

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

Licence No. 71 of 2009

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made there under to M/s Jindal Realty Pvt. Ltd. (formerly known as M/s Duce Properties & Services Pvt. Ltd.), M/s Monsoon Infrastructure Pvt. Ltd., M/s Rajkot Buildwell Pvt. Ltd., M/s Jandar Builders Pvt. Ltd., M/s Kufri Buildcon Pvt. Ltd., M/s Kundli Builders Pvt. Ltd., M/s Beau Green Real Estate Pvt. Ltd. M/s Kullu Buildcon Pvt. Ltd., M/s Growth Buildwell Pvt. Ltd., M/s Nahital Buildcon Pvt. Ltd., M/s Jagran Agents Pvt. Ltd., M/s Orissa Infrastructure Pvt. Ltd., M/s Exclusive Infrastructure Pvt. Ltd., M/s Sarvasampan Builders Pvt. Ltd., M/s Cloud Buildcon Pvt. Ltd. M/s Vision Buildtech Pvt. Ltd., M/s Callow Buildmart Pvt. Ltd., M/s Bhopal Infrastructure Pvt. Ltd., M/s Mountain Touch Builders Pvt. Ltd., M/s Specular Buildmart Pvt. Ltd., M/s Action Buildwell Pvt. Ltd., Uttranchal Buildwell Pvt. Ltd., M/s Sandar Builders Pvt. Ltd., M/s Chamba Builcon Pvt. Ltd., M/s Action Infrastructure Pvt. Ltd., M/s Greencity Infrastructure Pvt. Ltd., M/s Mount Abu Buildwell Pvt. Ltd., M/s Panch-Marhi Buildcon Pvt. Ltd. for setting up of a Residential Plotted Colony in the Revenue Estate of Village Rathdhana, Sector-33, 34, 35, Distt. Sonapat.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. 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 plan.
 - b) That the conditions of the agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made there under are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area shall be submitted before starting the development works in the Residential Plotted Colony and for approval of the zoning plan.
4. That the licensee shall construct 24 mtrs wide and 12 mtrs wide service road falling through their site at their own cost and the entire area under road/ green belt shall be transfer free of cost to the Government.
5. That the portion of Sector/Master Plan road which shall form part of the licenced 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 & Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licensed land on the basis of give equal take equal 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.
7. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 19.1.2009 issued by the Ministry of Environment & Forest, Govt. Of India before starting the development works in the Colony.
8. That the developer shall use only CFL fitting for internal lighting as well as for campus lighting.
9. That you shall obtain clearance from the competent authority, under PLPA 1900 or any other statute applicable at site before starting development works if required.
10. 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That you will integrate the Services with the HUDA Services as per the approved service plans as & when made available

12. That you shall have no objection in give and take with HUDA for integration of service.
13. That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable. The provision of Solar Water Heating System shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
14. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of the Director, Town and Country Planning till the these services are made available from the external infrastructure to be laid by HUDA.
15. This licence is valid up to 25.11.2013

Dated: 26.11.2013
Place: Chandigarh

(T.C. Gupta, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.
Handwritten signature

Endst. No. LC-2062-III/JD (BB)/2009/ 12124

Dated:- 30-11-09

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

1. M/s Jindal Realty Pvt. Ltd. (formerly known as M/s Duce Properties & Services Pvt. Ltd.), M/s Monsoon Infrastructure Pvt. Ltd., M/s Rajkot Buildwell Pvt. Ltd., M/s Jandar Builders Pvt. Ltd., M/s Kufri Buildcon Pvt. Ltd., M/s Kundli Builders Pvt. Ltd., M/s Beau Green Real Estate Pvt. Ltd. M/s Kullu Buildcon Pvt. Ltd., M/s Growth Buildwell Pvt. Ltd., M/s Naital Buildcon Pvt. Ltd., M/s Jagran Agents Pvt. Ltd., M/s Orissa Infrastructure Pvt. Ltd., M/s Exclusive Infrastructure Pvt. Ltd., M/s Sarvasampani Builders Pvt. Ltd., M/s Cloud Buildcon Pvt. Ltd. M/s Vision Buildtech Pvt. Ltd., M/s Callow Buildmart Pvt. Ltd., M/s Bhopal Infrastructure Pvt. Ltd., M/s Mountain Touch Builders Pvt. Ltd., M/s Specular Buildmart Pvt. Ltd., M/s Action Buildwell Pvt. Ltd., Uttranchal Buildwell Pvt. Ltd., M/s Sandar Builders Pvt. Ltd., M/s Chamba Builcon Pvt. Ltd., M/s Action Infrastructure Pvt. Ltd., M/s GreenCity Infrastructure Pvt. Ltd., M/s Mount Abu Buildwell Pvt. Ltd., M/s Panch-Marhi Buildcon Pvt. Ltd., 1104, 11th Floor, 89, Nehru Place, New Delhi- 1100019 along with a copy of agreement LC-IV and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D Chandigarh.
6. Addl. Director, Urban Estate, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Sonapat.
11. Senior Town Planner, Rohtak, with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonapat along with a copy of agreement.
14. Accounts Officer, O/O DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.

(Gurmeet Kaur)

District Town Planner (HQ),
For: Director, Town & Country Planning,
Harvana, Chandigarh.

