

ORDER

Whereas, Licence no. 03 of 2020 dated 17.01.2020 was granted to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., and Best City Projects (India) Pvt. Ltd. in collaboration with Herman Properties Pvt. Ltd. for setting up of affordable residential plotted colony under DDJAY on the land measuring 10.71875 acres falling in the revenue estate of village Shimla Mulana, Sector-40, Panipat under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.


2. And, whereas, an application was received on 31.08.2020 with the request to transfer the licence in favour of Eldeco Green Park Infrastructure Ltd. as per the provisions of Rule 17 of Rules 1976. It was also requested to grant permission under the policy provisions dated 18.02.2015 to change the developer from Herman Fin Properties Pvt. Ltd. to Eldeco Green Park Infrastructure Ltd. The request was considered and in-principle approval in this regard was issued vide memo dated 03.08.2021 with the directions to pay requisite fee & charges and submission of other documents within prescribed period.

3. And whereas, after fulfillment of terms and conditions of the in-principle approval dated 03.08.2021, the above said licence is hereby transferred in favour of Eldeco Green Park Infrastructure Ltd. subject to the followings:-

- a) The terms & conditions as stipulated in the above said licence will remain the same and duly complied with by the transferee company in letter & spirit.
- b) The new entity shall be responsible for compliance of all provisions of Act 8 of 1975 & Rules 1976.
- c) The transferee company will abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 03 of 2020 dated 17.01.2020 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:


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

Endst. No. LC-3726-JE(MK)/2021/ 32970 Dated 28-12-2021

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

- 1) Eldeco Green Park Infrastructure Ltd., Regd Office 201-212, Second Floor, Splendor Forum, Jasola District Centre, Jasola, New Delhi 110025.
- 2) Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., & Best City Projects (India) Pvt. Ltd., C/o Herman Properties Pvt. Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8
- 3) Chief Administrator, HSVP, Panchkula.
- 4) Director, Urban Estates Department, Haryana, Panchkula.
- 5) Superintending Engineer, HSVP, Rohtak.
- 6) Land Acquisition Officer, Rohtak.
- 7) Senior Town Planner, Rohtak.
- 8) District Town Planner, Panipat.
- 9) Chief Accounts Officer of this Directorate.

(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Revised land schedule

Detail of land owned by Eldeco Green Park Infrastructure Ltd.

Village	Khasra	Area (B-B-B)	
SimlaMolana	447	3-0-0	
	448	3-0-0	
	458	3-0-0	
	459	3-0-0	
	467/1	0-17-0	
	463	3-0-0	
	464	3-0-0	
	465	3-0-0	
	466/1	0-7-0	
	471/2	0-12-0	
	472	3-0-0	
	460	3-0-0	
	449	3-0-0	
	450	0-15-0	
	451	3-3-0	
	452	1-10-0	
	455	2-2-0	
	456	3-3-0	
	457	3-0-0	
	453	3-0-0	
	454	3-0-0	
	Total		51B-9B OR 10.71875 Acres ✓

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Director,
Town & Country Planning
Haryana
Praveen Kumar

Directorate of Town & Country Planning, Haryana

Ayojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

ORDER

Whereas, Licence no. 04 of 2020 dated 17.01.2020 was granted to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., and Kuldeep Singh Sons Pvt. Ltd. in collaboration with Herman Properties Pvt. Ltd. for setting up of affordable residential plotted colony under DDJAY on the land measuring 13.65625 acres falling in the revenue estate of village Shimla Mulana, Sector-40, Panipat under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

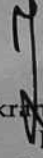
2. And, whereas, an application was received on 31.08.2020 with the request to transfer the licence in favour of Eldeco Green Park Infrastructure Ltd. as per the provisions of Rule 17 of Rules 1976. It was also requested to grant permission under the policy provisions dated 18.02.2015 to change the developer from Herman Fin Properties Pvt. Ltd. to Eldeco Green Park Infrastructure Ltd. The request was considered and in-principle approval in this regard was issued vide memo dated 03.08.2021 with the directions to pay requisite fee & charges and submission of other documents within prescribed period.

