

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

Licence No. 94. of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sagardutt Builders & Developers Pvt. Ltd., Akina Builders & Developers Pvt. Ltd., Ophira Builders & Developers Pvt. Ltd., DLF Home Developers Ltd. & DLF Utilities Ltd. In collaboration with DLF Ltd., DLF Centre, Sansad Marg, New Delhi-110001 for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (Under migration of an area measuring 12.1155 acres from license No. 28 of 2013 granted for GH (12.153 acre) & an area measuring 10.056 acres from license No. 83 of 2010 granted for Low Cost/AGH (10.056 acres) alongwith additional area measuring 4.74725 acres) falling in the revenue estate of village Hayatpur, Sector-93, Distt. Gurugram.

1. The License 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 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 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 18/24/30m 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 Shahri Vikas Pradhikaran services as and when made available.
 - h) That you shall 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


Director
Town & Country Planning
Haryana, Chandigarh

Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- i) 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.
- j) That you understand that the development/construction cost of 24 m/18m 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 24m/18m wide major internal roads as and when finalized and demanded by the Department.
- k) 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.
- l) 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 Shahri Vikas Pradhikaran.
- m) 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.
- n) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) 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.
- p) That you shall use only LED fitting for internal lighting as well as campus lighting.
- q) 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.
- r) 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.
- s) 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.
- t) 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.

- u) 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.
- v) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- w) 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.
- x) 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.
- y) That no further sale has taken place after submitting application for grant of licence.
- z) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- aa) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- bb) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- cc) 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.
- dd) 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.
- ee) That you shall be bound by the provisions of the Zonal Master Plan prepared for the Eco-Sensitive Zone of the Sultanpur National Park as well as MOEF, Govt. of India notification dated 27.01.2010 in this regard.
- ff) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- gg) That you shall remove the unauthorized construction existing at site before grant of completion certificate.

2. The license is valid up to 11/11/2026.

Dated: The 12/11/2021,
Chandigarh


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

Endst. No. LC-4223/Asstt.(MS)/2021/ 29053

Dated: 16-11-2021

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

1. Sagardutt Builders & Developers Pvt. Ltd., Akina Builders & Developers Pvt. Ltd., Ophira Builders & Developers Pvt. Ltd., DLF Home Developers Ltd. & DLF Utilities Ltd. In collaboration with DLF Ltd DLF Centre, Sansad Marg, New Delhi-110001 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
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, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.
16. PM (IT Cell) update the status in departmental website.

(S.K. Sehwat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 94 Dated 12/11/ of 2021

Detail of land owned by Sagardutt Builders & Developers Pvt.ltd.

Village	Rect. No.	Killa No.	Area K-M
Hayatpur	33	13/2	6-18
		14/1/2min	2-1
	34	19/2/2	1-14
		20/2/2	0-2
	37	13/2	1-15
		14/1	4-0
		Total	16-10

Detail of land owned by Akina Builders & Developers Pvt.ltd.

Hayatpur	33	18	8-0
		19	8-0
	34	16/2	7-10
		17/2	6-5
		18/1/1/2	2-17
		19/1/2	0-2
		21/2	6-16
	37	22	7-7
		16	8-0
		20/1	3-10
		19/2	7-18
	38	2	7-15
		3	8-0
		20/1	5-7
		Total	87-7

Detail of land owned by Ophira Builders & Developers Pvt.ltd.

Hayatpur	33	20	8-0
		21	7-7
		22	7-7
	38	8	7-18
		9	7-16
		12	8-0
		13/1	7-12
	Total	54-0	

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D.T.C.P (HR)

[Signature]

Detail of land owned by DLF Home developers Ltd.

Hayatpur	37	5/2	1-13
		6	8-0
		15	8-0
		17	8-0
		18	8-0
		19/1	0-2
	38	14/5	0-4
		18	8-0
		19	8-0
		Total	49-19

Detail of land owned by DLF Utilities Ltd.

Village	Rect. No.	Killa No.	Area K-M
Hayatpur	37	24/1	1-13
		25/1	1-13
	38	20/2	2-13
		21/1	1-12
		Total	7-11

Grand Total

215K-7M

Or 26.91875 acres


Director,
Town & Country Planning
Haryana 

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: <http://tcpharyana.gov.in>

Regd.
To

(LC-III, See Rule 10)

Sagardutt Builders & Developers Pvt. Ltd.,
Akina Builders & Developers Pvt. Ltd.,
Ophira Builders & Developers Pvt. Ltd.,
DLF Home Developers Ltd. &
DLF Utilities Ltd.
In collaboration with DLF Ltd
DLF Centre, Sansad Marg,
New Delhi-110001.

