

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

Licence No. 136 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Active Promoters Pvt. Ltd., Flip Propbuild Pvt. Ltd., Globule Propbuild Pvt. Ltd., Gull Propbuild Pvt. Ltd., Sankalp Promoters Pvt. Ltd., Sriyam Estates Pvt. Ltd., Yukti Projects Pvt. Ltd., Gable Propbuild Pvt. Ltd., Gaff Propbuild Pvt. Ltd., Gravel Propbuild Pvt. Ltd., Guffaw Propbuild Pvt. Ltd., Logical Developers Pvt. Ltd., Rosegate Estates Pvt. Ltd., Gyankunj Estates Pvt. Ltd., Gloss Propbuild Pvt. Ltd., Monarch Buildcon Pvt. Ltd., Zonex Estates Pvt. Ltd., Sriyam Estates Pvt. Ltd., Sarvodaya Buildcon Pvt. Ltd., Grebe Propbuild Pvt. Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd., 725/2, DD 2 Block A, Shastri Nagar, New Delhi, 110052 for setting up of Industrial Plotted Colony over an area measuring 118.15 acres in the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, Sector M-9, M-10, M-13 & M-14 of Manesar, District Gurugram.

1. The particulars of the land, wherein the aforesaid Industrial 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 License is granted subject to the following conditions:
 - (i) To deposit a sum of Rs. 14,66,35,761/- on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - (ii) The licensee 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.
 - (iii) The licensee has 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 Areas Restriction of Unregulated Development Act, 1963.



Director General
Town & Country Planning
Haryana, Chandigarh

- (iv) The licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (v) The licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.
- (vi) The licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (vii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (viii) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- (ix) The licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (x) The licensee 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.
- (xi) The licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xii) The licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xiii) The licensee will 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.
- (xiv) The licensee 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 percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- (xv) That no further sale has taken place after submitting application for grant of license.

- (xvi) The licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xviii) That the revenue rasta/khal if passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- (xix) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xx) The licensee shall comply with the terms and conditions of policy dated 01.10.2015, 09.03.2019 and other direction given by the Director time to time to execute the project.
- (xxi) The licensee shall obtain the permission from competent authority for construction of culvert over dhana/ nala / drain / water channel what so ever, if passing through licenced land.
- (xxii) The licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
- (xxiii) 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.
- (xxiv) The licensee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- (xxv) The licensee understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- (xxvi) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xxvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xxviii) The licensee shall abide by the terms and conditions of the policy notified on 01.04.2016.

- (xxix) The licensee shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- (xxx) The licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xxxi) That no pre-launch/sale of commercial plot will be undertaken before approval of the building plans. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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.
- (xxxii) 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.
- (xxxiii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxxiv) 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 by the EDC installments that are due for payment get paid as per the prescribed schedule.
- (xxxv) The licensee shall maintain the Right of Way of Gail Gas Pipe Line passes through the Pocket G.
- (xxxvi) The licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
3. The licensee shall submit the NOC from HSVP from seeking approach from the said 60 mtr wide development road before approval of zoning plan.
4. The license is valid up to 07/09/2027.

Dated: The 08/09/2022.
Chandigarh



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

Endst. No. LC-4711/Asstt.(MS)/2022/ 27450

Dated: 09-09-2022

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

1. Active Promoters Pvt. Ltd., Flip Propbuild Pvt. Ltd., Globule Propbuild Pvt. Ltd., Gull Propbuild Pvt. Ltd., Sankalp Promoters Pvt. Ltd., Sriyam Estates Pvt. Ltd., Yukti Projects Pvt. Ltd., Gable Propbuild Pvt. Ltd., Gaff Propbuild Pvt. Ltd., Gravel Propbuild Pvt. Ltd., Guffaw Propbuild Pvt. Ltd., Logical Developers Pvt. Ltd., Rosegate Estates Pvt. Ltd., Gyankunj Estates Pvt. Ltd., Gloss Propbuild Pvt. Ltd., Monarch Buildcon Pvt. Ltd., Zonex Estates Pvt. Ltd., Sriyam Estates Pvt. Ltd., Sarvodaya Buildcon Pvt. Ltd., Grebe Propbuild Pvt. Ltd. in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd., 725/2, DD 2 Block A, Shastri Nagar, New Delhi, 110052 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Revenue Officer, Gurugram.
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 DTCP along with a copy of agreement.
17. Project Manager (IT) for updation on the website.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No.....136.....dated 08/09/2022