3. And whereas, after fulfillment of terms and conditions of the in-principle approval dated 03.08.2021, the above said licence is hereby transferred in favour of Eldeco Green Park Infrastructure Ltd. subject to the followings:-

- a) The terms & conditions as stipulated in the above said licence will remain the same and duly complied with by the transferee company in letter & spirit.
- b) The new entity shall be responsible for compliance of all provisions of Act 8 of 1975 & Rules 1976.
- c) The transferee company will abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 04 of 2020 dated 17.01.2020 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:


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

Endst. No. LC-3728-JE(MK)/2021/ 32988 Dated 28-12-2021

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

- 1) Eldeco Green Park Infrastructure Ltd., Regd Office 201-212, Second Floor, Splendor Forum, Jasola District Centre, Jasola, New Delhi 110025.
- 2) Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., and Kuldeep Singh Sons Pvt. Ltd. in collaboration with Herman Properties Pvt. Ltd., Wz-48, Khampur, West Patel Nagar, New Delhi-8
- 3) Chief Administrator, HSVP, Panchkula.
- 4) Director, Urban Estates Department, Haryana, Panchkula.
- 5) Superintending Engineer, HSVP, Rohtak.
- 6) Land Acquisition Officer, Rohtak.
- 7) Senior Town Planner, Rohtak.
- 8) District Town Planner, Panipat.
- 9) Chief Accounts Officer of this Directorate.


(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.4 dated 17.01.2020

Revised land schedule

Detail of land owned by Eldeco Green Park Infrastructure Ltd.

Village	Khasra	Area (B-B-B)
SimlaMolana	445	3-0-0
	446	3-0-0
	382	1-19-0
	386	3-0-0
	402/1	1-10-0
	402/2	1-10-0
	403/1	1-10-0
	404/2	2-0-0
	405/1	1-1-0
	405/2	1-19-0
	406/1/1	0-18-0
	407/1/1	0-18-0
	408/1/1	0-11-0
	409	3-0-0
	410	1-16-0
	358/2/1	0-15-0
	358/1	0-9-0
	358/2/2	0-11-0
	358/3	1-5-0
	359	0-18-0
	399	3-0-0
	379	3-0-0
	380	0-6-0
	381	0-15-0
	383	3-0-0
	387	3-0-0
	391	3-0-0
	392	3-0-0
	393	3-0-0
	394	3-0-0
	395	3-0-0
	396	3-0-0
	398	3-0-0
	Total	65B-11B OR 13.65625 Acres


Director,
Town & Country Planning
Haryana
Jawan Khan

Directorate of Town & Country Planning, Haryana
Ayojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

ORDER

Whereas, Licence no. 05 of 2020 dated 17.01.2020 was granted to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., and Best City Projects (India) Pvt. Ltd. in collaboration with Herman Properties Pvt. Ltd. for setting up of affordable residential plotted colony under DDJAY on the land measuring 10.96875 acres falling in the revenue estate of village Shimla Mulana, Sector-40, Panipat under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

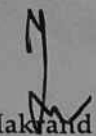
2. And, whereas, an application was received on 31.08.2020 with the request to transfer the licence in favour of Eldeco Green Park Infrastructure Ltd. as per the provisions of Rule 17 of Rules 1976. It was also requested to grant permission under the policy provisions dated 18.02.2015 to change the developer from Herman Fin Properties Pvt. Ltd. to Eldeco Green Park Infrastructure Ltd. The request was considered and in-principle approval in this regard was issued vide memo dated 03.08.2021 with the directions to pay requisite fee & charges and submission of other documents within prescribed period.

3. And whereas, after fulfillment of terms and conditions of the in-principle approval dated 03.08.2021, the above said licence is hereby transferred in favour of Eldeco Green Park Infrastructure Ltd. subject to the followings:-

- a) The terms & conditions as stipulated in the above said licence will remain the same and duly complied with by the transferee company in letter & spirit.
- b) The new entity shall be responsible for compliance of all provisions of Act 8 of 1975 & Rules 1976.
- c) The transferee company will abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 05 of 2020 dated 17.01.2020 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:


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

Endst. No. LC-3724 JE(MK)/2021/ 32979 Dated 28-12-2021

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

- 1) Eldeco Green Park Infrastructure Ltd., Regd Office 201-212, Second Floor, Splendor Forum, Jasola District Centre, Jasola, New Delhi 110025.
- 2) Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd., & Best City Projects (India) Pvt. Ltd., C/o Herman Properties Pvt. Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8
- 3) Chief Administrator, HSVP, Panchkula.
- 4) Director, Urban Estates Department, Haryana, Panchkula.
- 5) Superintending Engineer, HSVP, Rohtak.
- 6) Land Acquisition Officer, Rohtak.
- 7) Senior Town Planner, Rohtak.
- 8) District Town Planner, Panipat.
- 9) Chief Accounts Officer of this Directorate.

/

(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.5. Dated 17.01.2020

Revised land schedule

Detail of land owned by Eldeco Green Park Infrastructure Ltd.

