

September 08, 2023

Tehsildar / Naib Tehsildar

Tehsil Badshahpur,

District Gurugram, Haryana

Subject: Request for issuance of License entry (LICENSE NO. 147 OF 2023)

To

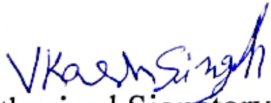
Dear Sir,

With regard to the captioned subject, we, request you to kindly issue the License entry of the revenue record to be submitted with Haryana Real Estate Regulatory Authority, Gurugram ("HRERA") for obtaining registration of group housing colony project on land parcels detailed herein below purchased by us in Village Ghasola, Tehsil Badshahpur, Sector 49, Gurugram, Haryana, from HRERA.

All that piece and parcel of land admeasuring 9.56875 acres (76 kanal 11 marla) falling in Rectangle No. 21, Killa Nos. 4 (8-12); 5 (7-0); 6 (7-0); 7 (8-0); 8/1 (2-4); 13/2 (3-18); 14 (8-0); 15/1 (3-10) and Rectangle No. 16, Killa Nos. 16/2/2 (3-6); 17 (7-9); 24 (7-8); 25 (7-0) and Rectangle No. 16, Killa No. 16/2/1(3-4).

Request you to kindly issue the non-encumbrance certificate at the earliest.

For Godrej Properties Limited


Authorised Signatory

Godrej

क्र.//...../RC/दिनांक.....//.....
हलका पटवारी / नियमावलीसार
कार्यवाही/रिपोर्ट करें।

उप तहसीलदार, बादशाहपुर (गुरुग्राम)

08/09/2023

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. 147 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Godrej Properties Ltd., 3rd Floor, UM House, Tower-A, Plot No. 35, Sector-44, Gurugram-122002 to set up Group Housing Colony under TOD Policy over an area measuring 9.56875 acres (4.533 acres in intense zone with 3.50 FAR and 5.03575 acres in transition zone with 2.50 FAR) in the revenue estate of village Ghasola, Tehsil Badshahpur, Sector-49, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That you shall pay the Infrastructure Development Charges amounting to Rs.7,21,88,860/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
 - c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days from date of demand. It is made clear that bank guarantee of State Internal Development Works/EDC has been worked out on the interim rates.
 - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate, unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.


Director General
Town & Country Planning
Haryana, Chandigarh

- f) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g) That you shall arrange electric connection from HVPNL/DHBVN for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBVN Haryana and complete the same before obtaining completion certificate for the colony.
- h) That you shall permit the Director or any other officer authorised by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- i) That you shall construct 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.
- j) That you shall construct and allot EWS category flats as per policy dated 08.07.2013, or as amended from time to time.
- k) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of Director General, Town & Country Planning, Haryana till these services are made available from external infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.
- m) 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 months period from the date of grant of licence to enable provision of sites land in your colony for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and therefore you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director/ Director General, Town & Country Planning, Haryana.
- p) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational, wherever applicable, before applying for the occupation certificate.
- q) That you 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 from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

got


- r) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) 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.
- t) That you shall not pre-launch/sale of flats/Comm. units before approval of the building plans.
- u) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) That you shall obey all the directions/restrictions issued by the Department from time to time in public interest.
- w) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- x) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- y) That you shall submit the NOC from the concerned Divisional Forest Officer regarding applicability any Forest law/ notification on the applied site before the approval of building plans.
- z) 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.
- aa) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(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.
- bb) 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.
- cc) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- dd) The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment that paid as per the prescribed schedule.
- ee) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

Handwritten signature

- ii) That you shall maintain the flow of 1 no. of 33 KV HT line passes through the site as provided in the zoning/building plan.
- iii) That you shall not encroach 2 karam & 5 karam revenue fasta (part of proposed 18 mt. wide internal circulation road) through which the licensed land is approachable and provide the unrestricted access.
- iii) That you shall demolish the unauthorized boundary wall of 344.35 mt. falling with 24/18 mt. road at site within 30 days of issuance of license as the same is not a compoundable and shall submit compliance report of the same through DTP, Gurugram.

3. The licence is valid up to 17/07/2028.

Dated: 18/07/2023.
Place: Chandigarh



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

Enclt. No. LC-5071/JE(S)/2023/ 23506

Dated: 19-07-2023

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

1. Gdrex Properties Ltd., 3rd Floor, UM House, Tower-A, Plot No. 35, Sector-44, Gurugram-122002 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
6. Managing Director, HVPNL (Planning), Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment, Haryana - Cum-Secretary, SEIAC, Paryavaran Bhawan, Sector-2, Panchkula.
8. Director, Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.

