

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

Licence No. 83 of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to DHL Infratech Pvt. Ltd., C/o B-10, Lawrence Road, Industrial Area, Delhi - 110035 for setting up of AFFORDABLE RESIDENTIAL PLOTTED Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 8.19375 acres under migration policy dated 18.02.2016 from the Licence No. 53 of 2014 dated 20.06.2014 falling in the revenue estate of village Kheri Sadh Sector-27A Rohtak.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
  - a) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout/building 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) 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 Act, 1975.
  - d) You shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e) 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 Areas Restriction of Unregulated Development Act, 1963.
  - f) You have read and understand the contents of Affordable Plotted Housing Policy Deen Dayal Jan Awas Yojna-2016 and you shall abide by the terms and conditions of this policy are letter and spirit.
  - g) You will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as earmarked on the layout plan of the colony. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
  - h) You understand that the development/construction cost of 24 m/18 m 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - i) You shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before

  
D.T.C.P. (H<sub>2</sub>)




- j) 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 Haryana Urban Development Authority or any other execution agency.
- k) 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.
- l) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) You shall use only LED fitting for internal lighting as well as campus lighting.
- n) 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.
- o) You shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- p) It will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- q) You shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- r) That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016
- s) You have understood that clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted.
- t) You 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.
- u) You 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.
- v) No further sale of the licence applied land has taken place after submitting the application for grant of license and site is free from litigation/acquisition.
- w) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- x) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.



Government Renewable Energy Department and shall be made operational where applicable before applying for an occupation certificate.

- z) You shall construct the access to the site upto higher order road and will not raise any construction in the area falling under 12 m wide service road/green belt.
- aa) That you shall follow the provisions of The Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- bb) That you shall abide by the terms & conditions of the policy dated 08.02.2016 (DDJAY) and other directions given by the Director time to time to execute the project.
3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 06/10/2022.

Dated: The 07/10/2017  
Chandigarh

  
(T.L. Satyaprakash, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Endst. No. LC-3534- PA (SN)-2017/ 25446 Dated: 09-10-2017

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

1. DHL Infratech Pvt. Ltd., C/o B-10, Lawrence Road, Industrial Area, Delhi - 110035 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout 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, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Jhajjar along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

To be read with license No. 83 dated 07/10 of 2017

**Detail of land owned by DHL Infratech Pvt. Ltd; Distt. Rohtak**

Village	Rect.No	Killa No	Area (K-M-S)
Kheri Sadh	37	21/1	0-8
		22/3	2-16
		23/1/2	0-19
	38	25	8-0
	37	22/1	2-16
	38	16	8-0
	37	21/2	7-12
		23/2/2/1	0-12
		19	8-0
		22/2	2-8
	38	17	8-0
		24	8-0
	37	20	8-0
		Total	65-11

OR 8.19375 Acres

Note;- Killa No 37//19 Min (0-5-0),20 Min (2-4-1),38//16 Min (1-18-2) and 17 Min (0-13-1) total 5K-0M-4S having 19 of plots of category C are under mortgage.

  
Director,  
Town & Country Planning  
Haryana  
Jeevan  
(JEEVAN ARORA)



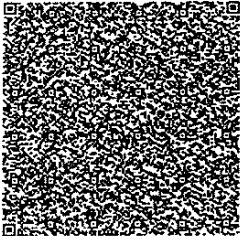
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## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL82778658795413P
Certificate Issued Date	: 16-May-2017 11:30 AM
Account Reference	: IMPACC (PF)/ dl763913/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL76391366247280295846P
Purchased by	: DHL INFRATECH PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DHL INFRATECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: DHL INFRATECH PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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FORM LC-IV

(See Rule 11)

Agreement by owner of land intending to setup a Colony

This agreement made on the 07<sup>th</sup> day of Oct, 2017 between M/s DHL Infratech Pvt. Ltd. a Company registered under the Companies Act having its registered office at B-10, Lawrence Road, Industrial Area, Delhi-110035 (hereinafter called the "owner") of the one part

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.stamptstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DHL Infratech Pvt. Ltd

*[Signature]*  
Authorized Signatory

and the Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.


Whereas the owner is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into residential/commercial/industrial colony;

And whereas under rule 11, one of the conditions for the grant of licence is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up a colony at village Kheri Sadh, Sector-27, Rohtak, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner the owner hereby conveys as follows: -
  - (a) That the owner shall be responsible for the maintenance and upkeep of 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 under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.
  - (b) That the owner shall deposit fifty percent of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that this amount shall only be utilized by the owner towards meeting cost of internal development works in the colony.
  - (c) That the owner shall permit the Director or other officer authorised by him in this behalf to inspect the execution of the layout, and the development works in the colony and the coloniser shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with licence granted.
  - (d) That the owner shall pay proportionate development charges as and when, required and as determined by the Director in respect of external development charges.

DHL Infratech Pvt. Ltd.

  
Auth. Signatory



  
D.T.C.P. (Hr.)

(e) That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the owner.