Memo No. LC-4223/Asstt.(MS)/2021/2343/ Dated: 20-09-2021

Subject:- Letter of Intent - Grant of licence for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (Under migration of an area measuring 12.1155 acres from license No. 28 of 2013 granted for GH (12.153 acre) & an area measuring 10.056 acres from license No. 83 of 2010 granted fir Low Cost/AGH (10.056 acres) alongwith additional area measuring 4.74725 acres) falling in the revenue estate of village Hayatpur, Sector-93, Distt. Gurugram.

Please refer to your application dated 17.12.2020 on the above cited subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Affordable Plotted Colony (DDJAY-2016) over an area measuring 26.91875 acres (Under migration of an area measuring 12.1155 acres from license No. 28 of 2013 granted for GH (12.153 acre) & an area measuring 10.056 acres from license No. 83 of 2010 granted fir Low Cost/AGH (10.056 acres) alongwith additional area measuring 4.74725 acres) falling in the revenue estate of village Hayatpur, Sector-93, Distt. Gurugram has been examined/considered by the Department under the policy issued vide memo no PF-27A/2700 dated 08.02.2016 and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

2. To furnish the bank guarantees on account of Internal Development Charges and the External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- Residential component = 25.842 acres x Rs. 20.0 Lacs = Rs. 516.84 Lacs
- Commercial component = 1.07675 acre x Rs 50.0 Lacs = Rs. 53.838 Lacs
- Total amount of IDW = Rs. 570.678 against which 25% BG amounting to Rs. 142.6695 is required to be deposited or to mortgage 15% of saleable area.

EXTERNAL DEVELOPMENT CHARGES

- Total EDC amount required for the area 10.056+4.74725 = Rs. 1725.8619 lacs
- An amount to be deposited = Rs. 431.465 Lacs
- 25% BG Required = Rs. 323.60 Lacs

* **Note:-** An amount of Rs.1412.51 Lacs against EDC for area 12.1155 has been adjust from parent licence no. 28 of 2013.

(C). It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-. Specimen copies of the said agreements are enclosed herewith for necessary action. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020:-

- I. 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.*
- II. 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.*
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.*
- IV. The implementation of such mechanism shall, however, have no bearing on EDC installment 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.*

4. That applicant company shall deposit an amount of **Rs. 2,54,69,361/-** (Rupees Two Crore Fifty Four Lacs Sixty Nine Thousand Three Hundred Sixty One Only) on account of license fee to be deposited online at website i.e. www.tcpharyana.gov.in.

5. That applicant company shall deposit an amount of **Rs. 73,42,181/-** (Rupees Seventy Three Lacs Forty Two Thousand One Hundred Eighty One

Director
Town & Country Planning
Haryana Government

Only) on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in

6. To deposit an amount of **Rs. 1725.8619 lacs** on account of External Development Charges in favour of Director, Town & country Planning, Haryana, Chandigarh through online on e-payment portal of the Department. You have option to either make payment of complete amount of EDC in compliance of LOI before grant of licence or 25% of same in compliance of LOI and balance 75% in Six half yearly instalments each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh. Further, as per policy dated 05.12.2018, 25% recovery before grant of license i.e. Rs. 431.465 lacs alongwith Bank Guarantee of Rs. 323.60 lacs (valid at least for five years) i.e. equal to 25% of balance amount of Rs. 1294.3969 lacs against EDC.
7. To furnish the Bank Guarantee of **Rs. 142.6695** lacs on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. You have an option to mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - i. That you will pay the Infrastructure Development Charges amounting to Rs. 3,23,50,564/- (Three Crore Twenty Three Lacs Fifty Thousand Five Hundred Sixty Four Only) 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. 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.
 - iii. You shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
 - iv. 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.

- v. 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 workout 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.
- vi. 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.
- vii. 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.
- viii. 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 Shehri Vikas Pradhikaran Authority.
- ix. You shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. 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.
- xii. You shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. 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.
- xiv. 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- xv. 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.

