

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 39 of 2013

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - 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 Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of building plans.
 - h) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - m) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - n) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

- o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of licence to enable provision of site in your land for Transformers/switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the Building plan of the project.
- p) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. metro./per sq. ft. to the allottee while raising such demand from the flats owners. However, the demand of EDC and bank guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP No. 5835 of 2013.

The licence is valid upto 13/6/2017.

Dated: 04/01/2017
Place: Chandigarh

A. Rastogi
(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-2819/DS(R)/2013/ 4779

Dated:- 5-6-13

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

1. Bluejays Realtech Pvt. Ltd. B-5, Chirag Enclave, New Delhi-110048, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Prayatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon alongwith a copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (g) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of Agreements.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

FOR KRISHNA CO. LTD. / FOR KRISHNA CO. LTD.

S. Kumar
(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

FOR KRISHNA CO. LTD.


To be read with Licence No. 39 of 2013/04/6
13

1. Detail of land owned by Bluejays Realtech Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Sihi	2	11/1	4-4	
		11/3	1-11	
	1	12/2	2-10	
		19/2	0-9	
		19/3	1-4	
		19/4	1-19	
		15/1	1-7	
		15/4	2 10	
		16/1	1-11	
		16/2	1-17	
		2	19/6	2-0
		8	22	8-0
	3		8-0	
	2	13	2-4	
		15/1	2-2	
		16/2	4-0	
		18	8-0	
		23	8-0	
		25/1	4-0	
		19/5	1-1	
		20	8-0	
		21/1	2-9	
		7	1/2	4-0
	2/2		4-0	
	9		8-0	
	10		8-0	
	11/1		3-2	
	12/1		1-2	
	8		5	8-0
			6	8-0
	2		19/1	1-7
			12/5	0-7
	1	12/1	0-18	
		14/1	3-10	
	2	25/1	0-9	
		14	1-5	
	1	17	8-0	
		24	8-0	
		15/3	3-2	
		17/1/1	2-8	
25/2		2-13		
Harsaru	122	15/2	1-6	
		18	8-0	
		22	8-0	
		23	8-0	
	122	24	6-18	
	132	1/2	2-2	
		2	8-0	
		9	1-7	
		3/1	4-2	
		Total	200-16 or 25.10 acres	

For KRISUMI CORPORATION PVT. LTD.


 Authorised Signatory


 Director General
 Town and Country Planning,
 Haryana, Chandigarh
 CHITUP

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17-C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana5@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2819-II/PA(RB)/2017/ 16666

Dated: 14-07-2017


To

Bluejays Realtech Pvt. Ltd.,
3rd Floor, Central Plaza Mall,
Sector-53, Gurgaon-122002.

Subject: Renewal of Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram- Bluejays Realtech Pvt. Ltd.

Please refer your letter dated 02.05.2017 on the matter cited as subject above.

1. Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram is hereby renewed upto 03.06.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall required to complete the construction of community building as the provisions of Section-3(3)(a)(iv) of Act no. 8 of 1975.
4. The development works at site shall be started within six months from issuance of renewal of licence.


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

Endst. No. LC-2819-II/PA(RB)/2017/


Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer O/o DTCP, Chandigarh with the information that the request for grant of EDC relief policy dated 12.04.2016 has been approved by DTCP alongwith renewal of licence.
- vi. Website Admin with a request to update the status on website.

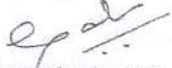
For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory


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

ORDER

1. Whereas, Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.
2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had not complied with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2014. The licensee vide letter dated 08.04.2016 submitted a request to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be ₹ 7,50,000/-. The licensee vide DD No. 008799 dated 07.04.2016 has deposited the composition fee of ₹ 7,50,000/-.
4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.



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

Dated: 14-07-2017

Endst. No. LC-2819-II/PA(RB)/2017/ 16674

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

1. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
2. Bluejays Realtech Pvt. Ltd., 3rd Floor, Central Plaza Mall, Sector-53, Gurgaon-122002.


(S. K. Sehrawat)
District Town Planner (HQ),
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

Authorised Signatory

BLUEJAYS REALTECH CORPORATION PVT. LTD.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

To

Bluejays Realtech Pvt. Ltd.
3rd Floor, Central Plaza Mall,
Sector 53, Gurugram-122002.