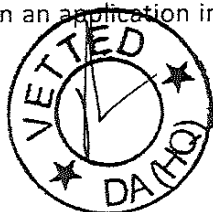
2. Provided always and it is hereby agreed that if the owner shall commit any breach of the terms and conditions of this agreement or violate any provision of the Act or these rules, then and in any such case, and notwithstanding the waiver of any previous cause or right, the Director, may cancel the licence granted to him.
3. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under the Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank guarantee in that events shall stand forfeited in favour of the Director.
4. The stamp and registration charges on this deed shall be borne by the owner.
5. The expression that 'owner' herein before used shall include his hirers, legal representatives, successors and permitted assigns.
6. After the layout and development works completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the owner demortgage the 15% saleable area, mortgage on the account of BG required to be deposited against the cost of internal development works. However before demortgage of the said area the owner has to submit bank guarantee equivalent to 1/5<sup>th</sup> of the bank guarantee required to be deposited as per rules 11(a) and rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule 16 or either in case the owner is relieved of the responsibilities in this behalf by the Government.

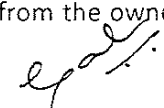
OR

After the layout and development works or part there of in respect of the colony or part three of have been completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the owner release the

DHL Infrastructure Pvt. Ltd.

  
Auth. Signatory



  
D.T.C.P. (Hr.)

bank guarantee or part thereof as the case may be, provided that if the completion of the colony is taken in parts only the part of bank guarantee corresponding to the part of the colony completed shall be released and provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the colony or the part thereof as the case may be for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.

In witness where of the coloniser and the Director have signed this deed on the day and year first above written.

1. Witnesses:-

2. *[Signature]*
3. Dharmendra Jadoo  
1094, Sector 15 Chandigarh

The owner *[Signature]*  
Name Ajay Goyal  
Date DHL Infratech Pvt. Ltd.

Auth. Signatory

Dated.....

Director

Town & Country Planning Haryana, Chandigarh

for & on behalf of the Governor of Haryana

2. Pushpender
3. 535, Sector-20
4. Chandigarh

Dated.....



*[Signature]*  
Director  
Town & Country Planning  
Haryana, Chandigarh





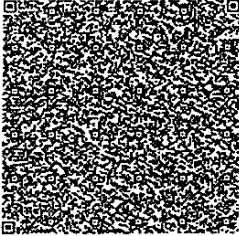
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### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL82780014818807P  
Certificate Issued Date : 16-May-2017 11:32 AM  
Account Reference : IMPACC (PF)/ dl763913/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL76391366247105585460P  
Purchased by : DHL INFRATECH PVT LTD  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DHL INFRATECH PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : DHL INFRATECH PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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FORM LC-IVB

[See Rule 11(l)(h)]

Bilateral Agreement by owner of land intending to setup a Plotted Colony Under Deen Dayal  
Jan Awas Yojna-2016

This agreement made on the 07<sup>th</sup> day of OCT, 2017 between M/s DHL Infratech  
Pvt. Ltd. a Company registered under the Companies Act having its registered office at B-10,  
Lawrence Road, Industrial Area, Delhi-110035 (hereinafter called the "owner") of the one part

DHL INFRATECH PVT. LTD.



D.T.C.P. (Hf.)

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

and the Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.


And whereas under rule 11, one of the conditions for the grant of licence is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up of a residential plotted colony on the land measuring 8.19375 Acres falling in the revenue estate of village Kheri Sadh, Sector-27, Rohtak, Haryana.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS

1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions of this Bilateral Agreement, the owner, the legal representatives, authorized agents, assignees, executors etc., shall be bound by the terms and conditions of this bilateral agreement executed by the owner the owner here under convents as follows: -
2. That the owner would be free to sell the residential as well as commercial plots of the colony in the open market.
3. That the owner shall submit the list of allottee(s) to the Director twice a year.
4. That the record of such allotment shall be open for inspection by the state Government.
5. That the owner shall derive maximum net profit @15% of the total project cost of development of a colony after making provision of statutory taxes. In case the net profit exceeds 15% after completion of the project period, surplus amount shall either be deposited within two months in the State Government treasury by the owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the resident therein.
6. That the owner shall submit the following certificates to the Director within (90) ninety days of the full and final completion of the project from a Chartered Accountant that the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project Cost of the Scheme.

DHL Infratech Pvt. Ltd.

  
Auth. Signatory

  
D.T.C.P. (Hr.)



7. That the Colonizer will transfer 10% area of the licensed colony free of cost to the Government for the provision of the community facilities. This will give the flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in the optimal utilization of the area. Further, the cost of the area so transferred shall not be recovered from the allottee(s) in any case.
8. That the owner shall responsible for the maintenance and up keep of 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 under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.
9. That the owner shall deposit 30% of the amount realized by him from plot holders from time to time within (10) ten days of its realization in a separate account to be maintained in the Scheduled bank and that this amount shall only be utilize in construction works in the colony.
10. That the owner shall permit the Director or other officer authorised by him in this behalf to inspect the execution of the layout, and the development works in the colony and the coloniser shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with licence granted.
11. That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of colony.
12. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. (this clause will not be applicable in case, the 15% of saleable area is mortgaged on the account of the said bank guarantee).
13. That the owner shall abide all the terms and conditions of the policy for affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016.
14. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

*[Handwritten signature]*



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D.T.C.P. (Hq)