

Directorate of Town & Country Planning, Haryana

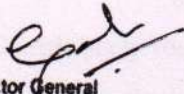
Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 210 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to with Rohtas Singh, Om Parkash, Satyabir, Raj Kumar, Santraj, Jaipal Yadav, Birham Parkash, Rajiv Yadav, Satpal, Smt. Asarfi, Ramesh Kumar, Yogesh, Munesh Yadav, Sahil, Pariyanka, Ataro Devi, Rajdulari, Satnarayan Ritu, Meena Devi, Preeti Yadav, Nikita yadav and Yesha Developers LLP in collaboration with M/s Signature Builders Pvt. Ltd. 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 to set up Affordable Plotted Colony (DDJAY-2016) over an area measuring 17.31875 acres in the revenue estate of village Wazirpur, Sector-93, District Gurugram.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - i. That an amount of Rs. 3,85,48,940/- shall be deposited on account of Infrastructure Development Charges 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.
 - ii. That all roads, open spaces, public park and public health services shall be maintained 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. To construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - iv. That portion of service road, internal circulation roads, forming the part of site area shall be constructed at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. as per provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & Rules framed there under.
 - v. That licensee shall seek permission from Administrator HSVP before construction of road since the applied site is approachable from 12 mtr. vide service road which is acquired but not constructed.
 - vi. That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.

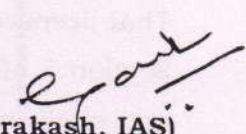

Director General
Town & Country Planning
Haryana, Chandigarh

- vii. That licensee 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.
- viii. 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.
- ix. That 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.
- x. That 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.
- xi. That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of District Town Planner till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran Authority.
- xii. That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. 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.
- xv. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. That 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.
- xvii. 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.
- xviii. That 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.

- xix. That 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.
- xx. That licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xxi. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxii. That 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.
- xxiii. That 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.
- xxiv. That no further sale has taken place after submitting application for grant of licence.
- xxv. That licensee shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- xxvi. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvii. That licensee shall abide by the terms and conditions of the policy notified on 01.04.2016 further amended time to time.
- xxviii. That 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, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
- xxix. 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.
- xxx. That licensee shall provide unrestricted access to the others land falling between the colony.
- xxxi. That licensee shall not encroach the revenue rasta passing through the site and allow unrestricted access through the same.
- xxxii. That licensee shall maintain ROW of the Gas pipe line passing through the site.
- xxxiii. 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.

- xxxiv. 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.
- xxxv. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxvi. 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.
3. That licensee shall submit the addendum collaboration agreement with specific clause regarding the responsibility for compliance of term and conditions of Act No. 8 of 1975 and Rules thereof within 30 days of grant of license.
4. The licence is valid up to 21/12/2027.

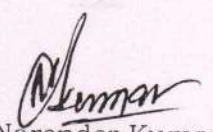
Dated: 22/12/2022.
Place: Chandigarh


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

Endst. No. LC-4644 (SJ)-2022/ 38706-721 Dated: 23-12-2022

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

1. M/s Signature Builders Pvt. Ltd. 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 and LC-IV, Bilateral agreement.
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. 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. PM (IT) for updation on the website.


(Narender Kumar)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 2/0 Dated 29/12/2022 of 2022

1. Detail of land owned by Signature Builders Pvt. Ltd.

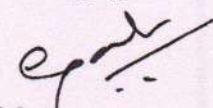

Village	Rect. No.	Killa No.	Area (K-M)	
Wazirpur	86	19/2	3-12	
		22/1	1-4	
		23/1	0-6	
		18/2/2	1-13	
		14/2/1	1-19	
		15/2/1	6-11	
		16/2	6-4	
		85	10	0-14
			11	8-0
	20/2/ 1		6-12	
	20/1		1-6	
	19/2/1		0-3	
	19/2/2		0-12	
	21/2		7-2	
	97	22/1	0-15	
		1/1/2	2-15	
		96	5/2	6-4
			4/1	2-13
			Total	58-5

2. Detail of land owned by Yesha Developers LLP

Village	Rect. No.	Killa No.	Area (K-M)
Wazirpur	96	8	7-7
		9	7-7
		10/1	4-17
		Total	19-11

3. Detail of land owned by Yesha Developers LLP

Village	Rect. No	Killa No.	Area (K-M)
Wazirpur	85	20/2/2	0-2
		21/1	0-18
	86	14/2/2	1-1
		15/2/2	0-2
		16/1	1-16
	96	5/1	1-16
	97	1/1/1	0-3
	86	18/2/1	0-15
		21/2	6-0
		22/2	6-16
		23/2	7-14
		Total	27-3


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


4. Detail of land owned by Birham Parkash, Jiapal Yadav-Sant Raj-Raj Kumar , Satbir-Om Parkash-Rothas Singh Ss/o Basti Ram equal share 747/896 share, Smt. Ataro Wd/o Balwant Singh 143/5376 share, Rajdulari D/o - Satnarayan-Satpal Ss/o Balwant Singh Equal share 75/896, Meena Wd/o Mahinder Singh 25/5376 share-Yogesh S/o Mahinder Singh 187/8064 share – Sahil S/o Mukesh Kumar 85/4032 share-Smt. Munesh Yadav Wd/o Mukesh Kumar 19/2688 share

Wazirpur	86	24	8-0
	96	4/2	5-7
		6/3	1-14
		7	7-7
		Total	22-8

5. Detail of land owned by Smt. Asarfi Wd/o - Rajiv Yadav-Ramesh Kumar sons Shivnaryana equal share

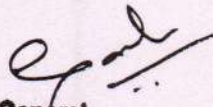
Wazirpur	96	6/2	3-15
		15/1/2	1-2
		Total	4-17

6. Detail of land owned by Birham Parkash - Jiapal Yadav-Sant Raj-Raj Kumar –Satbir-Om Parkash-Rothas Singh Ss/o Bast Ram equal share 106/127 share, Smt. Ataro Wd/o Balwant Singh 113/4572 share, Rajdulari D/o-Satnaryan-Satpal Ss/o Balwant Singh equal share 21/254 share, Meena Wd/o- Mahinder Singh 7/1524 share Yogesh S/o Mahinder Singh 26/1143 share- Smt. Munesh Yadav Wd/o Mukesh Kumar 1/127 share-Sahil S/o Mukesh Kumar 26/1143 share

Wazirpur	96	14/1	5-13
		15/1/1	0-1
		17/1/2	0-13
		Total	6-7

Grand Total 138-11

Or 17.31875 acres


**Director General
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Haryana, Chandigarh**

