

Regd.

From

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

To

1. M/s B.E Office Automation Products Pvt. Ltd,
2. M/s Crazy Land and Housing Pvt. Ltd.
3. M/s Vertex Land and Housing Pvt. Ltd.
4. M/s Lusture Infrastructure Pvt. Ltd.
5. M/s Oscar Land and Housing Pvt. Ltd.
6. M/s Radha Estate Pvt. Ltd.
7. M/s Salmon Land and Housing Pvt. Ltd.
8. M/s Neptune Land and Housing Pvt. Ltd.
- C/o M/s Orris Infrastructure Pvt Ltd
309-310, 3rd Floor, Vipul Agora,
M.G Road, Gurgaon

Memo No. JD(BS)-LC-1750/2008/ 6790

Dated:- 8-8-08

Subject: Grant of licence to develop a Group Housing Colony on the land measuring 25.018 acres falling in the Revenue Estate of Village Badha in Sector-85, Gurgaon Manesar Urban Complex.

Reference your application dated 31.10.2007

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 Group Housing Colony on the land measuring 25.018 acres falling in the Revenue Estate of Village Badha in Sector-85, Gurgaon Manesar Urban Complex has been examined/considered by the department and it is proposed to grant of 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 30 days from the date of issue of this notice, failing which the grant of licence shall be refuse.

2. To furnish 25% Bank Guarantee on account of internal development works and external development charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- | | | |
|------|---------------------------------------|-------------------------|
| i) | Total Area under Group Housing Colony | =25.018 acres |
| ii) | Interim rate for Development | =Rs.25.00 lacs per acre |
| iii) | Cost of Community Facility | =Rs.89.40 lacs |
| iii) | Total cost of Development | =Rs.714.85 lacs |
| iv) | 25% Bank Guarantee required | =Rs.178.72 lacs |

EXTERNAL DEVELOPMENT WORKS:

- | | | |
|------|---------------------------------------|--------------------------|
| i) | Total Area under Group Housing Colony | =25.018 acres |
| ii) | Interim rate for EDC | =Rs.178.31 lacs per acre |
| iii) | Total cost of Development | =Rs.4460.96 lacs |
| iv) | 25% Bank Guarantee required | =Rs.1115.24 lacs. |

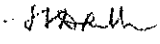
DTCP (HR)

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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. 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 as additional bank guarantee within 30 days on demand.

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 likelihood of substantial

- enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.
3. 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.
 4. To furnish an undertaking that the portion of road which shall form part of the licenced 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.
 5. To deposit an amount of Rs. 1,65,55,036/- (Rs. One Crore Sixty Five Lacs Fifty Five Thousand & Thirty Six only) on account of conversion charges and Rs. 18,79,730/- (Rs. Eighteen Lacs Seventy Nine Thousand Seven Hundred & Thirty only) on account of Deficit License Fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
 6. To submit an undertaking that you will pay the infrastructure development charges @ Rs.1000/- per sq. meter for commercial component area 0.12509 acre and @ Rs.625/- per sq. meter for group housing component area 24.89291 acres in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence. Failing which 18% PA Interest will be liable for the delayed period.
 7. To submit an undertaking that you shall construct the 24 meter wide Internal Circulation road forming part of site area at their own cost and will transfer the same free of cost to the Govt.
 8. To submit an undertaking that they will take permanent access from proposed service road along the development plan road.
 9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
 10. 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 the colonizer.
 11. That you shall submit NOC/clearance as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
 12. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
 13. 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.
 14. The above demand for fee and charges is subject to audit and reconciliation of accounts.
 15. That you shall submit a certificate from DRO that the ownership of the applied land is still with applicants.


Director,
Town and Country Planning,
Haryana, Chandigarh.



To

Regd. Post

M/s Radha Estate Pvt. Ltd.
M/s Elegant Land & Housing Pvt. Ltd.
M/s Salmon Land & Housing Pvt. Ltd.
Mr. Amit Gupta S/o Sh. Vijay Gupta
M/s S. M. Buildcon Pvt. Ltd.
M/s Lusture Infrastructure Pvt. Ltd.
C/o M/s Orris Infrastructure (P) Ltd.
J-10/5, DLF Ph-II,
Mehrauli-Gurgaon Road,
Gurgaon-1220022.

