

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

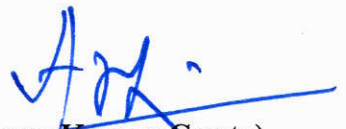
License No. 30 of 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Mahesh Farms Pvt. Ltd., Om Shivam Computer Pvt. Ltd., Om Shivam Software Pvt. Ltd., ARS Infrastructure Pvt. Ltd. in collaboration with Mahesh Farms Pvt. Ltd., 10, Shaheed Bhagat Singh Marg, New Delhi-01 for setting up of residential plotted colony over an area measuring 101.875 acres in the revenue estate of village Taraf Afgan & Risalu, Sector 23, Panipat.

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 General, 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. 375/- per sqm for plotted component and Rs. 750/- per sqm for commercial component, for both the components, 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.
  - (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 construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
  - (v) That licensee company shall pay proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings and at such rates as specified by the Director.
  - (vi) 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.

- (vii) 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.
- (viii) That licensee company shall take permanent access from service road proposed along the development plan road/internal circulation road as the case may be.
- (ix) That licensee company shall integrate the services with Haryana Urban Development Authority services as and when made available.
- (x) That licensee company 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- (xi) 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 they shall 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.
- (xii) 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.
- (xiii) That licensee company 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.
- (xiv) That licensee company shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xv) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xvi) 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.
- (xvii) That licensee company shall use only LED lamps fitting for internal lighting as well as campus lighting.
- (xviii) 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.
- (xix) 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.
- (xx) 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.

- (xxi) That licensee company shall allot EWS category plots as per departmental policy dated 08.07.2013 and as amended from time to time.
- (xxii) That no sale of applied land has taken place after submission of license application.
- (xxiii) 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.
3. That the land falling under Khasra No. 5//11, 12/1, 19/2, 20, 21, 22/1, 6//11/1, 14, 15/1, 16, 17, 21/1, 22, 23, 24/1, 25, 7//15/2/1, 12//4, 13//1, 2/1 of village Risalu has been kept on lien in respect of 25% of salable area, in pursuance of policy dated 12.04.2016, as this is a new licence case. This lien has been executed in lieu of bank guarantees to be submitted against External Development Charges. Further, the licensee company shall have to execute mortgage deed in respect of said area on demand from the Department and submit the copy of the same for office record.
4. The license is valid up to 28/12/2021.

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

Place : Chandigarh


Dated: 29/12/2016.

Endst. No. LC-3192-PA (SN)-2016/ 28348-360

Dated: 29/12/2016

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

1. Mahesh Farms Pvt. Ltd., Om Shivam Computer Pvt. Ltd., Om Shivam Software Pvt. Ltd., ARS Infrastructure Pvt. Ltd. in collaboration with Mahesh Farms Pvt. Ltd., 10, Shaheed Bhagat Singh Marg, New Delhi-01 alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
2. Mahesh Farms Pvt. Ltd., 10, Shaheed Bhagat Singh Marg, New Delhi-01 with a request to submit the copy of lien in favour of नगर तथा ग्राम आयोजना विभाग, हरियाणा सरकार instead of महानिदेशक, जिला नगर योजनाकार विभाग, हरियाणा after necessary correction within 30 days.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HUDA, Panchkula.
5. Managing Director, HVPNL, 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, Rohtak.
9. Superintending Engineer, HUDA, Rohtak alongwith a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak.
12. District Town Planner (E), Panipat along with a copy of agreement.
13. Chief Accounts Officer, O/o DGTCP, Haryana.

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

To be read with Licence No. 30 Dated 29/12/2016.