Memo No. LC-2819-Asstt.(RK)/2019/ 14730

Dated: 21-06-2019

Subject: **Renewal of licence No. 39 of 2013 dated 04.06.2013.**

Please refer your application dated 30.04.2019 on the matter as subject cited above.

2. License No. 39 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony on the land measuring 25.10 acres in Sector 36A, Gurugram Manesar Urban Complex is hereby renewed upto **03.06.2021** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That you shall get approved the ultimate power load/service plan estimates within validity period of license.
5. The delay in allotment of EWS flats will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.


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

Endst. No. LC-2819-Asstt.(RK)/2019/


Dated:

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

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory


(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

ORDERS

Whereas, License No. 39 of 2013 dated 04.06.2013 stands granted to Bluejays Realtech Pvt. Ltd., 3rd Floor, Central Plaza Mall, Sector 53, Gurugram-122002 for setting up of group housing colony over an area measuring 25.10 acres in Sector 36A, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2018. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 38,000/-. The company has deposited composition charges amounting Rs. 38,000/- vide online GRN No. 47328414 of Egrass.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2018.

(K. Makrand Pandurang, IAS)

Director,

**Town & Country Planning
Haryana, Chandigarh**

Endst. No. LC-2819-Asstt.(RK)/2019/ 14736

Dated: 21-06-2019

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-48.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

(Narender Kumar)

Dist. Town Planner (HQ)

For Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; website:-http://tcp.haryana.gov.in

To

M/s Krisumi Corporation Pvt. Ltd.,
3rd floor, Central Plaza Mall,
Golf Course Road, Sector 53,
Gurugram-122001

Memo No. LC-2819 Vol-II/JE(S)/2022/7917 Dated: 24-03-2022

Subject:- Renewal of Licence Nos. 39 of 2013 dated 04.06.2013 granted for Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram Manesar Urban Complex being Krisumi Corporation Pvt. Ltd.

Please refer to your application dated 26.07.2021 on the matter as subject cited above.

Your request for renewal of Licence Nos. 39 of 2013 dated 04.06.2013 granted for Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram Manesar Urban Complex has been considered on the reason submitted that out of approved towers, total construction work of tower A, B, C and EWS is 20% completed and you shall apply for occupation certificate. The license is hereby renewed upto 03.06.2026 on the same terms & conditions laid down therein.

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of licence.
2. You shall get the approval of service plan estimates for the entire colony within six months from issuance of this order.
3. The delay in allotment of EWS flats, if any, shall be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013
4. That you shall get the license renewed till final completion of the colony is granted.

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

Endst. No.LC-2819 Vol-II/JE(S)/2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. District Town Planner (Enf), Gurugram.
5. Chief Accounts Officer O/o DTCP, Chandigarh.
6. PM (IT) with a request to update the status of renewal of license on the website of the Department.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

(Rajesh Kaushik)
District Town Planner (Enf)
For Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, Licence Nos. 39 of 2013 dated 04.06.2013 was granted to Bluejays Reaitech Pvt. Ltd., to develop Group Housing Colony over an area measuring 25.10 acres in sector-36A of GMUC.

2. Further, the amalgamation of Bluejays Reaitech Pvt. Ltd. and P.G.Propmart Pvt. Ltd., with Krisumi Corporation Pvt. Ltd. is taken on record vide order dated 28.09.2021. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

3. And, whereas, for non-compliance of the provisions of Rule 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 2020-21, the licensee has submitted a request as per policy dated 14.06.2012 under Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 2,00,000/-. The same has been deposited vide transaction no TCP31613321111792734 dated 17.11.2021.

4. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the offence of non-compliance of the provisions of Rule 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2020-21.

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

Endst. No. LC-2819 Vol-II/JE(S)/2022/ 7922

Dated: 24/03/22

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

1. M/s Krisumi Corporation Pvt. Ltd., 3rd floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram-122001.
2. Chief Accounts Officer of this Directorate.
3. PM (IT Cell) O/o DTCP with request to update the status on website.

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

For KRISUMI CORPORATION PVT. LTD.
Authorised Signatory

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com


ORDER

Whereas, the licence no. 39 of 2013 was granted to Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 25.10 acres in Sector-36A of GMUC.