Memo No. LC-1750-B-JE(VA)-2011/10023 Dated: 28/1/11

Subject:- Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 4.05 acres falling in the revenue estate of village Badha, Sector 85, Distt. Gurgaon.

Ref:- Your application dated 13.05.2010 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 RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 4.05 acres falling in the revenue estate of village Badha, Sector 85, 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)	Tentative rates for GH @ ₹ 50.00 Lac per acre	= ₹ 202.50 Lac
B)	Total cost of Internal Development Works	= ₹ 202.50 Lac
C)	25% B.G. on account of IDW	= ₹ 50.625 Lac

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development, 4.03 acres (@ ₹ 213.30 Lac/acre)	= ₹ 859.599 Lac
B)	Charges for Commercial Component, 0.02 acre (@ ₹ 284.602 Lac/acre)	= ₹ 5.69 Lac
C)	Total cost of Development	= ₹ 865.289 Lac
D)	25% bank guarantee required	= ₹ 216.3223 Lac

(38) 437.00

D.G.T.C.P. (HGT) 3/11

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.

The rates of External Development Charges are being levied as interim rates and these are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee, if required as per finalized schedule and submit an undertaking in this regard.


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 ₹ 26,78,871/- on account of conversion charges and ₹ 23,40,100/- 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 ₹ 1,02,74,321/- on account of Infrastructure Development Charges @ ₹ 625/- per sq. m for GH area and ₹ 1000/- per sq. m for Commercial Component 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.

D.G.T.C.P. (Hr) *W. J. G.*

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. That the colonizer shall abide by the policy dated 03.02.2010 related to allotment of EWS plots/flats.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

DGTCP (HR)

19. That you shall submit an affidavit duly attested by the competent authority that the you have not violated the provisions of The Haryana Chandigarh Land Holdings Act, 1972, and that, if it is found at any point of time that the provisions of this Act have been violated, the LOI/License granted in respect of this land shall be deemed to be void *ab initio* and you will indemnify the Director General, Town & Country Planning/Government for any loss due to this misrepresentation.
20. 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 flat holders for meeting the cost of internal development works in the colony.
21. To submit an affidavit from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
23. That you shall submit the Registered Collaboration Agreement from your associate companies as well as individual land owner.
24. 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-1750-B-JE(VA)-2011/

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

To be Read with L. O.I. Memo No. 10025 Date 10/1/16

1. Details of land owned by M/s Radha Estate Pvt. Ltd. Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	26//	5/2	4 - 8

2. Details of land owned by M/s Elegant Land & Housing Pvt. Ltd. Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	26//	15	7 - 8

3. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	26//	24	8 - 0

4. Details of land owned by M/s Radha Estate Pvt. Ltd. 4/5 share, Mr. Amit Gupta S/o Sh. Vijay Gupta 1/10 Share, M/s S.M. Buildcon Pvt. Ltd. 1/10 Share Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	27//	13/2/1	1 - 11
		13/3	0 - 19
			Total 2 - 10

5. Details of land owned by M/s Radha Estate Pvt. Ltd. 8/15 share, Mr. Amit Gupta S/o Sh. Vijay Gupta 1/15 Share, M/s S.M. Buildcon Pvt. Ltd. 1/15 Share, M/s Lusture Infrastructure Pvt. Ltd. 1/3 Share Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	27//	13/4	1 - 16

6. Details of land owned by M/s Salmon land & Housing Pvt. Ltd. 95/166 share, M/s Lusture Infrastructure Pvt. Ltd. 71/166 Share Village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area
			K - M
Badha	27//	19/2	6 - 1
		21/1/1	2 - 5
			Total 8 - 6

G. Total 32 K - 8 M Or 4.05 Acres

Director General
Town & Country Planning
Haryana, Chandigarh