

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

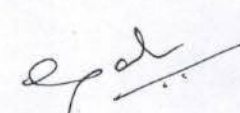
Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 51 OF 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Adesh Realcon Pvt. Ltd., in collaboration with Robust Buildwell Pvt. Ltd., Regd. Off. 632, Sector-21 A, Faridabad for development of Commercial Colony over an area measuring 11.49375 acres in the revenue estate of village Bhatola, Sector-79, Faridabad.

1. The particular of the land of aforesaid commercial colony is to be set up, is enclosed.
2. The License is granted subject to the following conditions:
 - a) That licensee shall be laid the commercial colony in confirmation 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 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.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That licensee shall deposit the infrastructural development charges @ Rs. 750/- per Sqm for 175% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) That 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.
 - h) That licensee 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 HUDA or any other Govt. Agency.
 - i) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
 - j) That licensee shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before executing development works at site.
 - k) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.


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

- l) That licensee shall pay the labour cess charges as prescribed in policy parameters.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) That 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.
- o) That licensee shall use only LED fittings for internal as well as for campus lighting.
- p) That in compliance of Rule 24, 26 (2), 27 and 28 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 licensee have to deposit thirty percentum of the amount from the space holders for meeting the cost of internal development works in the colony.
- q) That at the time of booking of the commercial spaces in the licenced colony, if the specified rates of commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- r) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- s) That licensee shall not create 3rd Party right, before approval of building plans.
- t) That the provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- u) That 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.
- v) That the developer company, i.e., Robust Buildwell Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- w) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 60 days of grant of license
- x) That licensee shall obey all the directions/restrictions imposed by the Department time to time in public interest.
3. The license is valid up to 21/07/2022.

Place: Chandigarh
Dated: 22/07/2017.