1. Active Promoters Pvt. Ltd. 3/1489 share, M/s. Flip Propbuild Pvt. Ltd. 35/1489 share, M/s. Globule Propbuild Pvt. Ltd. 633/1489 share, M/s. Gull Propbuild Pvt. Ltd 5/1489 share, M/s. Sankalp Promoters Pvt. Ltd. 676/1489 share, M/s. Sriyam Estates Pvt. Ltd. 4/1489 share, and M/s. Yukti Projects Pvt. Ltd 133/1489 share.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	30	21/2/2	2 - 9
		22	8 - 0
	41	1	8 - 0
		2	8 - 0
		9	8 - 0
		10	8 - 0
		11	8 - 0
		12	8 - 0
		19	8 - 0
		20	8 - 0
		Total	74 K - 9 M

2. Active Promoters Pvt. Ltd. 3/293 share, Flip Propbuild Pvt. Ltd. 1/586 share, Globule Propbuild Pvt. Ltd. 209/293 share, Gull Propbuild Pvt. Ltd 21/293 share and Sankalp Promoters Pvt. Ltd. 119/586 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	41	3/2	4 - 0
		4/2	4 - 0
		7/1	6 - 4
		8/1	4 - 18
		Total	19 K - 2 M

3. Flip Propbuild Pvt. Ltd. 12/4093 share, Gable Propbuild Pvt. Ltd. 416/4093 share, M/s. Gaff Propbuild Pvt. Ltd 1910/4093 share, M/s. Gravel Propbuild Pvt. Ltd. 603/4093 share, M/s. Guffaw Propbuild Pvt. Ltd. 51/4093 share, M/s. Gull Propbuild Pvt. Ltd. 292/4093 Share, M/s. Logical Developers Pvt. Ltd. 148/4093 share, M/s. Rose gates Estates Pvt. Ltd. 432/4093 share, M/s. Sankalp Promoters Pvt. Ltd. 228/4093 share, and M/s. Yukti Projects Pvt. Ltd 1/4093 share.

Bans Haria	14	13/1/2	3 - 18
		14/1	5 - 16
		15/1	5 - 16
		16	8 - 0
		17	5 - 11
		18/1	0 - 13
		25/2	4 - 0
	30	2/1/2	7 - 14
		3	8 - 0
		9	6 - 13
		11	8 - 0
		12	8 - 0
		19	8 - 0
		20	8 - 0

epal
D.G.T.C.P (HR)

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	31	2	8 - 0
		9/1	5 - 7
		9/2	2 - 13
		11/2	5 - 16
		12/1	7 - 18
		18/2	2 - 4
		19/2/1	7 - 2
		20/1	2 - 14
		21/1	0 - 15
		22/1/2	7 - 2
		23	8 - 0
	32	14/1	4 - 3
		16	10 - 2
		17/1	7 - 12
		22/1	6 - 2
		23/1	6 - 9
		24	7 - 18
		25/1	2 - 2
	33	20	6 - 16
		21/1	2 - 2
		Total	198 K - 18 M

4. Gyankunj Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	31	16	8 - 0
		17	8 - 0
	34	20	8 - 0
		21	8 - 0
	36	23/2/2	1 - 11
		24	10 - 11
	38	2/1	0 - 2
		3/1	4 - 0
		3/2	4 - 0
		4	8 - 0
		7/1	7 - 2
		8	8 - 0
		13/1	2 - 18
		Total	78 K - 4 M

5. GyanKunj Estates Pvt. Ltd. 213/293 share, Guffaw Propbuild Pvt. Ltd. 80/293 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	36	18	8 - 4
		23/1	2 - 0
		23/2/1	4 - 9
		Total	14 K - 13 M

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D.G.T.C.P (HR)
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6. Globule Propbuild Pvt. Ltd. 227/956 share, Rose Gates Estates Pvt. Ltd. 3/8 share, and M/s. Sankalp Promoters Pvt. Ltd. 741/1912 share,

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	41	6/2	1 – 16
		7/2	1 – 16
		8/2	3 – 2
		13	8 – 0
		14	8 – 0
		15	8 – 0
		16	8 – 0
		17	8 – 0
		18	8 – 0
		23	8 – 0
		24	8 – 0
		25	8 – 0
	43	3	8 – 0
		4/1	2 – 9
		5/1	2 – 9
		8/1min North	3 – 10
		Total	95 K – 2 M

7. Yukti Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	36	25	5 – 11
	37	1	9 – 2
		2	2 – 5
		10	4 – 0
	38	5	8 – 0
		6	8 – 0
		14/2	4 – 15
		15	4 – 0
		Total	45 K – 13 M

8. Gloss Propbuild Pvt. Ltd. 45/152 share, M/s. Monarch Buildcon Pvt. Ltd. 83/152 share, and M/s. Zonex Estates Pvt. Ltd 3/19 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	40	20	7 – 12
		Total	7-12

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D.G.I.C.P (HR)

