye Developers Pvt Ltd.

Authorised Signatory


(Ravi Sihag)
Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, License No. No. 65 of 2012 dated 21.06.2012 stands granted to Magic Eye Developers Pvt. Ltd., 8, Pocket I, Jasola, New Delhi-25 for setting up of commercial colony over an area measuring 3.725 acres in Sector 106, Gurgaon under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2016, the licensee has submitted a request for composition of said offence vide application dated 26.09.2016. As per the rates finalized by the Govt. the composition fee has worked out to Rs. 11,20,000/- and colonizer has deposited requisite composition fee vide DD No. 974001 dated 26.09.2016 amounting Rs. 11,20,000/-.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2016.



(Arun Kumar Gupta)
Director General,
Town and Country Planning,
Haryana, Chandigarh.


Endst. No. LC-2652-PA(B)/2016/ 26438

Dated: 02-12-2016

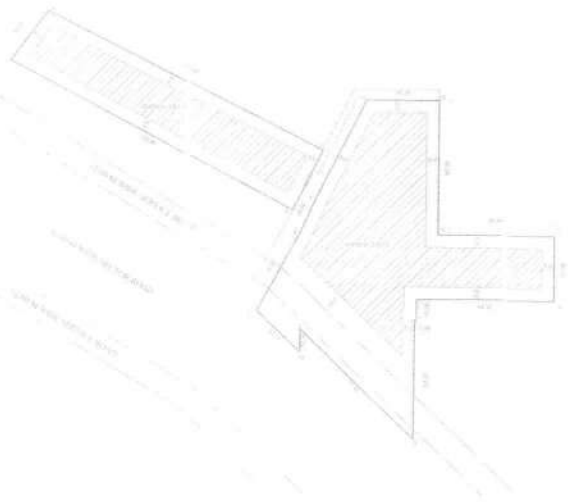
A copy is forwarded to the following for information and necessary action:-

1. Chief Accounts Officer, O/o Director General Town and Country Planning Haryana Chandigarh.
2. Magic Eye Developers Pvt. Ltd., 8, Pocket I, Jasola, New Delhi-25.


(Ravi Sihag)
Distt. Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh

For Magic Eye Developers Pvt. Ltd.

Authorized Signatory

ZONING PLAN FOR COMMERCIAL COLONY MEASURING 3.725 ACRES (LICENCE NO. 27 DATED 10/07/2016) IN SECTOR-106, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY MAGIC EYE DEVELOPERS PVT. LTD.



ZONED AREA = 3.725 ACRES
ALL DIMENSIONS ARE IN METERS

1. Name of the project
2. Location of the project
3. Name of the developer

4. Details of the project
5. Details of the project

Sl. No.	Particulars	Area of the project (sq. m)
1	Commercial Zone	3.725
2	Residential Zone	0.000
3	Public Use Zone	0.000
4	Green Zone	0.000
5	Water Body	0.000
6	Other	0.000
7	Total	3.725

1. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex Act, 2004 and the Gurgaon Urban Complex (Amendment) Act, 2016.
2. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.
3. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.
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Sl. No.	Particulars	Area of the project (sq. m)
1	Commercial Zone	3.725
2	Residential Zone	0.000
3	Public Use Zone	0.000
4	Green Zone	0.000
5	Water Body	0.000
6	Other	0.000
7	Total	3.725

11. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex Act, 2004 and the Gurgaon Urban Complex (Amendment) Act, 2016.

12. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.

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18. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.

19. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.

20. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.

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19. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.
20. The project shall be developed in accordance with the provisions of the Gurgaon Urban Complex (Amendment) Act, 2016.

For Magic Eye Developers Pvt. Ltd.
Authorized Signatory