

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-110025.

Memo No.LC-2666-JE (VA)/2013/ 44881

Dated: 4/7/13

Subject: Request for grant of license for setting up of Commercial Colony on the land measuring 3.5035 acres in the revenue estates of village Daultabad, Sector 106, District Gurgaon.

Ref. This office memo dated 31.12.2012 and your request received on 13.05.2013.

Whereas, a letter-of-intent for grant of license was issued to you by this office vide memo dated 31.12.2012. And, whereas, your request for minor amendment in the land schedule that is excluding 18//15/2min (OK-8M-7S) and including 18//13/2min (OK-8M-7S) has been considered by the competent authority and in-principle approval of the same is hereby granted. Accordingly, you are requested to get the site demarcated as per the revised land schedule and Shizra Plan and submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days, to enable verification of the demarcation plan and issuance of the Zoning Plan.



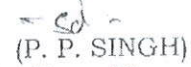
(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2666-JE (VA)/2013/

Dated:

A copy of the above alongwith a copy of Shizra Plan indicating the revised site for which license is to be considered is forwarded to the following for information and necessary action.

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



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

For Magic Eye Developers Pvt. Ltd.



Authorised Signatory

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

License No. 04 of 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Magic Eye Developers Pvt. Ltd., No. 8, Pocket 1, Jasola, New Delhi-25 for setting up of Commercial Colony on the land measuring 3.5035 acres in the revenue estate of village Daultabad, Sector 106, Gurgaon Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid commercial 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 is granted subject to the following conditions:
 - a. That the commercial colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder are duly complied with.
 - c. That the Infrastructural Development Charges shall be deposited @ Rs. 1,000/- per sqm, calculated for the permissible covered area on all floors, 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. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - d. That you 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.
 - e. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - g. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority/HSIIDC.
 - h. 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 DGTCP, Haryana.
 - i. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before executing development works at site.
 - j. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - k. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - l. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.

For Magic Eye Developers Pvt. Ltd.


Authorised Signatory


- m. That the licensee 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.
 - n. That the developer will use only LED fittings for internal as well as for campus lighting.
 - o. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in 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.
 - p. That you 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 purposal 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.
 - q. That you 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.
 - r. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
 - s. That you shall not create any third party right/launch the project before approval of building plans.
 - t. That no construction shall be raised within ROW of 66 KV HT line passing through the site.
2. The license is valid up to 10/4/2021.


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

Place : Chandigarh
 Dated: 11/4/2016

Endst. No. LC-2666-PA (B)-2016/ 8310 - 8325 Dated: 29/4/2016
 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 1, Jasola, New Delhi-25 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. 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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


For Magic Eye Developers Pvt. Ltd.


 Authorized Signatory

To be read with Licence No. ...04.....of 2018

1. Detail of land owned by Magic Eye Developers Pvt. Ltd., Distt. Gurgaon.

| Village | Rect No. | Killa No. | T.Area K-M | Applied Area K-M-S |
|-----------|----------|-----------|---------------|----------------------------|
| Daultabad | 18 | 11 | 7-16 | 0-4-0 |
| | | 12/2 | 5-11 | 2-0-0 |
| | | 20 | 8-0 | 1-6-0 |
| | | 6/2 | 0-14 | 0-14-0 |
| | | 7/1 | 4-14 | 4-14-0 |
| | | 14/2 | 6-12 | 4-0-0 |
| | | 13/2 | 4-18 | 0-8-7 |
| | | 13/1 | 3-2 | 3-2-0 |
| | | 7/2/2 | 0-4 | 0-4-0 |
| | | 8/2 | 2-0 | 2-0-0 |
| | | 14/1 | 0-16 | 0-8-7 |
| | | 15/1/2 | 0-18 | 0-18-0 |
| | | 15/1/3 | 1-18 | 1-1-0 |
| | | 7/2/1 | 0-10 | 0-10-0 |
| | | 8/1 | 5-11 | 5-11-0 |
| | | 6/1/3 | 0-11 | 0-11-0 |
| | | 15/1/1 | 0-8 | 0-8-0 |
| | | | Total | 28-0-5 or 3.5035Acs |


Director General
Town and Country Planning,
Haryana, Chandigarh
C 4681

For Magic Eye Developers Pvt. Ltd.