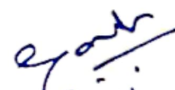

(Narender Kumar)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No.....147.....Dated 18/07.....of 2023

Detail of land owned by Godrej Properties Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Ghasola	16	16/2/1	3-4	
		16/2/2	3-6	
		17	7-9	
		24	7-8	
		25	7-0	
		21	4	8-12
			5	7-0
			6	7-0
			7	8-0
			8/1	2-4
	13/2		3-18	
	14		8-0	
	15/1	3-10		
		Total	76-11	

Or 9.56875 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
to hand

नकल रपट रजिनामचा वाळणी हळका इस्लामपुर उपतहसील वादशाहपुर जिला गुरुशाम

साल 2023-24

॥ सितम्बर सन् 2023 शका सम्वत् 19

लाक्षमण
माजा
धाराला

24

आवक रोज आमदा आदेशा भागान लयन तहसीलपर साहेब
जादशाहपुर व जा आदेशानुसार डायरेक्टर लाऊन एड कन्ट्री
प्लानिंग यूपडीगट दारयाणा क्लारिफिकेशन नं 147 07 2023
माजा धाराला सितर 49 की अराजी भूमि क्लारिफिकेशन नं 16

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16/2/1 - 16/2/2
(3-4) (3-6)

17 - 24 - 25	4 - 5 - 6 - 7 - 8/1 - 13/2 - 14
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15/1, कुल रकमा 76-11 वा 9.56875 प्लॉट भूमि पर

(अ०)
युप दायरिंग वालानी का लारिफिकेशन जारी हो चुका है जो आदेश
रपट हवा की किगार है

श्री मान जी
तसदीक की जाती है कि नकल
मुताबिक असल है। उजरत हसब जाब्ला
नगद वसूल पाई।

ह. पटवारी
11/9/23

जपनेल

गाँव : घसोला

हदबस्त न. : 88

तहसील : बादशाहपुर

जिला : गुरुग्राम

साल : 2021-2022



खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्नी	विवरण सहित मासिक नाम	विवरण सहित काश्तकार	कुए या सिंचाइ के अन्य साधन का नाम	नम्बर छसरा या गुरब्वे और किले का नम्बर	रकबा और किस्म जमीन	दर और सडया के ब्यारे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का टंग	अभियुक्ति
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बीर सिंह यादव पुत्र
नानक राम यादव
हर दो समभाग
वारीदेह

बीर सिंह
हिस्सेदार
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पडता बशरह खेवट
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शपथनं 24
11-9-2023 के अनुसार ताल्लत
केस पर gurukul housing colony
मिलीत करन के लिए LICENSE No.
147 of 2023 जारी हो चुका है

53/119

P.T. 11/11/23

Print Date : 2022-8-03

(पड़त पटवार) जमाबंदी



अनिल

गाँव : घसोला

हदबस्त न. : 88

तहसील : बादशाहपुर

जिला : मुहयाम

साल : 2021-2022

खेवट या जमाबंदी न.	खतीनी न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काबतकार	कुंए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किते का नम्बर	रकबा और किसम जमीन	दर और संख्या के ब्यारे के साथ लगान जो मुजरा देता है	टिकसा या हाकीयत का पैमाना और बाछ का टंग	अभियुक्ति
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किते 12

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कुल मजरआ

कुल गैर मजरआ

34-2

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25-10 चाही

39-5 गै.मु.

8-12 चाही उहरी

62 चालू

श्री मान जी,

हरादीक की जाती है कि नकल मुताबिक अस्त है। उजस्त हसन मुताबिक नगद वसूल पाई।

11/9/23

11/10/23

नकल

गांव : घसोला

हदबस्त न. : 88

तहसील : बादशाहपुर

जिला : गुरुग्राम

साल : 2021-2022

खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुण या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किसम जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाण्ड का दंग	अभिलेखित
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133			घसोला						न.1	
			वासीदेह							

अपल-1
11-4-2022
सर्वे पर group holding category के तहत
की जाय LICENSE No. 147 24-2022 के तहत

श्री भान जी
वसदीक की जाती है कि नकल
मुताबिक असल है। उजरत हसब जाब्ता
नाद वसूल पाई।

Wan
11/9/23