1. Detail of Land owned By Mahesh Farms Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Risalu	5	1/2	5 - 4
		2	8 - 0
		3	8 - 0
	6	15/2	4 - 4
	5	8	8 - 0
		9	8 - 0
		10	8 - 0
	6	6/1	3 - 12
		15/1	2 - 11
		19/2	4 - 0
		22	8 - 0
		23	8 - 0
	12	2/1	2 - 5
	6	8/2/2	2 - 2
		13/2	3 - 9
	12	6	6 - 7
		7/1	4 - 12
	13	9	7 - 7
		10	6 - 11
	12	4	8 - 0
		7/2	2 - 19
	6	4/2	4 - 13
		7	8 - 0
	7	7/1	4 - 0
	6	14	7 - 7
		16	7 - 8
		17	8 - 0
	5	11	7 - 7
		12/1	3 - 6
	5	12/2	4 - 1
	6	24/1	5 - 12
	1	23	0 - 12
		24	2 - 0
	25	2 - 13	
2	21	2 - 13	
	24	7 - 1	
6	9/2	3 - 16	
	10/1	1 - 18	
8	13/2/1/1	0 - 3	
	14/1/1 Min North	4 - 3	
	15/1 Min North	3 - 17	
	16/1/1	0 - 14	
	16/2/1	0 - 1	
7	9	4 - 7	
	11/1	5 - 7	
6	1	8 - 0	
7	3	4 - 3	
	4	8 - 0	
	5	8 - 0	


  
 D.G. TO. P(H)  
 Jeevan Kishan

Cont. to Page No.-2

To be read with Licenice No. 30 2  
29.12.2016

Detail of Land owned By Mahesh Farms Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)			
Risalu	7	7/2	4 - 0			
		8	7 - 13			
		13/1	5 - 7			
	12		14/2 Min North	3 - 12		
			15	7 - 8		
			16/1 Min North	1 - 9		
	13		3/1/1	5 - 17		
			21 Min North	0 - 1		
	12		16/2/1 Min North	0 - 10		
			16/2/2 Min North	0 - 6		
			16/2/3 Min North	0 - 3		
			16/2/4 Min North	0 - 1		
	13		8/3 Min	1 - 17		
			8/1	0 - 8		
			8/4 Min	1 - 16		
			20/2/4 Min North	0 - 19		
			20/2/5 Min North	0 - 13		
			20/2/6 Min North	0 - 6		
			20/2/7 Min North	0 - 3		
			20/2/1	1 - 1		
			20/2/2	1 - 1		
			20/2/3	1 - 1		
			3/1/2	0 - 3		
			8/2	1 - 18		
			8/5 Min	1 - 14 1/2		
			6		2	8 - 0
					4/1	3 - 7
	8/1	3 - 16				
	9/1	4 - 4				
	2		22	2 - 7		
			23	2 - 2		
	7		23 Min North	6 - 10		
			19/2	0 - 6		
20/1/2/2 Min North			0 - 5			
22/2/1 Min North			1 - 1			
11		3 Min North	0 - 2			
5		23	8 - 0			
13		13/1 Min	5 - 3			
7		24/1	2 - 19			
7		24/2	2 - 13			
7		14/1/1	1 - 18			
		14/2/1	1 - 6			
		14/3/1	0 - 4			
		14/4/2/1	0 - 12			
7		15/2/1	0 - 14			
5		20	8 - 0			
		21	8 - 0			
		22/1	6 - 18			
		24/2	2 - 8			
6		25	7 - 8			
		5	7 - 8			
12		1	7 - 12			
13		1	7 - 12			
		2/1	1 - 16			

  
D.G.C. (P.H.)  
Jeevesh Kumar

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To be read with licence No. 30<sup>3</sup>  
29.12.2016

Detail of Land owned By Mahesh Farms Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)	
Risalu	2	16/1	1 - 13	
		25/2	2 - 0	
	3	20/2/2/2	1 - 6	
		21	8 - 0	
	5	1/1	2 - 16	
	6	5/2	4 - 12	
	13	13/2 Min	1 - 0	
		18/1 Min	3 - 2 ½	
	5	18/1	5 - 6	
	5	19/2	5 - 6	
	5	18/2	2 - 14	
		19/1	2 - 14	
	<b>TOTAL =</b>			<b><u>441-1</u></b>