Form LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 24 of 2014

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Jindal Reality Pvt. Ltd., Sarvsampan Builders Pvt. Ltd., Panchmadhi Buildcon Pvt. Ltd., Rajkot Buildwell Pvt. Ltd., Shandaar Builders Pvt. Ltd. Jaandaar Builders Pvt. Ltd., Action Buildwell Pvt. Ltd., Callow Buildmart Pvt. Ltd., Growth Buildwell Pvt. Ltd., Mansoon Infrastructure Pvt. Ltd., Munar Buildcon Pvt. Ltd., Beau Green Real Estate Pvt. Ltd., Advanture Buildwell Pvt. Ltd., Mount Abu Buildwell Pvt. Ltd., Orrisa Infrastructure Pvt. Ltd., Exclusive Infrastructure Pvt. Ltd., Kundli Builders Pvt. Ltd., Kufari Buildcon Pvt. Ltd., Karnal Buildtech Pvt. Ltd., Bhopal Infrastructure Pvt. Ltd., Green City Infrastructure Pvt. Ltd., Mata Di Vanijay Pvt. Ltd., Shikhar Real Estate Pvt. Ltd., Moon Stone Realcon Pvt. Ltd., Uttaranchal Buildwell Pvt. Ltd., Specular Buildmart Pvt. Ltd., Chanaba Buildcon Pvt. Ltd., Kangaroo Buildcon Pvt. Ltd., Sikkim Land Developers Pvt. Ltd., Jagran Agent Pvt. Ltd., Vision Buildtech Pvt. Ltd., Nanital Buildcon Pvt. Ltd., Cloud Buildcon Pvt. Ltd., Mountain Touch Builders Pvt. Ltd., Kulu Buildcon Pvt. Ltd., Urisa Infrastructure Pvt. Ltd., M-11, Middle Circle, 3rd floor, Cannought, New Delhi-110019, on the additional land measuring 104.456 acres falling in the revenue estate of village Rathdhana & Liwan, District Sonapat in Sector-33, 34 & 35 of Final Development Plan-2021 AD of Sonapat-Kundli Multifunctional Urban Complex, District Sonapat.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.

3. 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 the 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 Rules, 1976 made there-under are duly complied with.
- c. That the demarcation plan of the colony area will be submitted in the O/o District Town Planner, Sonapat within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
- d. That the licensee shall construct 12 m and 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.

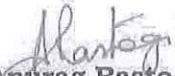

DG, TCP (HR)

- e. That the portion of sector/Master plan road which shall form part of the licensed area if any 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.
- f. That the licensee shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
- g. That the licensee shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- h. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- i. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
- j. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- k. That the licensee shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence 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.
- l. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- m. That the licensee shall 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 integrated services. The decision of the competent authority shall be binding in this regard.
- n. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- o. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot for meeting the cost of internal development works in the colony.

- r. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- s. That the licensee 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, Sonapat under the intimation to this office.
- t. That the licensee shall abide the policy dated 03.02.2010 and 01.05.2011 related to allotment of EWS Flats / Plots.
- u. An irrigation canal divides the entire colony into two parts and the licensee shall ensure implementation of all steps as suggested by Irrigation Department for ensuring safety and security of the residents of the colony.
- v. That the licensee shall get the HT lines (upto 66 KV capacity) shifted and get them underground after ascertaining feasibility in consultation with HVPNL.

4. The licence is valid upto 10-06-2019

Dated: Chandigarh
The 11-06-2014


(Anurag Rastogi)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2062 B-JE(BR) - 2014/ 12750.

Dated:- 12/6/14.

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

1. Jindal Reality Pvt. Ltd., Sarvsampan Builders Pvt. Ltd., Panchmadhi Buildcon Pvt. Ltd., Rajkot Buildwell Pvt. Ltd., Shandaar Builders Pvt. Ltd., Jaandaar Builders Pvt. Ltd., Action Buildwell Pvt. Ltd., Callow Buildmart Pvt. Ltd., Growth Buildwell Pvt. Ltd., Mansoon Infrastructure Pvt. Ltd., Munar Buildcon Pvt. Ltd., Beau Green Real Estate Pvt. Ltd., Advanture Buildwell Pvt. Ltd., Mount Abu Buildwell Pvt. Ltd., Orrisa Infrastructure Pvt. Ltd., Exclusive Infrastructure Pvt. Ltd., Kundli Builders Pvt. Ltd., Kufari Buildcon Pvt. Ltd., Karnal Buildtech Pvt. Ltd., Bhopal Infrastructure Pvt. Ltd., Green City Infrastructure Pvt. Ltd., Mata Di Vanijay Pvt. Ltd., Shikhar Real Estate Pvt. Ltd., Moon Stone Realcon Pvt. Ltd., Uttaranchal Buildwell Pvt. Ltd., Specular Buildmart Pvt. Ltd., Chamba Buildcon Pvt. Ltd., Kangaroo Buildcon Pvt. Ltd., Sikkim Land Developers Pvt. Ltd., Jagran Agent Pvt. Ltd., Vision Buildtech Pvt. Ltd., Nanital Buildcon Pvt. Ltd., Cloud Buildcon Pvt. Ltd., Mountain Touch Builders Pvt. Ltd., Kulu Buildcon Pvt. Ltd., Urisa Infrastructure Pvt. Ltd., M-11, Middle Circle, 3rd floor, Cannought, New Delhi-110019, with copy of agreement LC-IV and bilateral agreement. & LOP
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Rohtak.
9. Engineer in Chief, Irrigation Department Haryana, Panchkula with the request to suggest the measures to be undertaken for safety and security

- of the residents of the licensed colony, Licensee will implement all the safety measures suggested by your Department.
10. Chief Engineer, HUDA, Panchkula.
 11. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
 12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
 13. Senior Town Planner, Rohtak.
 14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
 15. Land Acquisition Officer, Rohtak.
 16. District Town Planner, Sonapat along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(f&g) before starting the development works.


(S.K. Sehrawat)

District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.