Further, permission for assignment of joint development/ marketing rights for an area measuring 5.4375 acres in favour of Vision Infra Heights Pvt. Ltd. now known as (Krisumi Corporation Pvt. Ltd.) vide orders dated 05.09.2017 after receipt of administrative charges of Rs. 22,56,600/- deposited vide DD no. 038356 dated 22.03.2016 and Rs. 33,36,150/- vide DD no. 018997 dated 23.06.2017.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd the change in beneficial interest as per policy dated 18.02.2015 was considered subject to payment of administrative charges i.e. Rs. 2,60,41,250/-. The requisite administrative charges stand deposited.

Accordingly, the amalgamation of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd w.r.t. License No. 39 of 2013 dated 04.06.2013 is taken on record.


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

Endst. No. LC-2819 Vol-II/JE(S)/2021/ 24523

Dated: 28-09-2024

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

1. P.G. Propmart Pvt. Ltd. In collaboration with Bluejays Pvt. Ltd. 3rd Floor, Central Plaza Mall, Sector 53, Gurugram
2. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.
10. Nodal Officer (IT) for updation the same on departmental website.

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

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

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-13A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com


ORDER

Whereas, the licence no. 39 of 2013 was granted to Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 25.10 acres in Sector-36A of GMUC.

Further, permission for assignment of joint development/ marketing rights for an area measuring 5.4375 acres in favour of Vision Infra Heights Pvt. Ltd. now known as (Krisumi Corporation Pvt. Ltd.) vide orders dated 05.09.2017 after receipt of administrative charges of Rs. 22,56,600/- deposited vide DD no. 038356 dated 22.03.2016 and Rs. 33,36,150/- vide DD no. 018997 dated 23.06.2017.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd the change in beneficial interest as per policy dated 18.02.2015 was considered subject to payment of administrative charges i.e. Rs. 2,60,41,250/-. The requisite administrative charges stand deposited.

Accordingly, the amalgamation of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd w.r.t. License No. 39 of 2013 dated 04.06.2013 is taken on record.


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

Endst. No. LC-2819 Vol-II/JE(S)/2021/ 24522


Dated: 28-09-2024

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

1. P.G. Propmart Pvt. Ltd. In collaboration with Bluejays Pvt. Ltd. 3rd Floor, Central Plaza Mall, Sector 53, Gurugram
2. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.
10. Nodal Officer (IT) for updation the same on departmental website.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory


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

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 85 of 2014

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to P G Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - 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 Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of building plans.
 - h) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - m) That you shall provide the Solar Water Heating System as per by HAKEDA and shall be made operational where applicable before applying for an occupation certificate.
 - n) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
 - o) That you shall convey '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 your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the Building plan of the project.


For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

- p) That you shall extend the validity of BG's on account of EDC & IDW upto 5 years period within 3 months from the date of issuance of licence.
- q) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per sq. ft. to the allottee while raising such demand from the flats owners.

The licence is valid upto 07/8/2019

Dated: 8/8/2014
Place: Chandigarh



(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-2879/DS(R)/2014/ 17885

Dated:- 11/8/14

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

1. ✓ Bluejays Realtech Pvt. Ltd. B-5, Chirag Enclave, New Delhi-110048, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sctor-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon alongwith a copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (g) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of Agreements.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

To be read with Licence No. 85 of 2014/88
2014


1. Detail of land owned by Bluejays Realtech Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
Sihi	1	14/2	<u>K-M</u> 1-12

2. Detail of land owned by P G Propmart Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
Sihi	1	17/2	<u>K-M</u> 5-2
		24/2/2	5-19
		16/5	2-8
		25/3	4-0
		Total	17-9

Grand Total 19-1 or 2.38125 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; http://:tcpharyana.gov.in

To

P.G Propmart Pvt. Ltd.
In collaboration with Bluejays Pvt. Ltd.
3rd Floor, Central Plaza Mall,
Sector-53, Gurugram.

Memo. No. LC-2879-Asstt.(RK)-2019/ 1692 Dated: 21-01-2020

Subject: Renewal of license No. 85 of 2014 dated 08.08.2014- P.G.Propmart. Pvt. Ltd. In collaboration with Bluejays Realtech Pvt. Ltd.

Please refer to your application dated 15.07.2019 on the matter cited as subject above.

