

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

License No. 57 of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Experion Reality Pvt. Ltd. (earlier known as SKN Developers Pvt. Ltd.), Experion Real Estate Developers Pvt. Ltd. (earlier known as KNS Real Estate Developers Pvt. Ltd.), Moksha Buildtech Pvt. Ltd., Marcon Developers Pvt. Ltd., Sophia Constructions Ltd., Avighna Buildwell Pvt. Ltd., Premier Infradevelopers Pvt. Ltd., Brahma Buildwell Pvt. Ltd., Sumel Buildtech Pvt. Ltd., Sumel Projects Pvt. Ltd., Sumel Developers Pvt. Ltd., C/o Experion Developers Pvt. Ltd., F-9, 1st Floor, Manish Plaza -I, Plot No. 7, MLU, Sector 10, Dwarika, New Delhi for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 100.48125 acres falling in the revenue estate of village Dharampur, Sector 108 Distt. Gurgaon.

1. The particulars of the land wherein the aforesaid 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 granted is subject to the following conditions:
 - a) That the Plotted Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - 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 there under are duly complied with.
 - c) That the demarcation plan of the Plotted Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. That the licensee shall construct the portion of service road falling through your side at your own cost and entire road shall be transferred to the Government free of cost.
4. That the portion of Sector/Master plan road which shall form part of the licensed area shall 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.
5. That the licensee will not give any advertisement for sale of plots/shops/office/floor area in colony before the approval of layout plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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.
10. That the colonizer shall abide by the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS plots/flats.
 11. That at the time of booking of the plots/flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
 12. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
 13. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
 14. 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.
 15. That you shall pay labour cess as per policy dated 04.05.2010.
 16. That the grant of present license is apropos the indemnity bond furnished by you dated 20.06.2013 and is subject to the outcome of final decision any legal pronouncement by any court of law.
 17. The license is valid up to 10/7/2017.

Dated: The 11/7/2013
Chandigarh

Anurag Rastogi
(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2755-JE (VA)/2013/ 45618

Dated: 12/7/13

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

1. ✓ Experion Reality Pvt. Ltd. (earlier known as SKN Developers Pvt. Ltd.), Experion Real Estate Developers Pvt. Ltd. (earlier known as KNS Real Estate Developers Pvt. Ltd.), Moksha Buildtech Pvt. Ltd., Marcon Developers Pvt. Ltd., Sophia Constructions Ltd., Avighna Buildwell Pvt. Ltd., Premier Infradevelopers Pvt. Ltd., Brahma Buildwell Pvt. Ltd., Sumel Buildtech Pvt. Ltd., Sumel Projects Pvt. Ltd., Sumel Developers Pvt. Ltd., C/o Experion Developers Pvt. Ltd., F-9, 1st Floor, Manish Plaza -I, Plot No. 7, MLU, Sector 10, Dwarika, New Delhi 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, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P. B. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

3. Moksha Buildtech Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area		
			K	M	
Dharampur	12	8	8	0	
		13	7	7	
	3	20/2	1	0	
		21/1/1	0	16	
		21/2/1	0	4	
	4	24/1	4	9	
		25	8	0	
	3	10	1	19	
		4	4	7	9
			5	3	2
			6	7	8
			7/2	6	16
			8	8	0
			9	8	0
			10/1	2	0
			11	8	0
			20	8	0
			21/1	4	9
			21/2	2	18
	11		26	0	5
28			0	6	
18/1			4	9	
TOTAL			102	17	

4. Moksha Buildtech Pvt. Ltd. (71/160) Share, Marcon Developers Pvt. Ltd. (89/160) Share, Distt. Gurgaon.

Village	Rect.No.	Killa No.	T. Area	
			K	M
Dharampur	11	13	8	0

5. Moksha Buildtech Pvt. Ltd. (14/16) Share, Sophia Constructions Ltd. (2/16) Share, Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	12	2	5	10
		3/1	6	18
		9	7	12
		12	8	7
TOTAL			28	7

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DETC (Mr.)
 Chief

6. Avighna Buildwell Pvt. Ltd., Distt. Gurgaon

Village	Rect. No.	Killa No.	T. Area			
			K	M		
Dharampur	12	14	8	0		
		15	8	0		
		16/1	4	0		
		17/1	4	0		
	13	11	8	0		
		17	8/7	0	17	
	9/2		3	16		
	10/2		3	5		
	11/1		1	14		
	12/1		2	0		
	13/1		1	5		
	5		23/2/1	2	2	
			24/1	4	0	
	TOTAL			50	19	

7. Marcon Developers Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	5	19	8	0
		20/2	4	0
		21/1	4	0
	6	25	7	11
		28	0	8
	9	5	8	0
		6	7	8
	5	17	8	0
		16	6	16
		25/1	2	18
		13/2	4	0
		18	8	0
		21/2	3	17
		22	8	0
		23/1	3	16
		26	0	10
		10	1	7
	2/1		7	11
	3/1		4	0
	TOTAL			104

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D.G.T.C.P. (Hr.)
E. H. H.

8. Premier Infradevelopers Pvt. Ltd., Distt Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	5	11/1	0	8
	6	6/2	2	15
		14	7	0
		15	8	0
		16/1	0	19
		16/2	0	9
		17/1	7	11
		18/1	3	0
		23	8	0
		26	0	8
		TOTAL	38	10

9. Brahma Buildwell Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area		
			K	M	
Dharampur	4	12	8	0	
		13	8	0	
		14	8	0	
		17/1	4	13	
		18/1	4	13	
		19/1	4	13	
		11	1	8	0
			2/1	4	8
	8		8	0	
	9		8	0	
	TOTAL		66	7	

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D.G.T.C.P. (Hr)
C/W

10. Brahma Buildwell Pvt. Ltd.(14/16) Share, Sophia Constructions Ltd. (1/8) Share,
Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	4	15	7	18
		16	7	18
		17/2	3	7
		18/2	3	7
		19/2	3	2
		22/1	2	5
		23/1	4	9
	3	30	0	4
		11	7	12
		12	1	8
		TOTAL	41	10

11. Sophia Constructions Ltd., Distt. Gurgaon.

Village	Rect.No.	Killa No.	T. Area	
			K	M
Dharampur	5	4	7	7
		5	6	16
		6	7	8
		7	8	0
		13/1	4	0
		14	8	0
		TOTAL	41	11

12. Sumel Buildtech Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	12	16/2	4	0
		17/2	4	0
		18/1	5	18
		23/2	6	0
		24	8	0
		25	8	0
		13	21/1	6
	TOTAL		42	10

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D.G.T.C.P. (M.C.)
Chh...

13. Sumel Projects Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area		
			K	M	
Dharampur	2	23	7	3	
		24	3	16	
		18/1	1	8	
		29	0	9	
		30	0	8	
		4	1	8	0
	4	2	8	0	
		3	8	0	
		10/2	6	0	
		3	19/2	4	8
		20/1	6	9	
		21/1/2	5	8	
	3	21/2/2	1	11	
		22/1	2	8	
		22/2	0	10	
		17	8/4	0	19
		9/1	4	4	
		10/1	3	15	
	17	11/2	4	16	
		12/2	6	0	
		13/2	6	15	
	5	11/2	7	12	
		12	8	0	
		20/1	4	0	
	6	16/3	6	2	
		17/2	0	9	
		24	7	15	
		27	0	9	
	9	4	8	0	
		TOTAL	132	14	

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D.G.T.C.P. (Mr.)
Chk

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To be read with Licence No. 57/11 F
2013.

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14. Sumel Developers Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area	
			K	M
Dharampur	4	22/2	4	10
		11	3	12
	11	3	8	0
		4	7	17
		5	7	17
	12	1	9	4
		TOTAL	41	0
			K	M

GRAND TOTAL:

803 17

OR 100.48125 Accs.


Director General
Town and Country Planning,
Haryana, Chandigarh
Chhoti

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

To

Experion Developers Pvt. Ltd. & Others
F-9, First Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector 10, Dwarka
New Delhi-110075

Memo No:-LC-2755-PA(SN)-2017/ 17869 Dated: 25/7/2017

Subject: Renewal of Licence No. 57 of 2013 dated 11.07.2013 granted for setting up Residential Plotted colony over an area measuring 100.48125 acres in Sector 108, Gurugram.

Reference: Your application dated 06.06.2017 on the subject cited above.

1. Licence No. 57 of 2013 dated 11.07.2013 granted for setting up of Residential Plotted colony over an area measuring 100.48125 acres in Sector 108, District Gurugram Manesar Urban Complex is hereby renewed up to 10.07.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get approved the Electrical Service Plan/Estimates from the competent authority within a current validity period of the licence.
4. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
5. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2755/PA(SN)/2017/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account officer of this Directorate with request to provide the revised schedule of EDC as per EDC Relief Policy dated 12.04.2016.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


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

ORDER

Whereas, Licence no. 57 of 2013 dated 11.07.2013 granted to Experion Developers Pvt. Ltd. & Others for setting up of Residential Plotted colony over an area measuring 100.48125 acres in Sector 108, District Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 17.07.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 6,000/-. Colonizer has deposited the composition fee vide DD no. 042296 dated 15.07.2017.


3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2017.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-2755/PA(SN)/2017/ A876 Dated: 25/7/2017

A copy is forwarded to the following for information and necessary action:-

- ✓ 1. Experion Developers Pvt. Ltd. F-9, First Floor, Manish Plaza-1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi-110075
2. Chief Accounts Officer of this Directorate.


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