- xvi. 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.
 - xvii. 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.
 - xviii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - xix. 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.
 - xx. 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.
 - xxi. That no further sale has taken place after submitting application for grant of licence.
 - xxii. You shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
 - xxiii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - xxiv. You shall abide by the terms and conditions of the policy notified on 01.04.2016.
 - xxv. That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
 - xxvi. 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.
 - xxvii. 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) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
9. You shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.

10. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
11. You shall earmark 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.
12. You will intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.
13. You shall give public notice in three leading newspapers of English and Hindi (2+1) published in the District, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate part Licence no. 28 of 2013 and 83 of 2010 granted for setting up of Group Housing colony for taking licence of Affordable Plotted Colony (DDJAY-2016) and company has not created any third party rights on the applied land under migration policy on an area measuring (12.1155 + 10.056) 22.1715 acres. If allottee of the licenced colony (under Licence No. 28 of 2013 and 83 of 2010) has any objection to the above stated migration, the same may be submitted in the office of District Town Planner, Gurugram within 30 days from the date of issue of public notice. You shall submit report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottees (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 30 days time of public notice.
14. To submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
15. You shall remove the unauthorized construction existing at site before grant of licence.
16. To submit an undertaking that you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
17. You shall complete the demarcation at site within 60 days from date of issuance of license and will submit the demarcation plan in office District Town Planner, Gurugram under intimation to this office.

DA/Schedule of land.




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

Endst. LC-4223/Asstt.(MS)/2021/

Dated:

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram with a request that after examination of the proposal in respect of objections on migration of licence, forward to this office within 7 days from the receipt of report from concerned District Town Planner, Gurugram. If the matter is delayed by the concerned officer for more than 7 days, the cause of delay shall be mentioned in the report. The policy dated 07.02.2017 is available on website www.tcpharyana.gov.in.
4. District Town Planner, Gurugram, with the direction to submit report for condition no. 15 of above and to verify demarcation at the site and also you shall forward the proposal in respect of objections on migration of licence and objections received if any to Senior Town Planner, Gurugram alongwith recommendation within 7 days from the receipt of report from colonizer. The policy dated 07.02.2017 is available on website www.tcpharyana.gov.in.
5. CAO O/o DTCP, Haryana.
6. PM (IT Cell) website O/o DTCP, Haryana.
7. DUE, Panchkula with a request to submit a report that the applicant company had deposited an amount of Rs. 5,92,396/- alongwith interest, received against land acquisition compensation quā 0K-6M, (Khasra no. 33//14/1/2 min, village Hayatpur, District Gurugram.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 2343 Dated 20-09-2021 of 2021

Detail of land owned by Sagardutt Builders & Developers Pvt.ltd.

Village	Rect. No.	Killa No.	Area K-M
Hayatpur	33	13/2	6-18
		14/1/2min	2-1
	34	19/2/2	1-14
		20/2/2	0-2
		13/2	1-15
	37	14/1	4-0
		Total	16-10

Detail of land owned by Akina Builders & Developers Pvt.ltd.

Hayatpur	33	18	8-0
		19	8-0
	34	16/2	7-10
		17/2	6-5
		18/1/1/2	2-17
		19/1/2	0-2
		21/2	6-16
		22	7-7
	37	16	8-0
		20/1	3-10
		19/2	7-18
	38	2	7-15
		3	8-0
		20/1	5-7
		Total	87-7

Detail of land owned by Ophira Builders & Developers Pvt.ltd.

Hayatpur	33	20	8-0
		21	7-7
		22	7-7
	38	8	7-18
		9	7-16
		12	8-0
		13/1	7-12
	Total	54-0	

D.T.O.P (HR)
R.S. Jha

Detail of land owned by DLF Home developers Ltd.

Hayatpur	37	5/2	1-13
		6	8-0
		15	8-0
		17	8-0
		18	8-0
		19/1	0-2
	38	14/5	0-4
		18	8-0
		19	8-0
		Total	49-19

Detail of land owned by DLF Utilities Ltd.