1. Licence No. 85 of 2014 dated 08.08.2014, granted for setting up of group housing colony on the land measuring 2.38125 acres in Sector 36-A, Gurugram is hereby renewed upto 07.08.2024 on the same terms & conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. The ultimate power load/service plan estimates will be approved within validity of license.
4. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
5. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
6. That you shall get the license renewed till the final completion of the colony is granted.
7. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


(K. Makrand Pandurang, IAS)
Director
For KPHILL CORPORATION PVT. LTD.
Town & Country Planning
Haryana, Chandigarh


Endst. No. LC-2879-Asstt.(RK)-2019/

Dated:

Authorised Signatory

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.


(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh


Directorate of Town & Country Planning, Haryana
Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; http://t:tcpharyana.gov.in

ORDERS

Whereas, Licence No. 85 of 2014 dated 08.08.2014, granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. for setting up of group housing colony on the land measuring 2.38125 acres in Sector 36-A, Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2019. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 3,12,000/-. The company has deposited composition charges amounting Rs. 3,12,000/- through online transaction no. TCP31941981444346 dated 14.08.2019.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2019.

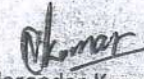

(K. Makrand Pandurang, IAS)
Director
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2879- (RK)/2019/ 1699

Dated: 21-01-2020

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. P.G Propmart Pvt. Ltd. In collaboration with Bluejays Pvt. Ltd. 3rd Floor, Central Plaza Mall, Sector-53, Gurugram.


(Harender Kumar)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Web site tcepharyana.gov.in - E-mail: tcepharyana7@gmail.com

ORDER


Whereas, the licence no. 85 of 2014 was granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 2.38125 acres in Sector-36A of GMUC.

Further, permission for change in beneficial interest was granted for the entire area measuring 2.38125 acres in favour of Krisumi Corporation Pvt. Ltd vide orders dated 21.05.2020 after receipt of administrative charges of Rs. 24,70,547/-, which had acquired 99.99% beneficial interest in the developer, i.e. P.G.Propmart Pvt. Ltd.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and P.G.Propmart Pvt. Ltd with Krisumi Corporation Pvt. Ltd has been observed that there is no change in the overall beneficial interest and the same continues to remain with Krisumi Corporation Pvt. Ltd consequent to such amalgamation.

Accordingly, the amalgamation of P.G. Propmart Pvt. Ltd. and Bluejays Realtech Pvt. Ltd. with Krisumi Corporation Pvt. Ltd w.r.t. License No. 85 of 2014 dated 08.08.2014 is taken on record.

Fresh LC-IV and LC-IVA agreement is also enclosed for information & record.


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

Endst. No. LC-2879/JE(S)/2021/ 25571-78

Dated: 08-10-2021

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

1. ✓ Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
2. Chief Administrator, HSVP, Panchkula.
3. Addl. Director, Urban Estates Department, Haryana, Panchkula.
4. Superintending Engineer, HSVP, Gurugram.
5. Land Acquisition Officer, Gurugram.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. PM (IT) for updation the same on departmental website.

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Krisumi Corporation Pvt. Ltd.,
3rd Floor, Central Plaza Mall,,
Golf Course Road, Sector-53,
Gurugram-122001

Memo No. LC-2879-JE (SK)-2023/ 27385 Dated: 21-08-2023

Subject: - Grant of additional FAR of 1.75 and 0.75 under Transit Orient Development Policy dated 09.02.2016 for Mix Land Use (2.25% Commercial and 97.75% Group Housing) over an area measuring 27.48125 acres forming part of already granted license of the Residential Group Housing Colony on the land measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 & license no. 85 of 2014 dated 08.08.2014) in Sector-36/A, Gurugram - Krisumi corporation Pvt. Ltd

Ref: This office memo dated 02.06.2023 and your application dated 21.06.2023 & 26.07.2023 on the matter as subject cited above.

Your request to avail benefit of additional FAR of 1.75 and 0.75 under Transit Orient Development Policy dated 09.02.2016 for Mix Land Use (2.25% Commercial and 97.75% Group Housing) over an area measuring 27.48125 acres forming part of already granted license of the Residential Group Housing Colony on the land measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 & license no. 85 of 2014 dated 08.08.2014) in Sector-36/A, Gurugram being developed by Krisumi corporation Pvt. Ltd has been considered and permission for the same is hereby granted after receipt of requisite fee & charges. This permission is granted is subject to the following conditions:-


- That you shall pay the requisite amount of EDC in 12 equal quarterly installments with interest @ 12% per annum and 3% per annum additional on delayed period. The schedule for payment of the same will be issued separately.
- That you shall deposit an amount of ₹ 9,21,59,032/- on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of licence/permission and second within six months. Any default in this regard will attract interest @18% per annum for the delayed period.
- That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-S/25/20082TCP dated 25.02.2010.
- That clearance from MoEF, GOI shall be obtained, if necessary in terms of notification dated 14.09.2006.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

- f) That the licensee shall wholly responsible for litigation/court case/complaint pending in any Department/court, if any.
- g) That the benefit of the increase in FAR under TOD policy shall be utilized only in phases 3 & 4 of approved building plans of license no. 39 of 2013 & 85 of 2014 and you shall not alter or change the building plans of phases 1 & 2 without consent of 2/3rd allottees of the respective phase as per policy dated 25.01.2021.
- h) That the licensee shall abide by all the terms and conditions of letter memo no. CED/BS/Const./2023 dated 04.07.2023 issued from IIT, Roorkee and submit the structural stability certificate as per Haryana Building Code-2016 at the time of approval of building plans of Phase-I and Phase-II.
- i) That you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
- j) That the fee/charges are subject to re-conciliation and in case of any difference, licensee shall pay the differential amount within 30 days from its demand.

Dated: The 18/08/2023
Chandigarh


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

Endst. No. LC-2879-JE (SK)-2023/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
4. PM(IT) O/o DGTCP for updation on departmental website.

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

For KRISUMI CORPORATION PVT. LTD.

Acting Secretary

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

Licence No. 166 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 Krisumi Corporation Pvt. Ltd., Regd. Office 3rd Floor, Central Plaza Mall, Opposite DLF Golf Course, Sector-53, Gurugram for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an additional area measuring 2.90 acres (2.25% Commercial and 97.75% Residential) in addition to Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 (25.10 acres) and license no. 85 of 2014 dated 08.08.2014 (2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sini & Harsaru, Sector-36/A, GMUC.

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 Internal Development Charges amounting to ₹ 2,14,90,503/- 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 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 on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - 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


Director General
Town & Country Planning
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

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 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.

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For KRISUMI CORPORATION PVT. LTD.




Authorised Signatory

- 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 per centum 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 shall be paid.
- s) That pace of development at least 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 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.
- w) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- x) That the area under mortgage shall be developed on priority and mortgaged built-up area shall be completed and fit for issuance of occupation certificate along with the first half of the project considered for grant of occupation certificate.
- y) 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.
- z) That the benefit of the increase in FAR under TOD policy shall be utilized only in phases 3 & 4 of approved building plans of license no. 39 of 2013 & 85 of 2014 and you shall not alter or change the building plans of phases 1 & 2 without consent of 2/3rd allottees of the respective phase as per policy dated 25.01.2021.
3. The licence is valid up to 17/08/2028.

Dated: 18/08/2023.

Chandigarh


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

For KANSUMI CORPORATION PVT. LTD.

Authorised Signatory

Endst. No. LC-4161-IE (SK)-2023/ 27372

Dated. 21-08-2023

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

1. Krisim Corporation Pvt. Ltd., Regd. Office 3rd Floor, Central Plaza Mall, Opposite DLF Golf Course, Sector-53, Gurugram alongwith a copy of agreement, LC-IV Bilateral agreement & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Executive Office, GMDA, Gurugram
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhatvan, Sector-6, Panchkula
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavasan Bhawan, Sector-2, Panchkula
7. Asstt. Director Urban Estates, Haryana, Panchkula
8. Superintending Engineer, HSYF, Gurugram.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram
11. District Town Planner, Gurugram.
12. Chief Accounts Officer (Monitoring) O/e DGTCP, Haryana.
13. PM(IT) O/e DGTCP for updation on departmental website.


(Navender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning,
Haryana, Chandigarh

For KRISHNA ENGINEERING PVT. LTD.



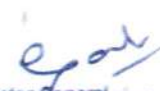
Secretary

To be read with License No. 166 Dated 18/08/2023 of 2023

Detail of land owned by Krisumi Corporation Pvt. Ltd

Village	Rect.No.	Killa No.	Area (K-M)
Harsaru	122	13/3	1-12
Shihi	2	12/3	0-8
		12/4	0-12
Harsaru	122	13/2	0-16
		19/2	2-0
		20/2	2-0
		21	8-0
	132	1/1	5-15
		3/2	2-1
		Total	23-4

or 2.90 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Jewan Singh

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory