

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

Licence No. 68 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Commander Realtors Pvt. Ltd., Auspicious Infrastructure Pvt. Ltd. Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., Buzz Hotels Pvt. Ltd., High Responsible Realtors Pvt. Ltd., Hi-Energy Realtors Pvt. Ltd., High Star Builders Pvt. Ltd., Ireo Pvt. Ltd., Ornament Realtors Pvt. Ltd., Regal Green Lands Pvt. Ltd., Five Rivers Buildcon Pvt. Ltd., C/o Suposhaa Realcon Pvt. Ltd., Regd. Office:- 94, T/F, Triveni Apartment, Jhilmil Colony, ESI Hospital, Delhi-110095. for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 20.60902 acres (an area measuring 18.09027 acres under migration from licence no. 63 of 2009, (13.0278 acres), licence no. 107 of 2010, (2.0125 acres), licence no. 60 of 2012 (1.41875 acres) & licence no. 26 of 2009 (1.63125 acres) under migration policy dated 18.02.2016 alongwith additional area of 2.51875 acres) Sector 61, District Gurugram. The licence is granted subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony is to be set up, are given in the schedule of land 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 you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
 - c) 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.
 - d) That 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


Director
Town & Country Planning
Haryana, Chandigarh

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.

- e) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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.
- g) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- h) That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.
- i) That you 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.
- j) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- k) 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 Haryana Shahari Vikas Pradhikaran.
- l) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- o) That you shall use only LED fitting for internal lighting as well as campus lighting.
- p) 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.

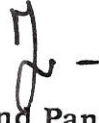
- q) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- r) That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- s) That 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.
- t) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- u) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- v) That 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.
- w) That 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- x) That no further sale has taken place after submitting application for grant of licence.
- y) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- bb) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water

(Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- cc) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- dd) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury, if applicable.
- ee) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues, if applicable.
- ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
- gg) The implementation of such mechanism shall, however, have no bearing on EDC installments schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule, if applicable.
- hh) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- ii) That you shall construct the part of 24 mtr. wide internal circulation road with the approval of MCG before approval of zoning plan.

In case of non compliance of any of the licence condition listed above, the said licence shall become null and void, ab-intio.

3. The licence is valid up to 15/09/2026.


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

Place : Chandigarh

Dated: 16/09/2021.

Endst. No. LC-4339/JE.(VA)/2021/ 23157.

Dated: 16/9/21.

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

1. Suposhaa Realcon Pvt. Ltd., Regd. Office:- 94, T/F, Triveni Apartment, Jhilmil Colony, ESI Hospital, Delhi-110095 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. Commander Realtors Pvt. Ltd., C-4, 1st Floor Malviya Nagar, New Delhi-110017.

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

1. Land owned by Auspicious Infrastructure Pvt. Ltd

Village	Rect. No.	Killa No.	Total Area		Taken Area		
			K	M	K	M	
Ullawas	10	15/1	1	14	1	3	
		16	8	0	8	0	
		17	8	18	8	18	
		25/1/1/1	2	3	2	3	
	11	11	6	8	1	5	
		12	1	17	0	10	
		19	2	4	2	4	
		20	7	8	7	8	
		Total				31	11

2. Land owned by Auspicious Infrastructure Pvt. Ltd (1/3share) Regal Green Land Pvt. Ltd. (2/3 share).

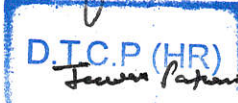
Village	Rect. No.	Killa No.	Total Area		Taken Area		
			K	M	K	M	S
Ullawas	10	18	8	0	0	17	4
Total			0	17	4		

3. Land owned by Commander Realtors Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Taken Area		
			K	M	K	M	
Ullawas	9	16	8	0	8	0	
		10	11min	0	1	0	1
		13/2	3	10	0	13	
		20	7	8	7	8	
	11	14	7	10	3	2	
		15	8	19	6	1	
		16	8	0	8	0	
		17	8	0	8	0	
		24	8	0	8	0	
		25	8	0	8	0	
		12	21/1	6	10	6	10
	22/1		4	13	4	13	
	Total				68	8	

4. Land owned by Hi-Energy Realtors Pvt. Ltd (120/161 share) Commander Realtors Land Pvt. Ltd. (41/161 share).

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	11	18	8	2	8	2
		23	8	1	8	1
Total				16	3	

M. J.


5. Land owned by Buzz Hotels Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	12	19	3	9	3	9
		20	9	5	9	5
Total			12	14	12	14

6. Land owned by High Star Builders Pvt. Ltd. (214/325 share), Auspicious Infrastructure Pvt. Ltd. (8/65 share), & Ornamental Realtors Pvt. Ltd. (71/325 share).

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	12	11/1	1	8	1	8
		12	9	12	9	12
Total			11	0	11	0

7. Land owned by Adson Software Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	12	10	7	4	1	5
		11/2	0	16	0	16
Total			2	1	2	1

8. Land owned by IREO Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	10	10	7	8	0	3
		11min	6	15	2	2
Total			2	5	2	5

9. Land owned by Five Rivers Bulidcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas	12	23/1/1	0	4	0	4
Total			0	4	0	4





10. Land owned by Commander Realtors Pvt. Ltd. (1125/2276 share), Ireo Pvt. Ltd. (116/2276 share), Regal Green Land Pvt. Ltd. (435/2276 share), High Star Builders Pvt. Ltd. (41/2276 share), High Responsible Realtors Pvt. Ltd. (388/2276 share), & Bulls Realtors Pvt. Ltd. (171/2276 share).

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Ullawas		68/2/1	4	6	1	2
		68/2/4	3	10	3	3
		68/2/8	21	12	11	12
		323/1-3/3	1	14	1	9
		322/2	0	6	0	2
Total					17	8

11. Land owned by Hi-Energy Realtors Pvt. Ltd. (168/173 share), Commander Realtors Pvt. Ltd. (5/173 share).

Village	Rect. No.	Killa No.	Total Area		Taken Area	
			K	M	K	M
Behrampur	17	9/2	5	1	2	4
		13/1/1	0	2	0	2
Total					2	6

Grand Total 164 -17-4
Or 20.60902 acres


Director,
Town & Country Planning
Haryana
Jaswan / Anand