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

Regd. Post

To

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

Memo No. LC-2666-JE (VA)-2012/17386 Dated: 31-12-2012

Subject: - **Grant of license for setting up of a COMMERCIAL COLONY on the land measuring 3.5035 acres in the revenue estate of village Daultabad, Sector 106, Distt. Gurgaon.**

Ref: - Your application dated 27.12.2011.

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 3.5035 acres falling in the revenue estate of village Daultabad, 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 | = 3.5035 acres |
| B) Interim rate of Development | = ₹ 50.00 Lacs per acres |
| C) Total cost of Development | = ₹ 175.175 Lacs |
| D) 25% bank guarantee required | = ₹ 43.794 Lacs ✓ |

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

| | |
|--------------------------------|---------------------------|
| A) Total Commercial Area | = 3.5035 acres |
| B) Interim rate of EDC | = ₹ 365.24 Lacs per acres |
| C) Amount | = ₹ 1279.618 Lacs |
| D) 25% bank guarantee required | = ₹ 319.905 Lacs ✓ |

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 DGTC, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

For Magic Eye Developers Pvt. Ltd.

Signature


Authorised Signatory

1. To execute two agreements i.e. LC-IV & LC-IV-D 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 ₹ 6,69,81,372/- on account of balance license fee and an amount of ₹ 2,08,42,637/- on account of conversion charges 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 ₹ 2,48,12,663/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m (175 FAR) 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.
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, along with the

For Magic Eye Developers Pvt. Ltd.

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- 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 license 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. That you shall enhance the paid up capital of Magic Eye Developers Pvt. Ltd. to ₹ 21.00 crore & submit Form - 2 & 5 from the MCA, Govt. of India website authenticating the above, before issuance of the license.
 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.
 21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
 22. That you shall submit a report from DFO, Gurgaon, certifying that the site is not affected by the Ministry of Environment and Forest, Government of India notification dated 07.05.1992.
 23. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(ANURAG RASTOGI, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

Endst. LC-2666-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.

(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. *27/10/38* Dated *2-10-38*

1. Detail of the land owned by Magic Eye Developers Pvt. Ltd. Distt. Gurgaon.

| Village | Rect. No. | Killa No. | T. Area K-M | Applied Area K-M-S |
|-----------|-----------|-----------|----------------|-----------------------|
| Daultabad | 18 | 11 | 7-16 | 0-4-0 |
| | | 12/2 | 5-11 | 2-0-0 |
| | | 20 | 8-0 | 1-6-0 |
| | | 6/2 | 0-14 | 0-14-0 |
| | | 7/1 | 4-14 | 4-14-0 |
| | | 14/2 | 6-12 | 4-0-0 |
| | | 15/2 | 3-4 | 0-8-7 |
| | | 13/1 | 3-2 | 3-2-0 |
| | | 7/2/2 | 0-4 | 0-4-0 |
| | | 8/2 | 2-0 | 2-0-0 |
| | | 14/1 | 0-16 | 0-8-7 |
| | | 15/1/2 | 0-18 | 0-18-0 |
| | | 15/1/3 | 1-18 | 1-1-0 |
| | | 7/2/1 | 0-10 | 0-10-0 |
| | | 8/1 | 5-11 | 5-11-0 |
| | | 6/1/3 | 0-11 | 0-11-0 |
| | | 15/1/1 | 0-8 | 0-8-0 |

Total 28-0-5 or 3.5035 acres

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

For Magic Eye Developers Pvt. Ltd.

[Signature]
Authorised Signatory