

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

Licence No. 18 of 2020

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Dharmender Bhandari S/o D.P. Bhandari, Sunil Satija S/o T.L. Satija, Bestech India Pvt. Ltd. In collaboration with Bestech India Pvt. Ltd., Bestech House, 51, Sector 44, Gurugram-122002 for setting up of Plotted Commercial Colony on an area measuring 4.60 acres (under migration policy dated 18.02.2016 amendment dated 10.07.2019 from licence no. 75 of 2011 dated 06.09.2011 granted for commercial colony) in the revenue estate of village Hayatpur, Sector- 88, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Commercial 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:-
  - i. You will pay the Infrastructure Development Charges amounting to Rs. 71,51,747/- @ Rs. 1,000/- per sq. mtr for the commercial area (150 FAR), in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - iii. You shall maintain and upkeep of 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.
  - iv. You shall construct portion of service 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.
  - v. You shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
  - vi. You shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
  - vii. 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.
  - viii. You have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- ix. You 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.
- x. 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 Shahri Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. You shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiii. You shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. You shall permit the Director or any other office 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.
- xvii. You shall not give any advertisement for sale of commercial area before the approval of layout plan/zoning plans of the same.
- xviii. You shall 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.
- xix. You shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the plot as and when scheme is launched.
- xx. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant firm would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxi. You firm shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.

Director  
Town & Country Planning  
Haryana, Chandigarh

- xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the building/zoning plans.
- xxv. You shall get the revised zoning plan for licence no. 280 of 2007, 111 of 2008 and 205 of 2008 after excluding area which is part of licence no. 75 of 2011 which is being migrated.
3. You shall clear the outstanding EDC against licence no. 93 of 2013, 22 of 2012, 88 of 2012, 90 of 2012, 75 of 2013, 40 of 2013 & 76 of 2013 within six months from the issuance of licence.
  4. You shall get extend the validity of BG upto 5 years (from the date of grant of license) and submit the same within 30 days from grant of license.
  5. You shall not make any advertisement for sale of this project and will not create any third party rights before the receipt of report of District Town Planner, Gurugram regarding receipt of no objection from any allottee/ public.
  6. In compliance of advertisement made as per condition no 10 of LOI dated 06.07.2020, if any objection is received pertaining to 3<sup>rd</sup> party rights from any allottees, the license shall be void-ab-intio.
  7. The licence is valid up to 27/07/2025.

  
 (K. Makrand Pandurang, IAS)  
 Director, Town & Country Planning  
 Haryana, Chandigarh

Place : Chandigarh  
 Dated: 28/07/2020.

Endst. No. LC-4199/Asstt.(AK)-2020/ 13283

Dated: 29-07-2020

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

1. Dharmender Bhandari S/o D.P. Bhandari, Sunil Satija S/o T.L. Satija, Bestech India Pvt. Ltd. In collaboration with Bestech India Pvt. Ltd., Bestech House, 51, Sector 44, Gurugram-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

(Rajesh Kaushik)  
 District Town Planner (HQ)  
 For: Director, Town & Country Planning  
 Haryana Chandigarh

**Detail of land owned by Bestech India Pvt. Ltd.**

Village	Rect.No	Killa No	Area (K-M)
Hayatpur	63	13/2	4-18
		14/1	4-0
		17/2/1	3-10
		18	8-0
		23/1	1-18
		<b>Total</b>	<b>22-6</b>

**Detail of land owned by Bestech India Pvt.Ltd.2/3 share, Dharmendra Bhandari  
S/o D.P Bhandari 1/6 share, Sunil Satija S/o T.L. Satija 1/6 share**

Village	Rect.No	Killa No	Area (K-M)
Hayatpur	63	14/2	4-0
		15	8-0
		17/1/1	2-10
		<b>Total</b>	<b>14-10</b>

**Grand Total=36K-16M or 4.60 acres**

  
Director,  
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Haryana  
