

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

Licence No. 84 of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Manglam Multiplex Pvt. Ltd, GF-I, Vipul Plaza, Village Haiderpur Viran Sector-54, Gurugram-122002 for setting up of COMMERCIAL COLONY over an area measuring 4.0 acres in the revenue estate of village Maidawas, Sector-65, Gurugram. The licence is granted subject to the final outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana pending adjudication before Hon'ble Supreme Court of India and CBI investigation under process.

1. The particulars of the land, wherein the aforesaid Commercial 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:-
 - a) That the Commercial 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.
 - 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 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.
 - d) That the licensee shall 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.
 - e) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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.
 - f) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - g) That 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.

- h) That the 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 Haryana Shahari Vikas Pradhikaran.
- i) 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.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) That 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) 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 not 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. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- n) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That 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.
- p) That 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.
- q) That 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 licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- r) That 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, licensee shall be liable for

penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- s) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
3. The licence is valid up to 05/07/2027.

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

Place : Chandigarh
Dated: 06/07/2022.

Endst. No. LC-4142-JE (VA)-2022/ 19102 Dated: 06-07-2022

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

1. Manglam Multiplex Pvt. Ltd, GF-I, Vipul Plaza, Village Haiderpur Viran Sector-54, Gurugram-122002 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved zoning plan.
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. Addl. 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. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

To be read with License no.....84.....dated 06/07 of 2022

Detail of land owned by Manglam Multiplex Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
Maidawas	21	13/1	4-0
		13/2	4-0
		18	8-0
		19/1min	4-11
		23	8-0
		30	3/1/1
		Total	32-0

Or 4.00 Acres


Director,
Town & Country Planning
Haryana
Jaswan Singh

Directorate of Town & Country Planning, Haryana

AayojnaBhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

ORDER


Vide this office Endst No. LC-4142-JE(VA)-2022/19102-116 dated 06.07.2022, licence No. 84 of 2022 dated 06.07.2022 granted in favour of Manglam Multiplex Pvt. Ltd. for setting up of Commercial Colony over an area measuring 4.00 acres in the revenue estate of village Maidawas, Sector 65, District Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder.

2. And whereas, a request dated 03.11.2022 for surrender of an area measuring 0.25 acres falling under Khasra no. 21//19/1min (2-0) forming part of Licence No. 84 of 2022 dated 06.07.2022 received from Manglam Multiplex Pvt. Ltd. has been considered as per the provisions of the Section 17B of Rules 1976 and accordingly, the area measuring 0.25 acre of above said licence is hereby surrendered alongwith forfeiture of fee & charges of Rs. 2,43,37,230/- (scrutiny fee of Rs. 17,707/-, conversion charges of Rs. 14,81,273/-, licence fee of Rs. 85,00,000/-, SIDC of Rs. 17,85,000/- and EDC of Rs. 1,25,53,250/-) paid towards the surrendered area.

3. The revised schedule of land of the remaining licence land measuring 3.75 acres is enclosed herewith. The terms & conditions as stipulated in the above said licence and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh will remain unaltered, except that the licenced area mentioned as 4.00 acres in the said agreements be read as 3.75 acres.

4. As a consequence of the said part surrender of licence, zoning plan and all sanctions/approvals pertaining to Licence no. 84 of 2022 hereby stand annulled ab-initio and same is required to be got approved/ revised from the competent authority.

Dated: _____
Place: _____


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

Endst. No. LC-4142/JE(SB)/2023/ 35582

Dated: - 20-10-2023

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

1. Manglam Multiplex Pvt. Ltd., Regd. office GF-I, Vipul Plaza, Village Haiderpur Viran, Sector-54, Gurugram-122002.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.


(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no. 84 of 6.07.2022

Revised Land Schedule

Detail of land owned by Manglam Multiplex Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)	
Maidawas	21	13/1	4-0	
		13/2	4-0	
		18	8-0	
		19/1min	2-11	
		23	8-0	
		30	3/1/1	3-9
		Total	30-0	

Or 3.75 Acres


Director General
Town & Country Planning
Haryana, Chandigarh


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

Licence No. 213. of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Manglam Multiplex Pvt. Ltd., Regd. office GF-I, Vipul Plaza, Village Haiderpur Viran, Sector-54, Gurugram-122002 for setting up of Commercial Colony over an additional area measuring 0.25 acres (in addition to licence no. 84 of 2022 dated 06.07.2022) falling in the revenue estate of Village Maidawas, Sector-65, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That you shall pay the Infrastructure Development Charges amounting to ₹ 17,70,563/- @ ₹ 1000/- per sq. mtr 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 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.
 - (iii) 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.
 - (iv) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - (v) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - (vi) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - (vii) That you 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

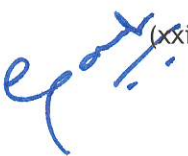

Director General
Town & Country Planning
Haryana, Chandigarh

provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- (viii) That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company 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.
- (ix) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (x) That you 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 Haryana Shehari Vikas Pradhikaran.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- (xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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 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.
- (xv) 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xvi) That you shall permit the Director or any other office authorized 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 license granted.
- (xvii) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- (xviii) 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.
- (xix) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xx) 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, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.


- (xxi) 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.
- (xxii) 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.
- (xxiii) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- (xxiv) 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.
- (xxv) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Commercial Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxvi) 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.
- (xxvii) 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.
- (xxviii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxix)  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.
- (xxx) That you shall abide by with the Act/Rules and the policies notified by the Department for development of Commercial Colony and other instructions issued by the Director under section 9A of the Haryana Development and

Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

- (xxxi) That you shall abide by the terms and conditions of policy dated 06.03.2018 & 10.07.2019 as amended time to time and other direction given by the Director time to time to execute the project.
- (xxxii) That you shall shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- (xxxiii) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

3. The licence is valid up to 19/10/2028.

Dated: 20/10/2023.
Place:


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

Endst. No. LC-4142/JE (SB)/2023/ 35567

Dated: 20-10-2023

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

1. Manglam Multiplex Pvt. Ltd., Regd. office GF-I, Vipul Plaza, Village Haiderpur Viran, Sector-54, Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
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, ParyavaranBhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


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

To be read with License no.....213.....dated 20/10/.....of 2023

Detail of land owned by Manglam Multiplex Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Maidawas	30	3/1/2	2-0
		Total	2-0
		Or 0.25 Acre	


**Director General
Town & Country Planning
Haryana, Chandigarh**
Jasvir Singh