

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

Licence No. 07 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 15.0 acres (under migration policy dated 18.02.2016 from part of licence No. 07 of 2014 dated 07.02.2014, residential plotted colony of an area measuring 37.237 acres) falling in the revenue estate of village Dodwa, Sector 1, Nilokheri Taraori, Distt. Karnal, Haryana.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - 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 thereunder 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 integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - e. That the licensee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.
 - f. That the licensee shall construct and transfer the land of sector road/green belt which forming the part of licenced land 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.
 - g. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.


Director
Town & Country Planning
Haryana, Chandigarh

- h. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i. 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.
- j. That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n. 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 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.
- o. 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 non 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. You shall also provide detail of calculation of EDC per sqm/per sq ft to the allottees while raising such demand from the plot owners.
- p. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q. 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.
- r. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- s. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t. That the licensee shall not give an advertisement before approval of zoning/ layout/building plan.
- u. That licensee 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.

- v. 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 made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- w. That licensee shall abide by the terms and conditions of the policy notified on 01.04.2016 and subsequent amendment.
- x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- y. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 29/01/2024.

Dated:- 30/01/2019.



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

Endst. No. LC-3391- Assistant (MS)-2019/ 2833

Dated: 31-01-2019


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

1. MG Estates Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-49 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector - 2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Karnal along with a copy of agreement, layout plan.
12. Chief Accounts Officer of this Directorate.
13. Project Manager (IT) to update this licence on the website.


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

Detail of land owned by M/s M G Estate Private Limited

Village	Rect.No	Killa No.	Area (K-M)
Dodwa	27	2/1	0-19
	27	7	1-19
	27	8	6-0
	27	9	8-0
	27	10/1	3-0
	27	11/2	1-16
	27	12	2-0
	26	5/1	4-0
	27	1/1	4-15
	27	1/2	2-13
	17	22/2	2-9
	17	22/3	3-0
	17	23	8-0
	27	2/2/2	0-14
	27	2/3/2	3-0
	27	3/2	0-16
	27	2/2/1	0-6
	27	2/3/1	3-0
	27	3/1	7-4
	27	4/2	2-18
27	5/2	1-2	
Shamgarh	7	16	3-8
	7	25/2	2-0
Dodwa	26	5/2	1-2
		5/3	2-18
		6	8-0
		15	8-0
	27	16	4-11
		10/2	5-0
		11/1	4-5
		28	3 Min


D.T.C.P (HR)
F2

Village	Rect.No	Killa No.	Area (K-M)
Dodwa	26	23 Min	0-6
	26	24 Min	3-5
	26	17 Min	0-12
	28	9 Min	2-1
	28	2 Min	1-18

Grand Total 120Kanal-0Marla OR 15.00 Acres

Note;- Killa no. 26//6 Min (1-13.5), 15 Min (3-1.5), 27//10/2 Min (1-0.5) and 11/1 Min(3-4.5) Total 9K-0M of village Dodwa are under mortgage.


Director,
Town & Country Planning
Haryana
16/10/2017

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas licence no. 7 of 2019 dated 30.01.2019 was granted in favour of M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for development of Affordable Plotted Colony under DDJAY for an area measuring 15.00 Acres in the revenue estate of village Dowda, Sector-1, Nilokheri Taraori, District Karnal and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

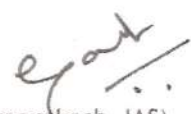
2. A request was submitted on 13.12.2021 to grant permission for transfer of licence for an area measuring 15.00 acres in favour of Slotco Buildwell LLP as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity i.e. Slotco Buildwell LLP as per policy dated 18.02.2015. The request was considered and in-principle approval in this regard was issued vide memo dated 21.04.2022 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the licensee/new entity have submitted requisite documents/fee & charges on 12.10.2022, 03.01.2023, 23.01.2023, 09.02.2023 & 29.03.2023 which have been examined and found in order and area measuring 15.00 acres is hereby transferred in the name of Slotco Buildwell LLP. The terms and conditions as stipulated in the above said licence will remain the same and will be complied with the new entity i.e. Slotco Buildwell LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh and also paid the outstanding amount of EDC.

4. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of Slotco Buildwell LLP, B-66, Naraina Industrial Area, Phase-II, New Delhi-110028. Permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of Slotco Buildwell LLP.

5. These orders shall be read together with the licence no. 7 of 2019 dated 30.01.2019 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:
Place:


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



Endst. No. LC-3391/JE(RK)/2023/ 18944

Dated: 14-06-2023

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

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safdarjung Enclave, South Delhi, Delhi-110016.
2. Slotco Buildwell LLP, B-66, Naraina Industrial Area, Phase-II, New Delhi-110028.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Land Acquisition Officer, Panchkula.
7. Senior Town Planner, Panchkula.
8. District Town Planner, Karnal; and
9. Accounts Officer of this Directorate.

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

To be read with License no. 7 dated 30.01.2019

Revised Land Schedule

Detail of land owned by Slotco Buildwell LLP.

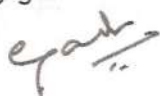
Village	Rect.No	Killa No.	Area (K-M)	
Dodwa	27	2/1	0-19	
	27	8/2	2-14	
	27	9	8-0	
	27	10/1	3-0	
	27	11/2	1-16	
	27	12	2-0	
	26	5/1	4-0	
	27	1/1	4-15	
	27	1/2	2-13	
	17	22/2/2	2-9	
	17	22/3	3-0	
	17	23	8-0	
	27	2/2/2	0-14	
	27	2/3/2	3-0	
	27	3/2	0-16	
	27	2/2/1	0-6	
	27	2/3/1	3-0	
	27	3/1/1	4-9	
	Shamgarh	7	16	3-8
		7	25/2/1	0-5
Dodwa	26	5/2	1-2	
		5/3	2-18	
		6	8-0	
		15	8-0	
		16/1	4-10	
	27	10/2	5-0	
		11/1	4-5	
	28	3 /2	0-5	
	Dodwa	26	23 /2	0-5
		26	24 /2	2-6
26		17 /2	0-2	
		Total	95-17	

Detail of land owned by DGTCP, Haryana

Village	Rect.No	Killa No.	Area (K-M)	
Dodwa	27	7	1-19	
		8/1	3-6	
		3/1/2	2-15	
		4/2	2-18	
		5/2	1-2	
		26	16/2	0-1
			17/1	0-10
			23/3	0-1
			24/3/1	0-11
			24/3/2	0-8
		28	2/2	1-18
			3/3	4-18
			9/1	2-1
		Shamgarh	7	25/2/2
		Total	24-3	

Grand Total 120Kanal-0Marla OR 15.00 Acres

Note:- Killa no. 26//6min (1-13.5), 15min (3-1.5), 27//10/2min (1-0.5) and 11/1min (3-4.5) Total 9K-0M of village Dodwa are under mortgage.


 Director General
 Town & Country Planning
 Haryana, Chandigarh
 Jagan. Jagan



रजिस्टर इंतकाल

गांव : Dodwa

शुद्धसत नंबर : 73

तारीख : गीनाखी

जिला : करनाल

वर्क संख्या : 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
नंबर	नंबर	नाम तरफा या पार्	नाम मालिक व विवरण	नाम कायातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म	जमीन	जमीन	नाम मालिक व विवरण	नाम कायातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म	जमीन	तारीख इंतकाल मय ई	जारी	रिपोर्टपटवारी या तसदीक शिरदार कानूनगो
961	56/1	अयसिंह नम्बरदार	शेम.जी.अस्टेट	बदस्तूर	26//	26//	26//	M/s Sioico Buildwell LLP, New Delhi मॉर्कन	बदस्तूर	15	26//	ई वस्तु	25/1-2022	पटवारी
मिन	56/1	शेम.जी.अस्टेट	या.जि.विलनी		5/2	5/2				15	26//	वसिना न.	25/1-2022	पटवारी
खेत न.	56	वसोदेर			1-2 पारी	5/3	5/3	सुभाष खट्टर पुत्र गणपत राम		कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					2-18 पारी	6	6			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					8-0 कुल	15	15			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					7-18 पारी	8-0 कुल	8-0 कुल			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					0-2 नै.	0-2 नै.	0-2 नै.			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					0-2 नै.	0-2 नै.	0-2 नै.			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					0-2 नै.	0-2 नै.	0-2 नै.			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	
					0-2 नै.	0-2 नै.	0-2 नै.			कुल 8-0	7-18 पारी	दिनांक	25-11-2022	

वाकना वैननामा संजुस्टी.
 13/12/22
 VC 22

Handwritten signatures and notes at the bottom of the page.

राजिस्टर इंतकाल

गाव : Dodwa

हदबसत नंबर : 73

तहसील : नीलोखेडी

जिला : करनाल

वक संख्या : 2

नंबर शुमार	नंबर खाता जमाबंदी सावक	नाम तरफा या चार	नाम मासिक व विवरण	नाम कारातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	शामला या नगान	नंबर खाता जमाबंदी जदीद	नाम मासिक व विवरण	नाम कारातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	शामला या नगान	किस्म या तारीख इंतकाल मय ई जररहन	फीस दाखिला या खरज	रिपोर्टपटवारी या तसदीक तिरदार कानूनगो
961					4-11 कुल 4-9 चारी 0-2 गे. मु. TW					16				
					4-11 कुल 4-9 चारी 0-2 गे. मु. TW					10/2				
					कुल मजरगा 33-13 कुल गेर मजरगा 0-2 26// 23/2					5-0 चारी 11/1 4-5 चारी किने 7 33-15				
					5-0 चारी 11/1 4-5 चारी 26// 23					0-5 चारी 24/2 2-6 चारी 28// 3/2 0-5 चारी				
					8-0 चारी 24 4-13 चारी 28// 3									

रजिस्टर इंतकाल

ग्राम : Dodwa

हदकसल नंबर : 73

तहसील : गीलाखेडी

जिला : करनाल

वर्क संख्या : 3

नंबर शुमार	नंबर खता जमाबंदी सावक	नाम तरफा या चारु	नाम मालिक व विवरण	नाम काषातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	भागला या लगान	नंबर खता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काषातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	भागला या लगान	किस्म या तारीख इंतकाल भय है जररहन	फीस दाखिला या तसदीक खारज	रिपोर्टवगरी या तसदीक गिरदावर कानूनगो
961					6-5 चारुी					किते 3				
					26//					2-16				
					17					मजरुआ				
					8-0 चारुी					26//				
					किते 13					17/2				
					8-0					0-2				
										चारी				
										किते 11				
										36-13				
										कुल मजरुआ				
										36-11				
										कुल शेर				
										मजरुआ				
										0-2				
										क.-म.-स.				
										सालम				
961	73/1	जयसिंह नम्बरदार	श.म.जी.अस्टट श.लि.	बदस्तूर	27//					हिस्सा				
					2/1					मुन्ताकिला				
					0-19 चारुी					बदस्तूर				
					8					27//				
										हिस्सा				
										मुन्ताकिला				
										बदस्तूर				
										10/1				
										3-0				
										चारी				
										11/2				

रजिस्टर इंतकाल

गांव : Dodwa

हदबसत नंबर : 73

तहसील : नीलाखंडी

जिला : करनाल

वर्क संख्या : 4

नंबर शुमार	नंबर खता जमाबंदी सावक	नाम तरफा या धार	नाम भालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	भागला या लगान	नंबर खता जमाबंदी जदीव	नाम भालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	भागला या लगान	किस्म या तारीख इंतकाल भय है जररहन	फीस दाखिला या खारज	रिपोर्टपटवारी या तसदीक गिरदावर कान्तगो
					6-0 चाही					1-16 चाही				
					9					12				
					8-0 चाही					2-0 चाही				
					10/1					2/1				
					3-0 चाही					0-18 चाही				
					11/2					8/2				
					1-16 चाही					2-14 चाही				
					12					8-0 चाही				
					किसे 6 21-15					किसे 6 18-9				
961										मजबूआ क-म-स.				
										हिस्सा मुल्तकिला				
961										सालम				
87/2	जमसिंह मन्वरदार	मंसुर्ज रैम.जी.रेस्ट्रंस	बदस्तूर	27/11						M/s Slotco Buildwell	बदस्तूर	27/11		
मिन		प्र.ति. नई दिल्ली		2/2/1						LLP, New Delhi मोकित	2/2/1			
खेवट न.		वारीदेह		0-6 मी.						सुभाष खट्टर पुत्र गणपत	0-6 मी.			
87				मु. 2/3/1						मु. राम	मु. राम			

रजिस्टर इंतकाल

गांव : Dodwa

हदबसत नंबर : 73

तहसील : नीलोखेड़ी

जिला : करनाल

वर्क संख्या : 5

नंबर शुमार	नंबर खाला जमाबंदी सावक	नाम तरफा या घाह	नाम भालिक व विरण	नाम काशतकार व विरण	नंबर व नाम खेत व रकबा व क्रिस्म जमीन	भागला या लगान	नंबर खाला जमाबंदी जदीद	नाम भालिक व विरण	नाम काशतकार व विरण	नंबर व नाम खेत व रकबा व क्रिस्म जमीन	भागला या लगान	क्रिस्म या तारीख इंतकाल मय है जररहन	कीस दाखला या तसदीक खारज	रिपोर्टपटवारी या तसदीक गिरदावर कानूनगो
					मु. 3/1 3-0 गै.					मु. 3/1 3-0 गै.				
					मु. 7-4 गै. क्रिसे 3 10-10					मु. 3/1/1 4-9 गै.				
961	89/1	जयसिंह नम्बरदार	शैम.जी.अस्टट पा.सि.	बदस्तूर	26//					रिस्सा क.म.स. गुल्फकिला	सालम 26//			
	मिन				5/1					रिस्सा क.म.स. गुल्फकिला	सालम 26//			
	खेत न.				4-0 गै.					रिस्सा क.म.स. गुल्फकिला	सालम 26//			
89					मु. 27// 1/1 4-15 कुल					रिस्सा क.म.स. गुल्फकिला	सालम 27// 1/1			

रजिस्टर इंतकाल

गाव : Dodwa

हदबसत नंबर : 73

तहसील : नीलोखेडी

जिला : करनाल

वक संख्या : 6

नंबर धुमार खाना जमाबंदी सावक	नाम तरका या धार	नाम भालिक व विवरण	नाम कारातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	सामला या जमान	नंबर खाना जमाबंदी जदीद	नाम भालिक व विवरण	नाम कारातकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	सामला या जमान	किस्म या तारीख इंतकाल मय है जरूरतन	फीस दाखिला या गिरदावर	रिपोर्टपटवरी या तसदीक गिरदावर कानूनगो
				शु. 0-1 शे. TW					कुल 4-14 शे. शु.				
				शु. 0-1 शे. TW					कुल 4-14 शे. शु.				
				शु. 4-14 शे.					कुल 4-14 शे. शु.				
				शु. 0-1 शे. TW					कुल 4-14 शे. शु.				
				शु. 0-1 शे. TW					कुल 4-14 शे. शु.				
				शु. 2-13 शे. 1/2					कुल 4-14 शे. शु.				
				शु. 2-13 शे. 1/2					कुल 4-14 शे. शु.				
				शु. 0-14 शे. 2/2/2					कुल 4-14 शे. शु.				
				शु. 0-14 शे. 2/2/2					कुल 4-14 शे. शु.				
				शु. 3-0 शे. 3/2					कुल 4-14 शे. शु.				
				शु. 3-0 शे. 3/2					कुल 4-14 शे. शु.				
				शु. 0-16 शे. शु.					कुल 4-14 शे. शु.				
				शु. 0-16 शे. शु.					कुल 4-14 शे. शु.				

गाव : Dodwa

हददस्त नंबर : 73

तहसील : नीलाखी

जिला : करनाल

वर्क संख्या : 7

नंबर गुमार	नंबर खाला जमाबंदी सावक	नाम तरफा या धार	नाम व विरण	नाम काशतकार व विरण	नंबर व नाम खेत व रकबा व किस्म	भासला या लगान	नंबर खाला जमाबंदी जदीद	नाम मातिक व विरण	नाम काशतकार व विरण	नंबर व नाम खेत व रकबा व किस्म	भासला या लगान	किस्म या तारीख इंतकाल मय है जरूरत	फीस दाखला या नसदीक जिरदार	रिपोर्टवारी या नसदीक जिरदार
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किसे 6
15-18
श्री मजराआ

हिस्सा
मुन्तकिला

किसे 6
15-18
श्री मजराआ
क.म.स.

964 86/1

जयसिंह नामदार

ऐम.जी.आस्टेट
पा.लि.

बदस्तूर

17/11

M/s Stolco
Buildwell

बदस्तूर

17/11

सासम

जिन

22/2

LLP, New Delhi
मार्कत

22/2/2

खेबट न.

3-12 शी.

सुभाष खट्टर पुत्र
गणपत
राम

2-9 शी.

86

22/3

3-0 शी.

22/3

शु.
23

3-0 शी.

शु.
8-0 शी.

23

किसे 3

8-0 शी.

14-12

किसे 3

किसे 3

13-9

रजिस्टर इंतकाल

गांव : Sharnagarh

हदबसत नंबर : 77

तहसील : नीलखंडी

जिला : करनाल

वर्क संख्या : 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
इन्द्राज जमाबन्दी गुजरना या भाखरी बाकी इन्तकाल जिसकी तरसीम मतलब है														
4838	989/1	पति मुशतरका	M/s. MG Estates Pvt.Ltd.	बदस्तर	7/1	16	M/s Slotco Buildwell LLP, New Delhi मार्केट	बदस्तर	7/1	16	बै बरखे	वसिका न.	29-11-2022	पटवारी
नंबर	नंबर	नाम तरफा या चाह	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किसिम जमीन	भागला या लगान	नंबर खता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किसिम जमीन	भागला या लगान	किस्म या तारीख इंतकाल मय है जरूरत	फीस दाखिला या तसदीक खारज	रिपोर्टपटवारी या तसदीक मिरदावर कानूनगो
शुमार खता जमाबंदी सावक														
मिन	खेट न.	वसतीदेह												
	989				25/2	2-0 चाही				25/2/1	3-8			
										0-5				

विका रेंगना भा सेजर हा

06/12/22
ATC/22

किते 2

भागला

गणपत सुभाष खट्टर पुत्र गणपत राम वसतीदेह

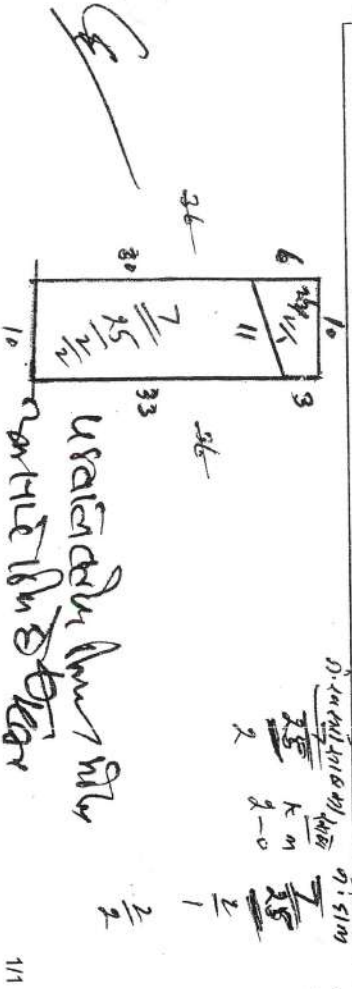
किते 2

भागला 3-13
मजरआ लाख पचास हजार)

06/12/2022
हिस्सा मुत्तकिला

क-म-स.

सालम



10 (30 + 33) = 1-15
2-0

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas licence no. 7 of 2019 dated 30.01.2019 was granted in favour of M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for development of Affordable Plotted Colony under DDJAY for an area measuring 15.00 Acres in the revenue estate of village Dowda, Sector-1, Nilokheri Taraori, District Karnal and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

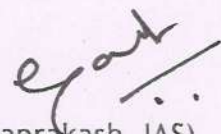
2. A request was submitted on 13.12.2021 to grant permission for transfer of licence for an area measuring 15.00 acres in favour of Slotco Buildwell LLP as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity i.e. Slotco Buildwell LLP as per policy dated 18.02.2015. The request was considered and in-principle approval in this regard was issued vide memo dated 21.04.2022 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the licensee/new entity have submitted requisite documents/fee & charges on 12.10.2022, 03.01.2023, 23.01.2023, 09.02.2023 & 29.03.2023 which have been examined and found in order and area measuring 15.00 acres is hereby transferred in the name of Slotco Buildwell LLP. The terms and conditions as stipulated in the above said licence will remain the same and will be complied with the new entity i.e. Slotco Buildwell LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh and also paid the outstanding amount of EDC.

4. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of Slotco Buildwell LLP, B-66, Naraina Industrial Area, Phase-II, New Delhi-110028. Permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of Slotco Buildwell LLP.

5. These orders shall be read together with the licence no. 7 of 2019 dated 30.01.2019 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:
Place:


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

Endst. No. LC-3391/JE(RK)/2023/ 18944

Dated: 14-06-2023

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

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safdarjung Enclave, South Delhi, Delhi-110016.
2. Slotco Buildwell LLP, B-66, Naraina Industrial Area, Phase-II, New Delhi-110028.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Land Acquisition Officer, Panchkula.
7. Senior Town Planner, Panchkula.
8. District Town Planner, Karnal; and
9. Accounts Officer of this Directorate.

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

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

Date:
Place:

Revised Land Schedule

Detail of land owned by Slotco Buildwell LLP.

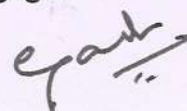
Village	Rect.No	Killa No.	Area (K-M)		
Dodwa	27	2/1	0-19		
	27	8/2	2-14		
	27	9	8-0		
	27	10/1	3-0		
	27	11/2	1-16		
	27	12	2-0		
	26	5/1	4-0		
	27	1/1	4-15		
	27	1/2	2-13		
	17	22/2/2	2-9		
	17	22/3	3-0		
	17	23	8-0		
	27	2/2/2	0-14		
	27	2/3/2	3-0		
	27	3/2	0-16		
	27	2/2/1	0-6		
	27	2/3/1	3-0		
	27	3/1/1	4-9		
	Shamgarh	7	16	3-8	
		7	25/2/1	0-5	
	Dodwa	26	5/2	1-2	
			5/3	2-18	
			6	8-0	
			15	8-0	
				16/1	4-10
		27	10/2	5-0	
				11/1	4-5
28		3 /2	0-5		
Dodwa		26	23 /2	0-5	
		26	24 /2	2-6	
	26	17 /2	0-2		
		Total	95-17		

Detail of land owned by DGTCP, Haryana

Village	Rect.No	Killa No.	Area (K-M)	
Dodwa	27	7	1-19	
		8/1	3-6	
		3/1/2	2-15	
		4/2	2-18	
		5/2	1-2	
		26	16/2	0-1
			17/1	0-10
			23/3	0-1
			24/3/1	0-11
			24/3/2	0-8
		28	2/2	1-18
			3/3	4-18
			9/1	2-1
		Shamgarh	7	25/2/2
		Total	24-3	

Grand Total 120Kanal-0Marla OR 15.00 Acres

Note:- Killa no. 26//6min (1-13.5), 15min (3-1.5), 27//10/2min (1-0.5) and 11/1min (3-4.5) Total 9K-0M of village Dodwa are under mortgage.



Director General
Town & Country Planning
Haryana, Chandigarh
June 16, 2011

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



LC3391

Date : 23/11/2022

Certificate No. GOW2022K2187



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 96533427



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Slotco Buildwell Llp

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 95*****95



Buyer / Second Party Detail

Name : Dtcp Haryana

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village: Chandigarh

District : Chandigarh

State : Chandigarh

Phone : 95*****95

Purpose : General Agreement

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM LC-IV-B

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016

This Agreement is made on this 10th day of June 2022

Director General
Town & Country Planning
Haryana, Chandigarh

Between

M/s Slotco Buildwell LLP, a LLP Firm having their office at B-66, Naraina Industrial Area, Phase – II, New Delhi – 110028 (hereinafter called the “Developer”), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Shri Subhash Khattar.

.....Of the ONE PART

For: SLOTCO BUILDWELL LLP

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 15.00 acres, Village- Dodwa and Shamgarh falling in Sector - 1, Nilokheri - Taraori, Tehsil Nilokheri, District Karnal, Haryana.

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding in all respect.

NOW THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, their partners, legal representatives authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner/Developer. The Owner/Developer hereunder covenants as follows:-

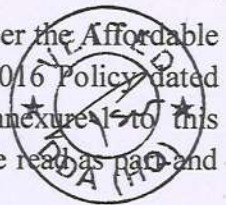
1. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" as per rate, schedule, terms and conditions Annexed hereto. That the rates, schedule, terms and conditions of the EDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.
2. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of DDJAY-2016 Policy as amended from time to time, which shall be followed in letter & spirit.

The terms and condition of the policy parameters as prescribed under the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 Policy dated 08.02.2016 as amended from time to time and enclosed as Annexure 1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.

Director General
Town & Country Planning
Haryana, Chandigarh

For SLOTOO BUILDWELL LLP

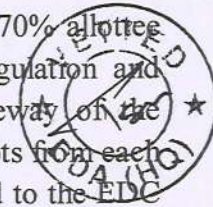
[Handwritten Signature]



4. The Owner/Developer will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per DDJAY policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in optimal utilization of the area.
5. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the DDJAY-2016 Policy dated 08.02.2016.
6. That all plots in the project shall be allotted strictly as per the DDJAY-2016 Policy as amended from time to time.
7. That Owner/Developer shall complete the project within 7 years (5+2 years) from the date of grant of licence as per policy dated 08.02.2016.
8. 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 Affordable Residential Plotted Colony under DDJAY-2016 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.
9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimates according to the approved layout plans (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of said bank guarantee as per DDJAY Policy dated 08.02.2016 as amended from time to time).
10. That any other condition which the Director may think necessary in public interest can be imposed.

Director General
Town & Country Planning
Haryana, Chandigarh

11. That, the Owner/ Developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(i)(d) of the Real Estate Regulation and Development Act, 2016 with the on-line application/ payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and get credited to the EDC head in the State treasury if applicable.



FOR SLOTCO BUILDWELL LLP

[Handwritten signature]

- 12. That such 10% of the total receipts from each, payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- 13. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
- 14. The implementation of such mechanism shall, however, have no bearing on the 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 the EDC installments that are due for payment get paid as per prescribed, schedule.



IN WITNESS WHEREOF THE OWNER/DEVELOPER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

For SLOTCO BUILDWELL LLP

 Partner/ Auth. Sign
 OWNER

WITNESS:

1.
 Sakshi Jain
 115/16 Sec-2 Rohini
 Delhi-11

Director General
 Town & Country Planning
 Haryana, Chandigarh

2. _____

DIRECTOR
 TOWN AND COUNTRY PLANNING,
 HARYANA, CHANDIGARH

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 23/11/2022

Certificate No. G0W2022K2186



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 96533427



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Slotco Buildwell Llp

H.No/Floor: 00

Sector/Ward: 00

LandMark: 00

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 95*****95



Buyer / Second Party Detail

Name: Dtcp Haryana

H.No/Floor: 00

Sector/Ward: 00

LandMark: 00

City/Village: Chandigarh

District: Chandigarh

State: Chandigarh

Phone: 95*****95

Purpose: General Agreement

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LC-IV

AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR
SETTING UP A COLONY

This Agreement is made on this _____, day of _____, 2022.

Between

M/s **Slotco Buildwell LLP**, a LLP Firm having their office at B-66, Naraina Industrial Area, Phase – II, New Delhi – 110028 (hereinafter called the "Developer"), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Shri Subhash Khattar



.....Of the ONE PART

Director General
Town & Country Planning
Haryana, Chandigarh

For SLOTCO BUILDWELL LLP

(Signature)
Authorized Sign

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

In pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into an Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up Colony on the land measuring 15.00 acres, Village- Dodwa and Shamgarh falling in Sector 1, Nilokheri – Taraori, Tehsil Nilokheri, District Karnal, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to the Owner/Developer to set up the said Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule -11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner/Developer hereby covenants as follows:-

1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued thereunder from time to time.

2. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.

3. That the Owner/Developer 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 to site in licensed land Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.

Director General
Town & Country Planning
Haryana, Chandigarh

1st FLOOR BUILDING LLP

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4. That the Owner/Developer shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DGTCP till the services are made available from the external infrastructure to be laid by HSVP.
5. That the owner/Developer shall deposit 30% of the amount realized by him from the Flat Holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the Owner/Developers towards meeting the cost of internal development works of the colony.
6. That the Owner shall pay the EDC as per schedule date and times and when demand by the DTCP, Haryana.
7. That in the event of increase in EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of licence and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
8. In case the Owner/Developer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.
9. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable upto a period of three months and an additional three months with the permission of the Director.
10. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner/Developer to pay the balance amount of EDC in the lump sum even before the completion of the licence period and the Owner/Developer shall be bound to make the payment within the period so specified.
11. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said colony from the Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner/Developer and deposit the same with the HVPNL. However, the

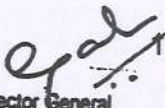
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Director General
Town & Country Planning
Haryana, Chandigarh



DR. PLOTO BUILDWELL LLP
[Signature]


installation of internal electricity distribution infrastructure as per the peak load requirement of the said colony, shall be responsibility of the Owner/Developer, for which the Owner/Developer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.

12. No third party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
13. The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of licence as per applicable legal provision.
14. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the licence and applicable legal provisions.
15. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of licence.
16. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the licence period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of licence.
17. That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said colony and the Owner/Developer shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the licence granted.
18. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner/Developer.
19. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said affordable group housing colony for the period of five years from the date of the issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility, upon which the owner/ developer shall transfer all such roads,


Director General
Town & Country Planning
Haryana, Chandigarh



For SLOYCO BUILDWELL LLP


Partner/ Avn. 198

open spaces, public health services free of cost to the Government or the local authority, as the case may be.

20. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Acts and/or rules, then and in any such case, and notwithstanding the waiver or any previous cause or right, the Director may cancel the license granted to the Owner/Developer.

21. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.

22. That any other condition which the Director may think necessary in public interest can be imposed.



IN WITNESS WHEREOF THE OWNER/DEVELOPER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

Witness:

1.

Sachin Jain
115/16 Sec 2
Robin Datta

For SLOTCO BUILDWELL LLP
[Signature]
Owner/Developer

AUTHORIZED SIGNATORY

2.

[Signature]

Director General
Town & Country Planning
Haryana, Chandigarh

DIRECTOR
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA