

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. 127 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Countrywide Promoters Pvt. Ltd., Green Park Estates Pvt. Ltd., Gitanjali Promoters Pvt. Ltd., Shalimar Town Planners Pvt. Ltd. & Amolik Park LLP in collaboration with Countrywide Promoters Pvt. Ltd, Regd. Off: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004, Email ID:- promoterscountrywide@gmail.com for setting up of Affordable Group Housing colony over an area measuring 5.11875 acres (2.05 migration i.e. 0.225 acre migration from licence no. 157-193 of 2005 & 1.61875 acres migration from licence no. 413-442 of 2006 & 0.20625 acre migration from licence no. 47 of 2011 alongwith an additional area measuring 3.06875 acres) in Sector-84, Faridabad.


1. The particulars of the land, wherein the aforesaid Affordable Group Housing 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 Licence is granted subject to the following conditions:-
 - i. That the Affordable Group Housing Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii. 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 thereunder are duly complied with.
 - iii. 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 to the Govt. within a period of 30 days from the date of approval of zoning plan.
 - iv. 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.
 - v. That you shall construct portion of internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. within a period of 30 days from the date of approval of zoning plan.

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Director
Town & Country Planning
Haryana, Chandigarh

realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

- xix. That you shall not give any advertisement for sale of commercial area and flat in Affordable Group Housing project before the approval of building plans of the same.
 - xx. 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.
 - xxi. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - xxii. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
 - xxiii. That licensee shall obey all the directions/instruction given by this department time to time in public interest.
 - xxiv. That licensee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
 - xxv. You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - xxvi. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 and its subsequent amendments.
 - xxvii. 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.
4. That you 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 Control Board or any other Authority Administering the said Acts.
 5. The licence is valid up to 22/08/2027.

Dated: 23/08/2022
Place: Chandigarh


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

1. Detail of land owned by Countrywide Promoters Pvt. Ltd. 2/3 share

Green Park Estates Pvt.Ltd. 1/3 share

Village	Rect No	Killa No	Area (K-M)
KheriKalan	49	24/1min	1-16

2. Detail of land owned by Countrywide Promoters Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
KheriKalan	66	4min	6-15
		7min	6-4
		Total	12-19

3. Detail of land owned by Countrywide Promoters Pvt.Ltd. 1/2 share.

Gitanjali Promoters Pvt. Ltd. 13/60 share

Shalimar Town Planners Pvt. Ltd. 17/60 share

Village	Rect No	Killa No	Area (K-M)
KheriKalan	66	6/2min	1-13
		Total	1-13

4. Detail of land owned by Amolik Park LLP

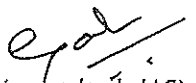
Village	Rect No	Killa No	Area (K-M)
KheriKalan	49	24/2	3-7
		25/1	7-7
		17/1	3-7
	66	5/1	7-7
		6/1/2	3-3
	Total	24-11	
	Grand Total		40-19 Or 5.11875 acres

Director,
Town & Country Planning
Haryana
Jeevan Chauri

Endst. No. LC-4363-JE (SK) 2022/ 35167

Dated 23-11-2022

In pursuance to order issued vide endst no. LC-4363-JE (SK) 2022/ 35168-175
Dated 23-11-22 pertaining to transfer of licence and change in beneficial interest
from Countrywide Promoters Pvt. Ltd., Green Park Estates Pvt. Ltd., Gitanjali
Promoters Pvt. Ltd., Shalimar Town Planners Pvt. Ltd. & Amolik Park LLP in
collaboration with Countrywide Promoters Pvt. Ltd. to Amolik Park LLP, and further
agreement (LC-IV, IVA) having been entered between the Director, Town & Country
Planning, Haryana and Amolik Park LLP. This licence no. 127 of 2022 dated 23.08.2022
in original is also endorsed in favour of Amolik Park LLP, Regd. Regd. 14/3, Mathura
Road, 2nd Floor opposite Mewla Maharajpur Metro Station, Faridabad, 121003, Haryana.


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

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

ORDER

License No. 127, of 2022 dated 23.08.2022 was granted in favour of Amolik Park LLP and Others in collaboration with Countrywide Promoters Pvt. Ltd. for setting up of a Affordable Group Housing Colony over an area measuring 5.11875 acres (2.05 acres under migration alongwith fresh area measuring 3.06875 acres) in Sector-84, Faridabad. Now, the balance licensed land measuring 2.05 acres is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of Amolik Park LLP. Also the developer in the instant licence is changed to Amolik Park LLP under section 3D of Act of 1975 and clause 4.2 of policy dated 18.02.2015. The revised land schedule of license No. 127 of 2022 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Amolik Park LLP. The transferee/colonizer companies will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement now executed with the Director, Town & Country Planning, Chandigarh (copy enclosed).

2. The approval of all the plans accorded in favour of original developer shall now be deemed approved in favour of new developer / colonizer.

3. The said transfer & change of developer of license is also accorded subject to the condition that the transferee / colonizer shall deposit outstanding amount of EDC against the license in question as per licence condition.

Dated:

Place:

(T.L. Satyaprakash, IAS)

Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-4363-JE (SK) 2022/ 35169

Dated 23-11-22

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

1. Countrywide Promoters Pvt. Ltd., Green Park Estates Pvt. Ltd., Gitanjali Promoters Pvt. Ltd., Shalimar Town Planners Pvt. Ltd. & Amolik Park LLP in collaboration with Countrywide Promoters Pvt. Ltd, Regd. Off: OT-14, 3rd Floor; Next Door, Parklands, Sector-76, Faridabad-121004.
2. Amolik Park LLP, Regd. 14/3, Mathura Road, 2nd Floor opposite Mewla Maharajpur Metro Station, Faridabad, 121003, Haryana alongwith original licence no. 127 of 2022 issued vide endst no. LC-4363-JE (SK)- 2022/35167 dated 23-11-2022 LC-IV/bilateral agreement and land schedule.
3. Chief Administrator, HSVP, Panchkula.
4. CEO, Faridabad Metropolitan Development Authority, Faridabad.
5. Senior Town Planner, Faridabad.
6. District Town Planner, Faridabad.
7. Chief Account Officer of this Directorate ; and
8. Project Manager (IT) with a request to update the order on the website of the Department.

(Lalit Bazard)


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

Revised Land Schedule

Detail of land owned by Amolik Park LLP

Village	Rect. No.	Killa No.	Area (K-M)
KheriKalan	49	24/1/2	1-16
		4/2	6-15
		7/1	6-4
	66	6/2/2	1-13
		24/2	3-7
		25/1	7-7
		17/1	3-7
	66	5/1	7-7
		6/1/2	3-3
		Total	40K-19M

Or 5.11875 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Team 1/2/21