9. Flip Propbuild Pvt. Ltd. 3/70 share, M/s. Gyankunj Estates Pvt. Ltd. 1/7 share, and M/s. Zonex Estates Pvt. Ltd 57/70 share.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	32	11	10 – 18
		12	9 – 0
		13	7 – 2
		18	8 – 0
		19	8 – 0
		22/3	1 – 2
		23/3	1 – 2
		Total	45 K – 4 M

10. Sriyam Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	35	10/2/1	1 – 0
		Total	1 K – 0 M

11. Zonex Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	32	20	8 – 0
		21/1	2 – 13
	33	24	3 – 2
	34	3	8 – 0
		4	8 – 0
		5/1	2 – 18
		8/1/1	0 – 10
		16	8 – 0
	36	11/2	0 – 8
		12	7 – 7
		20	8 – 0
		Total	56 K – 18 M

12. Gull Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	33	23	8 – 4
		Total	8 K – 4 M

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D.G.T.C.P (HR)

13. Globule Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	40	11	7 – 12
		Total	7 K – 12 M

14. Flip Propbuild Pvt. Ltd. 1/20 share and M/s. Sankalp Promoters Pvt. Ltd 19/20 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	30	4	8 – 0
		5	8 – 0
	31	24	8 – 0
		25	8 – 0
	34	7/2	4 – 0
		14	8 – 0
		Total	44 K – 0 M

15. Flip Propbuild Pvt. Ltd. 1/20 share and M/s. Guffaw Propbuild Pvt. Ltd 19/20 share.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	34	17	8 – 0
		18	8 – 0
		23	8 – 0
		24	8 – 0
		25	8 – 0
	35	1	8 – 0
		3	8 – 0
		4	8 – 0
		5	8 – 0
		6	8 – 0
		7	8 – 0
		8	8 – 0
		10/1	5 – 9
		Total	101 K – 9 M Or 12.68125 acres

16. Gaff Propbuild Pvt. Ltd. 1/20 share; SarvodayaBuildcon Pvt. Ltd. 19/20 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	34	5/2	2 – 4
		6	8 – 0
		7/1	4 – 0
		15	8 – 0
	36	19	8 – 0
		21	8 – 0
		22	8 – 0
		Total	46 K – 4 M

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D.G.T.C.P (HR)

17. Gravel Propbuild Pvt. Ltd. 3/5 share, M/s. Yukti Projects Pvt. Ltd. 2/5 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	38	19	8 - 0
		22	8 - 0
		23	4 - 6
		Total	20 K - 6 M

18. Gravel Propbuild Pvt. Ltd. 2/5 share, M/s. Yukti Projects Pvt. Ltd. 3/5 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	38	13/2	5 - 2
		17	4 - 0
		18	8 - 0
		Total	17 K - 2 M

19. Grebe Propbuild Pvt. Ltd.

Bans Kushla	1	21	2 - 11
		22	8 - 2
		23	4 - 13
	5	1	7 - 16
		2	8 - 0
		3	8 - 0
		6/2	3 - 11
		7/1	3 - 11
		8/2	1 - 8
		8/1/1/1	0 - 4
		8/1/2/1	2 - 12
		9/1	5 - 6
		Total	55-14

20. Gravel Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Kushla	5	5	3 - 9
		6/1	4 - 9
		Total	7 K - 18 M

Grand Total

**945 K - 4 M
Or 118.15 acres**

Note:-Killa no. 41//9min(2-2-0),12min(2-6-0),19min(0-8-0),3/2min(0-2-0),8/1min(1-9-0),36//23/2/2min(1-2-7),24min(5-18-7),38//4min(6-0-0),7/1min(3-10-4),36//18min(6-2-1),23/1min(1-9-2),23/2/1min(3-5-0),41//8/2min(0-18-0),13min(2-6-0)18min(0-2-5),37//1min(5-0-0),2min(0-8-0),10min(1-14-0),38//5min(1-1-0),6min(2-13-0)14/2min(2-1-3),15min(1-13-0),36//12min(1-1-0),19min(2-4-0),22min(3-5-0),41//9min(4-2-5),10min(0-4-2),11min(0-4-5),12min(4-9-0),19min(0-16-2),20min(0-0-8),37//1min(1-5-3),2min(1-17-0),10min(0-10-5) of village Bans Haria and killa no. 1//21min(2-0-0),22min(5-4-4),23min(3-0-0),5//1min(5-18-0),2min(4-0-5),3min(5-19-3),6/2(3-11-0),7/1min(1-4-0),8/2min(0-19-6),8/1/1/1min(0-2-0),8/1/2/1min(0-15-0),9/1min(3-9-2),5(3-9-0),6/1(4-9-0) of village Bans Kushla is under mortgage.

[Signature]
Director General
Town & Country Planning,
Haryana, Chandigarh
[Signature]