Village	Khasra	Area (B-B-B)	
SimlaMolana	432/2	1-16-0	
	397	3-0-0	
	400	3-0-0	
	425/1	1-1-0	
	427	3-0-0	
	428	3-0-0	
	429	3-0-0	
	441	3-0-0	
	442	3-0-0	
	443	3-0-0	
	444	3-0-0	
	430	1-0-0	
	432/1	2-14-0	
	434	1-17-0	
	436	3-0-0	
	437	2-5-0	
	438	3-0-0	
	439	3-0-0	
	440	3-0-0	
	435	3-0-0	
	Total		52B-13B OR 10.96875 Acres


Director,
Town & Country Planning
Haryana
Jaswanjit Kaur

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh

FORM LC -V
(See Rule 12)

License No. 03. of 2020

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt. Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8 for setting up of an Affordable Plotted Colony over an area measuring 10.71875 acres in the revenue estate of village Shimla Maulana, Sector-40, Panipat.

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) To deposit a sum of Rs. 1,70,208/- @ Rs. 375/- per Sqm for the plotted area and Rs. 750/- for the commercial component in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) 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 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.
 - c) That you shall integrate the services with HSVP services as and when made available in future.
 - d) 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.
 - e) That you will transfer 10% area of the licenced 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 will be earmarked on the layout plan to be approved alongwith the license.


Director
Town & Country Planning
Haryana, Chandigarh

- f) 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.
- g) 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.
- h) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- i) That 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.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) 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.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.
- o) That 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.
- p) 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.

- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) 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.
- t) 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 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. (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)
- u) That no further sale has taken place after submitting application for grant of license.
- v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- y) That applicant shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and 18.02.2016 (Migration) and other direction given by the Director time to time to execute the project.
- z) 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

3. The licence is valid up to 16.01.2025.



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

Dated: 17.01.2020

Place: Chandigarh

Endst. No. LC-3726- JE(MK)-2020/ 1754

Dated: 21-01-2020

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

- 1 Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt.

Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat.
12. District Town Planner, Panipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

/ (Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 03 dated 17/01/2020 of 2020

Detail of land owned by Herman Fin Properties Ltd. 417/1347 share
Detail of land owned by Jassum Realtors Pvt. Ltd. 930/1347 share

Village	Khasra	Area (B-B-B)
Simla Molana	447	3-0-0
	448	3-0-0
	Total	6-0-0

Detail of land owned by Jassum Construction Pvt. Ltd.

Village	Khasra	Area (B-B-B)
Simla Molana	458	3-0-0
	459	3-0-0
	467/1	0-17-0
	463	3-0-0
	464	3-0-0
	465	3-0-0
	466/1	0-7-0
	471/2	0-12-0
	472	3-0-0
	460	3-0-0
	Total	22-16-0

Detail of land owned by Best City Projects Pvt. Ltd.

Village	Khasra	Area (B-B-B)
Simla Molana	449	3-0-0
	450	0-15-0
	451	3-3-0
	452	1-10-0
	455	2-2-0
	456	3-3-0
	457	3-0-0
	453	3-0-0
	454	3-0-0
	Total	22-13-0

Grand Total 51B-9B OR10.71875 Acres

Note:- Khasra no. 449min(1B-6B-12B),450min(0B-13B-6B),451min(0B-10B-5B),452min(0B-19B-18B),454min(0B-2B-13B) total 3B-12B-14B is under mortgage.


Director,
Town & Country Planning
Haryana
Jassum Realtors

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh

FORM LC -V
(See Rule 12)

License No. 04. of 2020

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt. Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8 for setting up of an Affordable Plotted Colony over an area measuring 13.65625 acres in the revenue estate of village Shimla Maulana, Sector-40, Panipat.

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) To deposit a sum of Rs. 44,27,686/- @ Rs. 375/- per Sqm for the plotted area and Rs. 750/- for the commercial component in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) 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 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.
 - c) That you shall integrate the services with HSVP services as and when made available in future.
 - d) 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.
 - e) That you will transfer 10% area of the licenced 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 will be earmarked on the layout plan to be approved alongwith the license.

Director
Town & Country Planning
Haryana, Chandigarh

per line

- f) 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.
- g) 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.
- h) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- i) That 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.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) 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.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.
- o) That 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.
- p) 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.

- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) 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.
- t) 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 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. (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)
- u) That no further sale has taken place after submitting application for grant of license.
- v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- y) That you shall abide the all term & conditions of permission granted by NHAI.
- z) That applicant shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and 18.02.2016 (Migration) and other direction given by the Director time to time to execute the project.
- aa) 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

3. The licence is valid up to 16.01.2025.



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

Dated: 17.01.2020

Place: Chandigarh

Endst. No. LC-3728- JE(MK)-2020/ 1768

Dated: 21-01-2020

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

- 1 Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt.

Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat.
12. District Town Planner, Panipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

(Savita/Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 04 dated 17/01/2020 of 2020

Detail of land owned by Herman Fin Properties Ltd. 417/1347 share

Detail of land owned by Jassum Realtors Pvt. Ltd. 930/1347 share

Village	Khasra	Area (B-B-B)
Simla Molana	445	3-0-0
	446	3-0-0
	Total	6-0-0s

Detail of land owned by Herman Fin Properties Ltd.

