

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

Licence No. 214. of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Vibrant Infratech Pvt. Ltd, Targe Buildcon Pvt. Ltd. in collaboration with Union Buildmart Pvt. Ltd, 6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram-122101 on the additional land measuring 0.03125 acre in addition to earlier granted licence no. 106 of 2021 dated 16.12.2021 granted for setting up of Mix Land Use (Group Housing Component 86% and Commercial Component 14%) under the TOD policy in Sector-113, Gurugram.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony under TOD Policy 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:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - b) That the licensee shall deposit balance amount of conversion charges and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period, if any, in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
 - 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 at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and 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.
 - e) That the licensee shall permit the Director or any other officer 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


Director General
Town & Country Planning
Haryana, Chandigarh

of the execution of the layout and development works in accordance with the licence granted.

- f) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- h) That no other application has been submitted for grant of licence 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.
- i) 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.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) 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 Urban Development Authority.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) 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.
- q) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit seventy percentum of the amount received from the plot


holders for meeting the cost of Internal Development Works in the colony shall be informed.

- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 or as amended time to time shall be paid.
- s) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- u) 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.
- v) That licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans and registration in HRERA.
- x) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.
- y) 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 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.
- z) 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.
- aa) 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.
- bb) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- cc) 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 get paid as per the prescribed schedule.

- dd) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the building plans of the licenced land shall only be approved after payment of balance conversion charges & Infrastructure Augmentation Charges.
4. The licence is valid up to 19/10/2028.

Dated: The 20/10/2023.
Chandigarh


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

Endst. No. LC-4175-B-PA(VA)-2023/ 35585

Dated: 20-10-2023

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

1. Vibrant Infratech Pvt. Ltd, Targe Buildcon Pvt. Ltd, in collaboration with Union Buildmart Pvt. Ltd, 6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram-122101 alongwith a copy of agreement, LC-IV Bilateral agreement & Demarcation-cum-Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, Housing Board, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Superintending Engineer, HSVP, Gurugram.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram.
10. District Town Planner, Gurugram.
11. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
12. PM(IT) O/o DGTCP for updation on departmental website.

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



To be read with License No.....²¹⁴.....Dated ^{20/10/} of 2023

Detail of land owned by vibrant Infratech Pvt. Ltd 109278703/113168550 share

Detail of land owned by Targe Buildcon Pvt Ltd; 3889847/113168550 share

Village	Rect.No	Killa No.	Area (K-M)
Chauma	10	1 Min	0-5

OR 0.03125Acre


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


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

Licence No. 106 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Vibrant Infratech Pvt. Ltd., Targe Buildcon Pvt. Ltd., Union Buildmart Pvt. Ltd., in collaboration with Union Buildmart Pvt. Ltd., Cabin No. 4, Office No., 1221A, Devika Tower, 6, Nehru Place, New Delhi-110019 for setting up of Group Housing Colony under New Integrated Licensing policy dated 09.02.2016 on the land measuring 15.03125 acres in the revenue estate of village Chauma, Sector- 113, Gurugram Manesar Urban Complex, District Gurugram.

1. The Licence is granted subject to the following conditions:
 - i. That residential colony will be laid out in confirmation to the approved layout plans and development works are executed according to the designs and specifications shown in the approved plan.
 - ii. That 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 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 building Plan, you 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.
 - iv. That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
 - v. That you shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
 - vi. That you understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
 - vii. That you shall arrange electric connection from HVPN/DHBNL for electrification of 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. HVPN/DHBNL and complete the same before obtaining completion certificate for the colony.
 - viii. That you shall deposit an amount of ₹ 36837637/- on account of Infrastructural Development Charges @ ₹ 625x5/7 per Sqm for residential colony and @ ₹ 1000/- per Sqm for commercial component in two equal


Director
Town & Country Planning
Haryana, Chandigarh

installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.

- ix. 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 HSVP or any other Govt. Agency.
- x. That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xi. That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xii. 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 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 Rules, 1976.
- xiii. That you shall pay the labour cess charges as per policy dated 04.05.2010.
- xiv. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xv. That you shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- xvi. That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvii. That you shall use only CFL fittings for internal as well as for campus lighting.
- xviii. 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 thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.
- xix. That you shall keep pace of the construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- xx. That you shall not create Third Party Rights/pre launch against the licenced land, before approval of building plans.
- xxi. That provision of External Development Facilities may take long time by HSVP, the you shall not claim any damages against the Department for loss occurred, if any.

- xxii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii. That developer company, i.e., Union Buildmart Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- xxiv. 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 purposes is explained to the satisfaction of HSVP 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.
- xxv. That you shall permit the Director or any other officer 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 licence granted.
- xxvi. The maximum permissible density & FAR shall be 300 PPA & 1.25 respectively.
- xxvii. That you shall comply with various judgments passed by the Hon'ble Supreme Court of India pertaining to Aravali region in Haryana and shall obtain necessary clearances/permissions from the concerned authorities.
- xxviii. That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
- xxix. That you shall transfer 12% of the colony area free of cost to the Government in the revenue records earmarked for EWS and NPNL housing in the layout plan within 60 days of grant of this licence and before approval of zoning plan.
- xxx. If at any stage, the licensed land is declared under NCZ, than the said licence shall be reconsidered for withdrawal.
- xxxi. That you shall abide with terms and conditions of the NILP policy dated 09.02.2016 as amended from time to time.
- xxxii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The licence is valid up to 15/12/2026.

Dated: The 16/12/2021.
Chandigarh



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

Endst. No. LC-4175-JE (DS)-2021/ 31997

Dated: 17-12-2021

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

1. Vibrant Infratech Pvt. Ltd., Targe Buildcon Pvt. Ltd., Union Buildmart Pvt. Ltd., In collaboration with Union Buidmart Pvt. Ltd., Cabin No. 4, Office No., 1221A, Devika Tower, 6, Nehru Place, New Delhi-110019. 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, 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. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with Licence No...106.....Dated 16/12.....of 2021

Detail of land owned by Vibrant Infratech Pvt. Ltd.

Village	Rect.No.	Killa No.	Area (K-M)
Chauma	9	15/2	2-16
		16	7-12
	10	20/2/2min	0-3
		Total	10-11

Detail of land owned by Targe Buildcon Pvt. Ltd. 8087/176550 share and Vibrant Infratech Pvt.Ltd. 168463/176550 share

10	2min	6-8
	3/1min	1-19
	3/2min	0-5
	12/2/1min	0-16
	8/2min	0-1
	11/2min	4-10
	12/1/1min	0-1
	20/2/1min	2-18
	Total	16-18

Detail of land owned by Targe Buildcon Pvt. Ltd. 3889847/113168550 share and Vibrant Infratech Pvt.Ltd. 109278703/113168550 share

10	1min	1-8
	9min	5-18
	10	8-0
	11/1	3-2
	Total	18-8

Detail of land owned by Union Buildmart Pvt. Ltd.

9	6	8-0
	7/1	4-16
	23/1/2min	0-6
	23/2/2min	0-11
	23/3/2min	0-4.5
	23/4/2min	0-1.5
	23/5	3-0
	24/1	4-0
	13	5-4
	14	8-0
	7/2	1-3
	15/1	4-11
	17/1	6-9
	8	1-16
	17/2	1-11
22	18/1min	6-3
	4	7-9
	7/2/1min	2-0
	5/2/1min	1-0
	8/1min	0-4
9	3/2min	2-1
	24/2	4-0
	7/3	1-18
	Total	74-8

Grand Total 120K-5M

Or 15.03125 acres ✓

Director,
Town & Country Planning
Haryana

[Handwritten Signature]