

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

Licence No. 114. of 2019

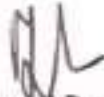

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to SAS Servizio Pvt. Ltd. In collaboration with Experion Developers Pvt. Ltd. 2nd Floor, Plot No. 18, Institutional area, Sector 32, Gurugram for setting up of Residential Plotted Colony over an additional area measuring 16.03125 acres in the revenue estate of village Dharpura, Sector 108, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a. That you will pay the Infrastructure Development Charges amounting to Rs. 3,31,98,048/- @ Rs.1,000/- per sq. mtr for the commercial area (175 FAR) and Rs. 500/- per Sq. Mtr. For Plotted component 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.
  - b. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and 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.
  - c. 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.
  - d. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - f. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, as per provision of Section 3 (3) (a) (iv) of act 1975.
  - g. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - h. 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- i. That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- 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 Shahari Vikas Pradhikaran.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q. That 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 percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- s. That you shall 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 keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- u. The you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- v. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot holder/ commercial allottee on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- w. 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.
- x. That you shall not raise any construction in the right of way of IOC (Gail Gas pipeline) passes through the Pocket-A.
- y. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- z. That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- aa. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
3. The licence is valid up to 11.09.2024.

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

Place : Chandigarh  
Dated: 12.09.2019

Endst. No. LC-2755-C/Asstt.(AK)-2019/ 22683

Dated: 12-09-2019

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

1.  SAS Servizio Pvt. Ltd. In coolaboraiton with Experion Developers Pvt Ltd. 2nd Floor, Plot No. 18, Institutional area, Sector 32, Gurugram alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh



To be read with licence no. 114.....dated 12.09. of 2019

**Detail of land owned by SAS Servizio Pvt. Ltd;**

Village	Rect No	Killa No	Area (K-M)	
Dharmpur	1	22	2-16	
	5	1	3-7	
		2	7-9	
		3	7-7	
		8	8-0	
		9	8-0	
		10	8-0	
		6	6/1	3-4
		11	6min	7-15
			7	8-0
			18/2	2-13
	23/2		1-16	
	12		10	7-12
	10	16/1	0-2	
	11	10	8-0	
		11	8-0	
		12	7-10	
		19	7-14	
		20	5-11	
		27	0-10	
		10	6/1	6-19
			7	8-0
	<b>Total</b>		<b>128-5</b>	

OR  
16.03125 Acres

  
Director,  
Town & Country Planning  
Haryana





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

License No. 57 of 2013

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

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
  - a) That the Plotted Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That the demarcation plan of the Plotted Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. That the licensee shall construct the portion of service road falling through your side at your own cost and entire road shall be transferred to the Government free of cost.
4. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee will not give any advertisement for sale of plots/shops/office/floor area in colony before the approval of layout plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for

Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

10. That the colonizer shall abide by the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS plots/flats.
11. That at the time of booking of the plots/flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
12. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
13. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
14. That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That you shall pay labour cess as per policy dated 04.05.2010.
16. That the grant of present license is apropos the indemnity bond furnished by you dated 20.06.2013 and is subject to the outcome of final decision any legal pronouncement by any court of law.
17. The license is valid up to 10/7/2017.

Dated: The 11/7/2013  
Chandigarh

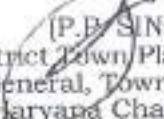
  
(Anurag Rastogi, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: tcphry@gmail.com

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

Dated: 12/7/13

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

- ✓ 1. Experion Reality Pvt. Ltd. (earlier known as SKN Developers Pvt. Ltd.), Experion Real Estate Developers Pvt. Ltd. (earlier known as KNS Real Estate Developers Pvt. Ltd.), Moksha Buildtech Pvt. Ltd., Marcon Developers Pvt. Ltd., Sophia Constructions Ltd., Avighna Buildwell Pvt. Ltd., Premier Infradevelopers Pvt. Ltd., Brahma Buildwell Pvt. Ltd., Sumel Buildtech Pvt. Ltd., Sumel Projects Pvt. Ltd., Sumel Developers Pvt. Ltd., C/o Experion Developers Pvt. Ltd., F-9, 1st Floor, Manish Plaza -I, Plot No. 7, MLU, Sector 10, Dwarika, New Delhi alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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



To be read with Licence No. 57 Dated 11/7/2013.

## 1. Detail of land owned by - SKN Developers Pvt. Ltd. (New Name:- Experion Reality Pvt. Ltd), Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area		Area Taken		
			K	M	K	M	
Dharampur	16	17/3	3	18	3	18	
		18	7	2	7	2	
		19/1	4	9	4	9	
		22/2	5	0	5	0	
		23	8	0	8	0	
		24	8	0	8	0	
		28	2	8	0	8	0
		3	8	0	8	0	
		4	8	0	7	14	
	TOTAL					60	3

## 2. KNS Real Estate Developers Pvt. Ltd. (New Name:- Experion Real Estate Developers Pvt. Ltd), Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area		Area Taken	
			K	M	K	M
Dharampur	16	16/2	2	15	2	15
		25	8	0	7	15
	28	5/1	5	0	2	6
		5/2/1	1	12	0	2
	16	20	7	2	7	2
		22/1	3	0	3	0
		19/2	2	13	2	13
	16	21/1	6	16	5	10
	17	19	7	2	7	2
	27	3/2	6	16	6	16
	TOTAL					45

  
 D.G.T.C.P. (Hr.)  
 Gurgaon

Contd... Page 2

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

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

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

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

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

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

Contd... page 3

*AL*  
BATCH (Hr.)  
C/W

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

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

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

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

Contd... Page 4

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

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

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

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

Contd... Page 5

  
D.G.T.C.P. (Hr)  
CWL

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

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

11. Sophia Constructions Ltd., Distt. Gurgaon.

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

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

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

Contd... Page 6

  
DGICP (M-7)  
Chd

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

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

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

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

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

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

GRAND TOTAL: 803 17

OR 100.48125 Acs.

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Chhita*