


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

Licence No. 104 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 2.08125 acres in addition to their already granted Licence No. 119 of 2011 dated 28.12.2011 (100.262 acres) and Licence no. 71 of 2014 dated 29.07.2014 (7.8625 acres) falling in the revenue estate of village Kadarapur and Ullawas, Sector 63A of Gurugram-Manesar Urban Complex.


1. The Licence is granted subject to the following conditions:
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to 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 Government 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 have no objection in the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - f) That you shall arrange electric connection from outside source for electrification of your colony from HVPN/DHBVNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of


Director
Town & Country Planning
Haryana, Chandigarh

- external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- g) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- h) That you shall use only LED fittings for internal lighting as well as campus lighting.
- i) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- j) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- k) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- n) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- p) You shall get the 66 KV HT line laid underground/shifted before approval of zoning plan of Nursing Home.
- q) That you shall deposit the labour cess, as applicable as per Rule.

2. The licence is valid up to 06/09/2024.

Dated: The 07/09/2019.
Chandigarh



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

Endst. No. LC-2543-C-JE (VA)-2019/ 21912

Dated: 09-09-2019

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

1. ✓ Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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.


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

To be read with License no...104.....dated.....07/09/2019

1. Detail of land owned by Hamara Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	21/2	4-4
Ullawas	38	16/2	0-12
	39	8/2	1-0
		Total	5-16

2. Detail of land owned by Four Star Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	4	12/2	3-10
		13/1/2	2-2
		13/2/2	1-14
Ullawas	40	12/2	1-0
		Total	8-6

3. Detail of land owned by Kausar Leasing Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	20/1/2	2-11
		Grand Total	16-13

OR 2.08125 Acres

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Director,
Town & Country Planning
Haryana