Endst.No.LC-2559-PA (SS)-2017/ 17699


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

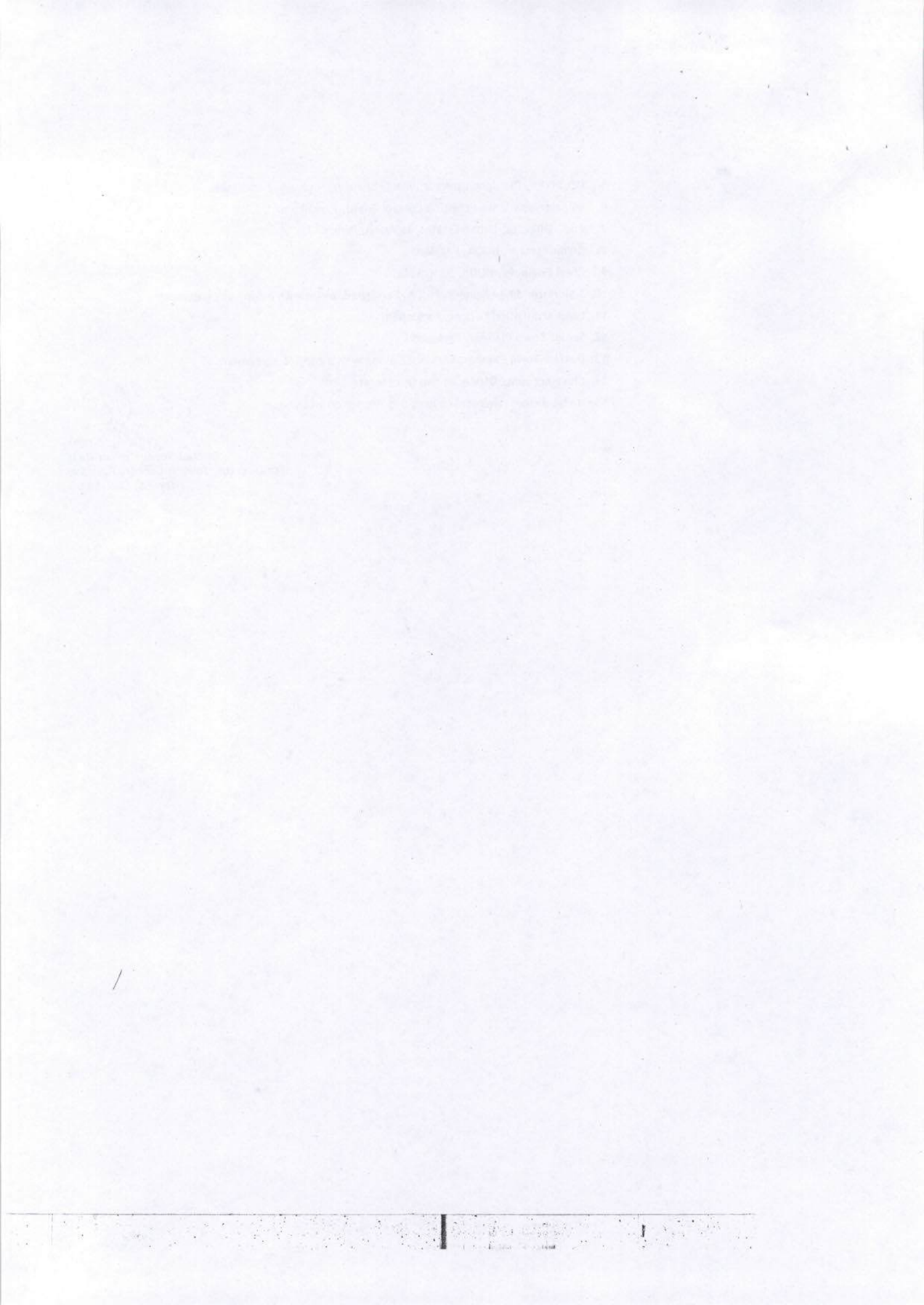
Dated: 24-07-2017

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

1. Adesh Realcon Pvt. Ltd., in collaboration with Robust Buildwell Pvt. Ltd., Regd. Off. 632, Sector-21 A, Faridabad (email id - sandeepmangla@omax.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. The Commissioner, Municipal Corporation, Faridabad.
3. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
4. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.

5. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
6. MD, Haryana State Pollution Control Board, Panchkula.
7. Addl. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Faridabad.
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.
11. Land Acquisition Officer, Faridabad.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. Nodal officer (website) to host this licence on website.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh




To be read with License no. 51/22-07 of 2017

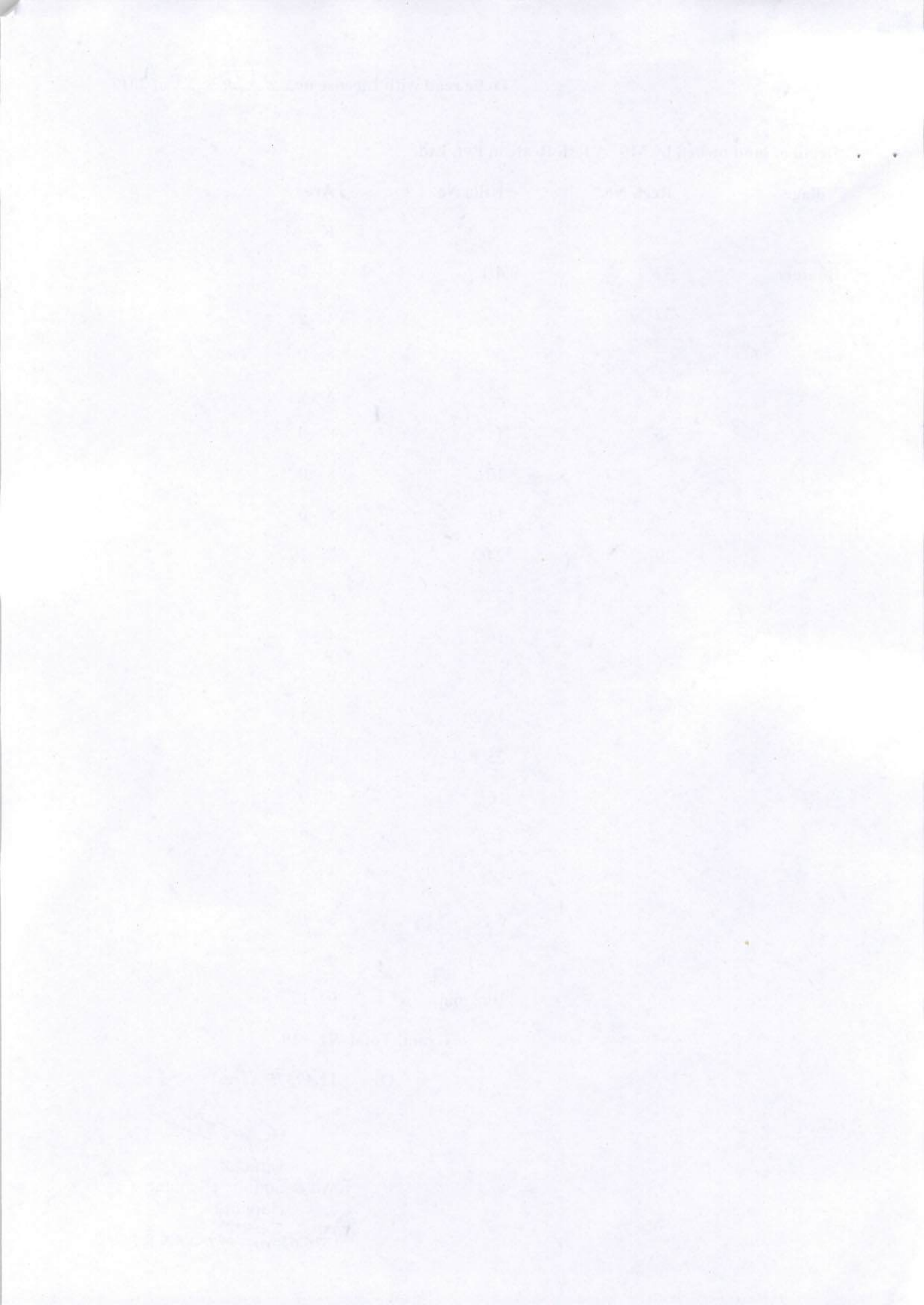
Detail of land owned by M/s. Adesh Realcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Bhatola	37	4/1	1 - 0
	37	4/2	7 - 0
		5	8 - 0
	30	21	8 - 0
	36	1	8 - 0
		10	8 - 0
		11	8 - 0
	29	24/2	2 - 19
	29	25/2	6 - 10
		16/1	4 - 0
		15/1	0 - 7
		15/2	7 - 13
		25/1	1 - 10
		16/2	4 - 0
		4/2	4 - 0
		5/2	4 - 0
		6	8 - 0
30	1/2 min	0 - 7	
	10/2 min	0 - 13	