Village	Rect. No.	Killa No.	Area K-M
Hayatpur	37	24/1	1-13
		25/1	1-13
	38	20/2	2-13
		21/1	1-12
		Total	7-11
		Grand Total	215K-7M
			Or 26.91875 acres ✓


Director,
Town & Country Planning
Maryana



हरियाणा HARYANA

FORM LC - IV B

51AA 562957

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP
AFFORDABLE PLOTTED COLONY

This Agreement is made and executed at Chandigarh on this 12th day of November 2021.

BETWEEN

M/s Sagardutt Builders & Developers Pvt. Ltd., M/s Akina Builders & Developers Pvt. Ltd., M/s Ophira Builders & Developers Pvt. Ltd., M/s DLF Utilities Ltd., having their registered office at 1st floor, Shopping Mall, Arjun Marg, DLF City Ph I, Gurugram, and M/s DLF Home Developers Ltd. having its registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram through their Authorised Signatory Ms. Vandana Arora, in collaboration with M/s DLF Limited, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase I, Gurugram, through its Authorised Signatory Sh. Deepak Bhandari (hereinafter called the "owner") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.

.....of the One Part;

AND

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the "Director")

.....of the Other Part;

M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.

DLF Limited

Vandana
(VANDANA ARORA)
Authorised Signatory

M
Director
Town & Country Planning
Haryana, Chandigarh

Deepak
(DEEPAK BHANDARI)
Authorised Signatory

Contd...Pg/2

WHEREAS in addition to agreement executed in pursuance of the provisions of Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") and the conditions laid down therein for grant of licence, the Owner/Developer shall enter into a Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the licence finally granted for setting up of a Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy, 2016, over an area measuring 26.91875 acres (under Migration of Licence Nos. 28 of 2013 & 83 of 2010), falling in the revenue estate of Village Hayatpur, Sector 93, Gurugram, being developed by DLF Limited.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH IS AS FOLLOWS:

1. In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said colony on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, his partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the owner hereunder covenanted by him.
2. That the Owner/Developer shall be free to sell the residential plots as well as commercial plots of the colony in the open market.
3. That the record of such allotment shall be open for inspection by the State Government.
4. That the Owner/Developer shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit exceed 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 residents therein.
5. That the Owner/Developer shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant that overall net profits (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
6. That the Owner/Developer shall 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 facilities infrastructure at sector level and accordingly make provisions. Since, the area will be received in compact block, it will help in the optimal utilization of the area. Further, the cost of area so transferred shall not be recovered from the allottee(s) in any case.
7. That the Owner/Developer 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 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority as the case may be.
8. That the Owner/Developer shall deposit thirty percent of amount realized by him from flat holders from time to time within ten days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and construction works in the colony.
9. That the Owner/Developer shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.

M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.


(VANDANA ARORA)
Authorised Signatory


Director
Town & Country Planning
Haryana, Chandigarh

DLF Limited


(DEEPAK BHANDARI)
Authorised Signatory

Contd...Pg/3


10. 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 the colony.
11. 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/Developer shall submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan (this clause is not applicable in case, the 15% of saleable area is mortgaged on the account of the said Bank Guarantee).
12. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of DDJAY-2016 Policy as amended from time to time, which shall be followed in letter & spirit.
13. The terms and condition of the policy parameters as prescribed under the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 Policy dated 08.02.2016 as amended from time to time and enclosed as Annexure-1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
14. That all plots in the project shall be allotted strictly as per the DDJAY-2016 Policy as amended from time to time.
15. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
16. That the Owner/Developer shall complete the project within seven years (5 + 2 years) from date of grant of licence, after getting the licence renewed, as per Clause 1 (ii) of the policy notified on 01.04.2016.
17. That any other condition which the Director may think necessary in public interest can be imposed.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.


M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.



(VANDANA ARORA)
Authorised Signatory

DLF Limited


(DEEPAK BHANDARI)
Authorised Signatory

WITNESSES:

1. 
Amit Kumar
1st floor, DLF Gateway Tower, Ph III,
Gurugram

2. 
Mukesh Dangwal
1st floor, DLF Gateway Tower, Ph III,
Gurugram


Director
Town & Country Planning
Haryana, Chandigarh



हरियाणा HARYANA

FORM LC - IV

51AA 562958

AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AFFORDABLE PLOTTED COLONY

This Agreement is made and executed at Chandigarh on this 12th day of November 2021.