Village	Khasra	Area (B-B-B)	
Simla Molana	382	1-19-0	
	386	3-0-0	
	402/1	1-10-0	
	402/2	1-10-0	
	403/1	1-10-0	
	404/2	2-0-0	
	405/1	1-1-0	
	405/2	1-19-0	
	406/1/1	0-18-0	
	407/1/1	0-18-0	
	408/1/1	0-11-0	
	409	3-0-0	
	410	1-16-0	
		Total	21-12-0

Detail of land owned by Kuldip Sons Pvt. Ltd.

Village	Khasra	Area (B-B-B)
Simla Molana	358/2/1	0-15-0
	358/1	0-9-0
	358/2/2	0-11-0
	358/3	1-5-0
	359	0-18-0
		Total


Detail of land owned by Jassum Construction Pvt. Ltd.

Village	Khasra	Area (B-B-B)	
Simla Maulana	399	3-0-0	
	379	3-0-0	
	380	0-6-0	
	381	0-15-0	
	383	3-0-0	
	387	3-0-0	
	391	3-0-0	
	392	3-0-0	
	393	3-0-0	
	394	3-0-0	
	395	3-0-0	
	396	3-0-0	
	398	3-0-0	
		Total	34-1-0

Grand Total

65B-11B OR 13.65625 Acres

Note:- Khasra no.403/1min(0B-4B-10B),402/1min(0B-12B-2B),445min(1B-13B-0B), 446 min(1B-8B-19B),392min(0B-4B-10B),379min(0B-3B-17B) Total 4B-3B-3B is under mortgage.


Director,
Town & Country Planning
Haryana
Jassum Construction

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh

FORM LC -V
(See Rule 12)

License No. 05. of 2020

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt. Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8 for setting up of an Affordable Plotted Colony over an area measuring 10.96875 acres in the revenue estate of village Shimla Maulana, Sector-40, Panipat.

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) To deposit a sum of Rs. 1,72,013/- @ Rs. 375/- per Sqm for the plotted area and Rs. 750/- for the commercial component in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) 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 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.
 - c) That you shall integrate the services with HSVP services as and when made available in future.
 - d) 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.
 - e) That you will transfer 10% area of the licenced 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 will be earmarked on the layout plan to be approved alongwith the license.


Director
Town & Country Planning
Haryana, Chandigarh
Agilwa

- f) 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.
- g) 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.
- h) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- i) That 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.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) 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.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.
- o) That 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.
- p) 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.

- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) 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.
- t) 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 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. (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)
- u) That no further sale has taken place after submitting application for grant of license.
- v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- y) That applicant shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and 18.02.2016 (Migration) and other direction given by the Director time to time to execute the project.
- z) 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

3. The licence is valid up to 16.01.2025.

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

Dated: 17.01.2020,
Place: Chandigarh

Endst. No. LC-3727- JE(MK)-2020/ 1782

Dated: 21-01-2020

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

1. Herman Fin Properties Ltd., Jassum Realtors Pvt. Ltd., Jassum Construction Pvt. Ltd & Best City Projects Pvt. Ltd., in collaboration with Herman Properties Pvt.

Ltd., WZ-48, Khampur, West Patel Nagar, New Delhi-8, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat.
12. District Town Planner, Panipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 05 dated 17/01/2020

Detail of land owned by Herman Fin Properties Ltd. 417/1347 share


Detail of land owned by Jassum Realtors Pvt. Ltd. 930/1347 share

Village	Khasra	Area (B-B-B)	
Simla Molana	432/2	1-16-0	
	397	3-0-0	
	400	3-0-0	
	425/1	1-1-0	
	427	3-0-0	
	428	3-0-0	
	429	3-0-0	
	441	3-0-0	
	442	3-0-0	
	443	3-0-0	
	444	3-0-0	
	430	1-0-0	
	Total		30-17-0

Detail of land owned by Best City Projects Pvt. Ltd.

Village	Khasra	Area (B-B-B)	
Simla Molana	432/1	2-14-0	
	434	1-17-0	
	436	3-0-0	
	437	2-5-0	
	438	3-0-0	
	439	3-0-0	
	440	3-0-0	
	435	3-0-0	
	Total		21-16-0
	Grand Total		52B-13B OR 10.96875 Acres

Note:- Khasra no.434min(0B-13B-0B),435min(0B-18B-2B),436min(1B-7B-10B),437min(1B-1B-5B) Total 3B-19B-17B is under mortgage.


Director,
Town & Country Planning
Haryana
Jassum Realtors