

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

Licence No. 19 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Signature Global Developers Pvt. Ltd & Sarvpriya Securitas Pvt. Ltd, in collaboration with Signature Global Developers Pvt. Ltd, 1308, 13th floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001 for setting up of Commercial Plotted Colony project in the form of Shop-cum-Office(SCO) in Sector 37D, Gurugram-Manesar Urban Complex over an area measuring 2.3875 acres at Village Basai, Tehsil & District Gurugram.

1. The particulars of the land, wherein the aforesaid commercial 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 License is granted subject to the following conditions:
 - a. That you shall deposit an amount of Rs. 1,44,93,319/- on account of Infrastructural Development Charges @ Rs. 1000/- per sqm for commercial colony in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in payment will attract interest @ 18% per annum for the delayed period.
 - b. That area coming under the sector road, service road 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 integrate the services with HSVP/GMDA services as and when made available.
 - g. 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.
 - h. 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 HSVP/GMDA.


Director
Town & Country Planning
Haryana, Chandigarh

- i. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ State Water Resource Authority/Haryana Govt. notification as applicable.
- j. 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.
- k. That you shall use only LED fitting for internal lighting as well as campus lighting.
- l. That you shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- m. That you shall submit online 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- n. 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.
- o. That you shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- p. 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.
- q. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the shop as and when scheme is launched.
- r. That 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.
- s. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- t. 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.
- u. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development.
- v. That you will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.
- w. 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.

- x. 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.
 - y. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - z. 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 the EDC installments that are due for payment get paid as per the prescribed schedule.
3. The license is valid up to 10/03/2027.

Dated: 11/03/2022.

Chandigarh



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

Endst. No. LC-4539/JE(S)/2022/ 7023

Dated: 15-03-2022

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

1. Signature Global Developers Pvt. Ltd & Sarvpriya Securitas Pvt. Ltd, C/o Signature Global Developers Pvt. Ltd 1308, 13th floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001.
2. Chairman, Haryana State Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. CEO, GMDA, Plot No. 3, Sector 44, Near HUDA City Centre Metro Station, Gurugram.
5. Managing Director, HVPN, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment-Cum-Secretary, SEAC, Haryana, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. District Town Planner (P), Gurugram along with a copy of agreement and layout plan.
14. District Town Planner (Enf), Gurugram.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Project Manager (IT Cell) to update the status on the website.


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

To be read with License No.....19.....Dated 11/03.....of 2022

Detail of land owned by Signature Global Developers Pvt. Ltd.

Village	Khasra no.	Area (B-B-B)
Gadoli Kalan	257/1/2	3-7-4

Detail of land owned by Sarvpriya Securities Pvt. Ltd.

Village	Khasra no.	Area (B-B-B)
Gadoli Kalan	255/2	0-6-15
	257/1/1	0-2-9
	Total	0-9-4
	Grand Total	3-16-8

Or 2.3875 acres ✓

Director,
Town & Country Planning
Haryana
Jasvir (H)