BETWEEN

M/s Sagardutt Builders & Developers Pvt. Ltd., M/s Akina Builders & Developers Pvt. Ltd., M/s Ophira Builders & Developers Pvt. Ltd., M/s DLF Utilities Ltd., having their registered office at 1st floor, Shopping Mall, Arjun Marg, DLF City Ph I, Gurugram, and M/s DLF Home Developers Ltd. having its registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram, through their Authorised Signatory Ms. Vandana Arora, in collaboration with M/s DLF Limited, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase I, Gurugram, through its Authorised Signatory Sh. Deepak Bhandari (hereinafter called the "owner") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.

.....of the One Part:

AND

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the "Director")

.....of the Other Part:

M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.

DLF Limited

V Arora
(VANDANA ARORA)
Authorised Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

[Signature]
(DEEPAK BHANDARI)
Authorised Signatory

Contd...Pg/2

WHEREAS the Owner/Developer is in possession of or otherwise well entitled to the Land mentioned in the Annexure hereto for the purpose of converting into Affordable Plotted Colony.

AND WHEREAS under Rule 11, one of the conditions for grant of licence is that the Owner/Developer shall enter into Agreement for carrying out and completion of development works in accordance with the Licence finally granted for setting up an Affordable Plotted Colony under Deen Dayal Awas Yojna Policy, 2016, over an area measuring 26.91875 acres, (under Migration of Licence Nos. 28 of 2013 & 83 of 2010), falling in the revenue estate of Village Hayatpur, Sector 93, Gurugram, being developed by DLF Limited.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the owner, hereby covenants as follows :-

1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued thereunder from time to time.
2. That the Owner/Developer has been charged proportionate External Development Charges (EDC) @ Rs. 234.63 lacs per acre for Group Housing component and Rs. 313.06 lacs per acre for Commercial component for the EDC paid for licence no. 28 of 2013 dated 17.05.2013 under policy for Migration of licence.
3. That however, there are no dues on account of External Development Charges, as all EDC has already been paid through adjustment, as per Migration Policy dated 18.02.2016 and Notification dated 06.09.2021.
4. That the rates, schedule, terms and condition of EDC as mentioned above may be revised by the Director during the licence period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of licence.
5. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
6. That the Owner/Developer shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DGTCP till the services are made available from the external infrastructure to be laid by HSVP.
7. That the Owner/Developer shall deposit thirty percent of amount realized by him from flat holders from time to time within ten days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and construction works in the colony.
8. No third party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
9. The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of licence as per applicable legal provision.

M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.


(VANDANA ARORA)
Authorised Signatory


Director
Town & Country Planning
Haryana, Chandigarh.

DLF Limited


(DEEPAK CHANDARI)
Authorised Signatory

10. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the licence and applicable legal provisions.
11. That the Owner/Developer shall complete the project within seven years (5 + 2 years) from date of grant of licence, after getting the licence renewed, as per Clause 1 (ii) of the policy notified on 01.04.2016.
12. That the Owner/Developer 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 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority as the case may be.
13. That the Owner/Developer shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.
14. 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/Developer.
15. Provided always and it is hereby agreed that should the Owner/Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to him.
16. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said colony from the Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner/Developer and deposit the same with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said colony shall be responsibility of the Owner/Developer, for which the Owner/Developer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.
17. That the "Ultimate Power Load Requirement" for the group housing project shall be conveyed by the owner to the concerned power utility, with a copy to the Director within two months period from the date of grant of licence to enable provision of site within licenced land for transformers/switching station/electric sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
18. *The Developer shall complete ID works within four years of grant of licence.*
The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
19. That any other condition which the Director may think necessary in public interest can be imposed.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

M/s Sagardutt Builders & Developers Pvt. Ltd.,
M/s Akina Builders & Developers Pvt. Ltd.,
M/s Ophira Builders & Developers Pvt. Ltd.,
M/s DLF Utilities Ltd.,
M/s DLF Home Developers Ltd.

VANDANA
(VANDANA ARORA)
Authorised Signatory

M
Director
Town & Country Planning
Haryana, Chandigarh

DLF Limited

DEEPAK BHANDARI
Authorised Signatory

WITNESSES:

1. *Amit*
Amit Kumar
1st floor, DLF Gateway Tower, Ph III,
Gurugram

2. *Mukesh Dangwal*
Mukesh Dangwal
1st floor, DLF Gateway Tower, Ph III,
Gurugram