2. Detail of Land owned By Mahesh Farms Pvt. Ltd. ,Village – Taraf Afgan, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Taraf Afgan	38	23/2	1 - 7
		21/1/2	1 - 16
		22/2	0 - 8
		23/1/1	0 - 18
		24	6 - 6
		23/1/2/1	1 - 1
		22/1	7 - 12
		21/2	0 - 12
	37	6	1 - 0
		7/1	0 - 9
		14/2	1 - 8
		15	4 - 16
		16	3 - 14
		17/1	7 - 0
		22	8 - 0
		23	8 - 0
	38	18	7 - 17
		19	3 - 16
		23/1/2/2	4 - 1
		16/1/1	1 - 0
		27/4/2	3 - 15
	39	9	2 - 4
		12/2	7 - 16
		19/1	4 - 18
		20/1	4 - 0
		20/2	4 - 0
		21	5 - 7
		16/2	4 - 0
	38	17/2	5 - 11
		25	5 - 7
		19/2	3 - 2
	39	22	5 - 13
23		6 - 0	
<b>TOTAL =</b>			<b><u>132-14</u></b>

  
D.G.T.C.P.(HT)  
Fazal Khan

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To be read with licence No. 30/29/2  
4 2016

3. Detail of Land owned By Om Shivam Software Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)	
Risalu	6	21/1	7 - 16\	
		8/2/1	2 - 2	
		13/1	3 - 10	
	7	14/1/2	1 - 18	
		14/2/2	1 - 6	
		14/3/2	0 - 4	
		14/4/2/2	0 - 12	
		16	8 - 0	
		25	8 - 0	
		17	8 - 0	
	11	18/1	6 - 8	
		4 Min North	2 - 11	
	6	11/1	5 - 17	
	7	15/2/2	5 - 4	
		11/2	2 - 15	
		12	8 - 0	
		13/3	2 - 0	
		18/2	1 - 12	
		19/1	7 - 14	
		20/1/2/1	4 - 11	
		22/2/2	0 - 16	
		6	8 - 0	
		<b>TOTAL =</b>		

4. Detail of Land owned By Om Shivam Computer Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)		
Risalu	6	18	8 - 0		
		19/1	4 - 0		
		20	8 - 0		
		12/2	6 - 18		
	13	2/2	6 - 4		
		<b>TOTAL =</b>			<b>33 - 2</b>

5. Detail of Land owned By ARS Infrastructure Pvt. Ltd. ,Village – Taraf Afgan, District Panipat.

Village	Rect. No.	Killa No.	Area ( K - M)
Taraf Afgan	37	24	8 - 0
		25	8 - 0
	38	21/1/1	5 - 12
		41	5/2
	40	1/1	7 - 8
		2	8 - 0
		3	4 - 2
		9	3 - 13
		41	3
	40	4	8 - 0
		5/1	2 - 10
		6	8 - 0
		7	7 - 16
		15	2 - 13
		10	6 - 14
		26	1 - 5

  
D.G.T.O. (P.H.)  
Jalandhar (P.H.)

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Detail of Land owned By ARS Infrastructure Pvt. Ltd. ,Village – Taraf Afgan, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Taraf Afgan	40	1/2	0 - 12
	41	8 Min North	6 - 11
		9/1/1 Min North	1 - 11
		13/1/1 Min North	0 - 3
		<b>TOTAL =</b>	<b>104-0</b>

6. Detail of Land owned By ARS Infrastructure Pvt. Ltd. ,Village – Risalu, District Panipat.

Village	Rect. No.	Killa No.	Area (K - M)
Risalu	5	13	7 - 7

**GRAND TOTAL = 815-0 OR 101.875 ACRES**

  
Director General  
Town and Country Planning,  
Harpora, Chandigarh  
Jaswan Patwari