Grand Total 91 - 19

Or 11.49375 Acres


Director,
Town & Country Planning
Haryana
(JEEVAN TATWANI)



Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

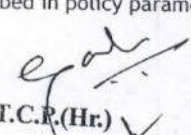
Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 52 OF 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Robust Buildwell Pvt. Ltd., Regd. Off. 632, Sector-21 A, Faridabad for development of Commercial Colony over an area measuring 0.144 acre (in addition to licence no 17 of 2012 and 62 of 2012) situated in the revenue estate of village Bhatola, Sector-79, Faridabad.

1. The particular of the land of aforesaid commercial colony is to be set up, is enclosed.
2. The License is granted subject to the following conditions:
 - a) That licensee shall be laid the commercial colony in confirmation 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 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.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That licensee shall deposit the infrastructural development charges @ Rs. 750/- per Sqm (on FAR) for 175% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) That 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.
 - h) That licensee 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 HUDA or any other Govt. Agency.
 - i) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DTCP, Haryana.
 - j) That licensee shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before executing development works at site.
 - k) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l) That licensee shall pay the labour cess charges as prescribed in policy parameters.


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

- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) That 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.
- o) That licensee shall use only LED fittings for internal as well as for campus lighting.
- p) That in compliance of Rule 24, 26 (2), 27 and 28 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 licensee have to deposit thirty percentum of the amount from the space holders for meeting the cost of internal development works in the colony.
- q) That at the time of booking of the commercial spaces in the licenced colony, if the specified rates of commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- r) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- s) That licensee shall not create 3rd Party right, before approval of building plans.
- t) That the provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- u) That 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.
- v) That the licensee shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- w) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 60 days of grant of license
- x) That licensee shall obey all the directions/restrictions imposed by the Department time to time in public interest.
3. The license is valid up to 21/07/2022.

Place: Chandigarh
Dated: 22/07/2017.

(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana, Chandigarh ✓

Endst.No.LC-2445-B-PA (SS)-2017/ 17684-698

Dated: 24-07-2017

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

1. Robust Buildwell Pvt. Ltd., Regd. Off. 632, Sector-21 A, Faridabad (email id - sandeepmangla@omax.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. The Commissioner, Municipal Corporation, Faridabad.
3. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
4. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
5. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
6. MD, Haryana State Pollution Control Board, Panchkula.
7. Addl. Director, Urban Estates, Haryana, Panchkula.

8. Administrator, HUDA, Faridabad.
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.
11. Land Acquisition Officer, Faridabad.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. Nodal officer (website) to host this licence on website.



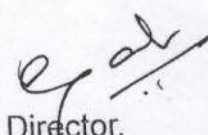
(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

To be read with License no.....⁵².....of 2017/22⁰⁷/₂₀₁₇

Detail of land owned by Robust Buildwell Pvt. Ltd.

Village Bhatola, District Faridabad.

Village	Rect. No.	Killa No.	Area
Bhatola	29	1/1/2	K - M 1 - 3
		Total	1K - 3 M
		Or	0.144 Acre


Director,
Town & Country Planning
Haryana

Jeevan
(JEEVAN PATWARI)

