

To

M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd.,
M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd.,
M/s Four Construction Pvt. Ltd.,
M/s Sartaj Developers and Promoters Ltd.,
M/s Excellent Inframart Pvt. Ltd., M/s North South Properties Pvt. Ltd.,
M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta,
Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash,
C/o M/s Anant Rai Industries Ltd.,
A.R.A Centre, E-2, Jhandewalan Extension,
New Delhi.
E-mail ID: info@anantraj.com

Subject: Letter of Intent to develop a Plotted colony on the land measuring 100.262 acres falling in the revenue estate of Village-Kadarpur, Maidawas, Ullahwas, in Sector-63A Gurgaon-Manesar Urban Complex.

Reference: Your application dated 14.01.2011, 31.05.2011, 03.10.2011 & 02.12.2011 on the subject noted above.

Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a Residential Plotted colony on the land measuring 100.262 acres falling in the revenue estate of village Ullawas, Ghatta & Behrampur, in Sector-63A, Gurgaon-Manesar Urban Complex has been examined/considered by the Department and it is proposed to grant licence to you in associates companies and collaboration with individual landowners for the area details mentioned in the schedule of land enclosed. You are hereby called upon to fulfill the following requirements/conditions laid down in Rule 14 of the Haryana Development and Regulation of Urban Areas Rules, 1975 within a period of sixty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Area under Plotted Colony	= 96.634 acres
ii)	Interim rate for development	=Rs.20.00 lacs per acre
iii)	Total cost of development	=Rs.1932.68 lacs
iv)	Area under Commercial	= 3.628 acres
v)	Interim rate for development	=Rs. 50 lacs
vi)	Total Cost of development	=Rs. 181.4 lacs
vii)	Total Community site	=Rs. 134.10
viii)	Grand Total	=Rs.2248.18 Lac
ix)	25% bank guarantee required	=Rs.562.05 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under Plotted Colony	=96.634 acres
ii)	Interim rate for EDC	=Rs.71.0996 lac per acre
iii)	Total Cost of Development	=Rs.6870.64 lacs
iv)	Area under commercial component	=3.628 acres
v)	Interim rate for development	=Rs.332.036 Lac per acre
vi)	Total cost of development	=Rs.1204.63 Lac
vii)	Grand Total	=Rs.8075.27 lacs
viii)	25% bank guarantee required	=Rs.2018.82 lacs

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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. With an increase in the cost of construction and increase in the number of facilities in Layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

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. The Balance licence fee liable upon you to Rs. 8,88,96,427/- (Rs Eight Crore, Eighty Eight Lac, Ninety Six Thousand, Four hundred Twenty Seven only) may be deposited through bank draft in favour of the Director General, Town and Country Planning, Haryana payable at Chandigarh.
4. The conversion charges are liable upon you to Rs. 8,02,90,262/- (Rs. Eight Core, Two Lac, Ninety Thousand, Two Hundred Sixty Two only) may be deposited through bank draft in favour of the Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. To furnish an undertaking that the portion of the 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 submit an undertaking that you shall construct 12 mtrs wide service roads and 24 mtrs internal circulation plan road passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
7. To submit an undertaking that you shall pay the Infrastructural Development Charges- @ Rs.1000/- per sq meters for area of commercial component, and Rs.500/- per sq meters for area of plotted component in two equal installments. First installment will be payable within sixty days of grant of licence and second installment within six months from the grant of licence, failing which interest @18% PA will be payable for the delayed period.
8. To furnish an undertaking that you shall construct portion of service road, internal circulation roads, forming part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
9. You will complete the demarcation of the layout plan at site within two month from the date of grant of licence and submit the same to District Town Planner Gurgaon under the intimation to this office.
10. To submit an undertaking that you shall integrate the services with the HUDA services as per the approved service plans and as and when made available.
11. To furnish an undertaking that you will have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.
12. To furnish an undertaking to the following effect:
 - i) That I understand that the development/construction cost of 24 m/18m major internal roads is not included in the EDC rates and
 - ii) That I 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
13. To submit an undertaking 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
14. That you will 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.
15. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.
16. That you shall make arrangements 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.

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17. That you shall obtain clearance from competent authority, if required under FLPA, 1900 and any other clearance required under any other law.
18. The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
19. The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
20. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
21. To furnish 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 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.
22. 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
23. You will complete the demarcation of the layout plan at site within two month from the date of grant of licence and submit the same to District Town Planner, Gurgaon under intimation to this office.
24. That colonizer shall abide by the policy relating to allotment of EWS plot dated 03.02.2010.
25. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010 (duly hosted on website namely www.tcpharyana.gov.in).
26. To submit an indemnity bound to indemnifying the DTCP regarding land under acquisition process.
27. That you will intimate your official Email ID and the correspondence to this ID by the Department will be treated legally.
28. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by M/s Anant Raj Industries Ltd. with individual land owners to the effect that:
 - a. The developer company, i.e., M/s Anant Raj Industries Ltd. shall be responsible for compliance of all terms & conditions of license/ provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
 - b. The agreement shall be irrevocable and no modification/ alteration etc. in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
29. The above demanded fee and charges are subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)

Director General,
Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-2543/DS(R)-2011/ 19315-16 Dated: 22/12/11

A copy is forwarded to the following alongwith copy of land schedule and to verify demarcation of site as per this office memo no Misc-2072/JD (BS) /2010/11451-83 dated 14/09/2010.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon

(Jitender Sihag)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh