

# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

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

Memo No.-LC-2819-DS (R)-2013/ 34864

Dated: 08/3/13

To

Bluejays Realtech Pvt. Ltd.,  
B-5, Chirag Enclave,  
New Delhi-110048.

**Subject: - Letter of Intent---Grant of license for setting up of a Group Housing Colony on the land measuring 25.10 acres out of 25.2969 acres falling in the revenue estate of village Sihi & Harsaru, Sector 36A, Gurgaon-Manesar Urban Complex to Bluejays Realtech Pvt. Ltd.**

**Reference: -** Your application dated 08.11.2012 received on 16.11.2012 on the subject noted above.

Your request for grant of licence Under Section-3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the area measuring 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex has been examined /considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Group Housing Colony, subject to actual demarcation at site. The schedule of land is enclosed. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

## INTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing	= 25.10 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 1255 lac
iv)	Total cost of Community site	= Rs. 89.40 Lacs
v)	Grand Total cost of Development	= Rs. 1344.4 Lacs
iv)	25% bank guarantee required	= Rs. 336.10 lacs

## EXTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing Component	=24.9745 acres
ii)	Interim rate for development	=Rs 258 093 lacs per acre
iii)	Total cost of development	=Rs. 6445.74 lacs
iv)	Area under 0.5 % commercial	=0.1255 acres (1.5 FAR)
v)	Interim rate for development	=Rs. 344.38 lacs per acre
vi)	Total cost	=Rs.43.22 lacs
vii)	Grand total	=Rs.6488.96 lacs
viii)	25% bank guarantee required	=Rs.1622.24 lacs

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

For KRISUMI CORPORATION PVT. LTD.

J. S. Redhu  
CTP (H)

Trised Signature

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/- . Copies of specimen of the said agreements are enclosed for necessary action.
3. The in-principle approval of the Government for revision in the rates of licence fees stand received. You are accordingly required to submit an undertaking to the effect that the difference in licence fees as per revised rates shall be deposited as and when demanded by the Director.
4. To deposit the balance licence fee amounting to Rs. 1,45,35,265/- (Rs. One crore Fourty Five Lac Thirty Five Thousand Two Hundred Sixty Five only ) on account of licence fee through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. To deposit the conversion charges amounting to Rs. 1,82,54,888/- (Rs. One Crore Eighty Two Lac Fifty Four Thousand Eight Hundred Eighty Eight only) on account of conversion charges through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
6. To furnish an undertaking that you shall pay the Infrastructure Development Charges- @ Rs.1000/- per sq meters (150 FAR) for commercial area & charges @ Rs.625/- per sq meter (175 FAR) for Group Housing component in two equal installments on total covered area. First installment will be within sixty 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.
7. To furnish an undertaking that you shall construct 24 mtrs wide service roads along the 60 mtrs wide development plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt.
8. To furnish Deed of undertaking that there is no other litigation/dispute pending before any court of law or any other authority on the applied land, if at any stage, this statement is count to be false, they shall be responsible for any loss/damage.
9. To furnish an undertaking that you shall integrate the services with the HUDA services as and when made available.
10. That the colonizer will be required to increase the paid up capital from Rs. 14 crores to Rs. 16 crores before grant of licence.
11. The applicant would submit an Affidavit to provide dedicated rasta from the licenced land of this colony to its other colony applied by Delta Propcon Pvt. Ltd., as per undertaking provided in the said (LC-2822) case.
12. The applicant will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
13. Applicant will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and Applicant Company is absolute owner of the land.
14. To submit an undertaking that you shall obtain the NOC/Clearance as per provision of notification no.SO-1533 (E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before execution of development works at site.
15. To submit an undertaking 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.
16. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services is made available from external infrastructure to be laid by HUDA.

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

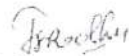


17. To submit an undertaking to the effect that you will follow the directions of HUDA for taking necessary services required for the proposed colony.
18. To furnish an undertaking that the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
19. To furnish an undertaking that the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
20. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
21. To furnish an undertaking 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 shop holders for meeting the cost of internal development works in the colony.
22. To submit an undertaking to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
23. To furnish an undertaking that I understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates.
24. To furnish an undertaking that I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
25. To furnish an undertaking that you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
26. To furnish an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
27. To furnish an undertaking that the pace of the construction should be at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
28. To furnish an undertaking that you shall maintain the RoW along H'T line
29. To furnish an undertaking that you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
30. Applicant will obey all the directions/restriction given by this Department time to time in public interest. The collaborator company Bluejays Realtech Pvt. Ltd. will be responsible to deposit the entire dues and liabilities against the licence.

  
Authorised Signatory

31. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

32. The above demanded fee and charges are subject to audit and reconciliation of accounts.



**(J.S. Redhu)**

Chief Town Planner,  
Town & Country Planning,  
Haryana, Chandigarh.

Dated: 

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

A copy is forwarded to the following for information and to ensure the compliance of condition no. 20 of LOI and to send report as per instructions dated 20.12.2012.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon.

(Devendra Nimbokar)

District Town Planner (HQ),

For Director General, Town and Country Planning,  
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.



Authorised Signatory

To be read with LOI No. 34864 of 2013 Dated 28/3/13

(1) Detail of land owned by Bluejays Realtech (P) Ltd.

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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

*Prasanna*  
Chief Town Planner  
Town & Country Planning Deptt.  
Faryana, Chandigarh  
*Anandjit Singh*



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**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO No.71to75(1<sup>st</sup> to 3rd floor), Sector 17C, Chandigarh

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

Memo No:-LC-2879-B-DS (R)-2013/

61886

Dated:

27/12/13

To

P G Propmart Pvt. Ltd.  
Bluejays Realtech Pvt. Ltd.,  
B-5, Chirag Enclave,  
New Delhi-110048.

**Subject: - Letter of Intent-- Grant of license to develop a Group Housing Colony on the additional land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres in the revenue estate of village Sihi, Gurgaon, Sector-36A, Gurgaon-Manesar Urban Complex- P G Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd.**

**Reference: -** Your application dated 27.12.2012 received on 31.12.2012 on the subject noted above.

Your request for grant of licence Under Section-3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the additional land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres in the revenue estate of village Sihi, Gurgaon, Sector-36A, Gurgaon-Manesar Urban Complex has been examined /considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Group Housing Colony, subject to actual demarcation at site. The schedule of land is enclosed. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

**INTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing	= 2.38125 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 119.0625 lac
iv)	25% bank guarantee required	= Rs. 29.7656 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing Component	=2.36935 acres
ii)	Interim rate for development	=Rs.258.093 lacs per acre
iii)	Total cost of development	=Rs. 611.512 lacs
iv)	Area under 0.5 % commercial	=0.0119 acres (15 FAR)
v)	Interim rate for development	=Rs. 344.38 lacs per acre
vi)	Total cost	=Rs.4.098 lacs
vii)	Grand total	=Rs.615.61 lacs
viii)	25% bank guarantee required	=Rs.153.9025 lacs

**Equinox Corporation Pvt. Ltd.**

Authorised Signatory

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

*Handwritten signature*  
D.G.I.C.P. H.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed for necessary action.
3. To deposit the balance licence fee amounting to Rs. 45,09,094/- (Rs. Forty Five Lac Nine Thousand Ninety Four only) on account of licence fee through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 15,75,705/- (Rs. Fifteen Lac Seventy Five Thousand Seven Hundred Five only) on account of conversion charges through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. You shall submit a fresh agreement in continuation of the collaboration agreement submitted earlier may be entered into that the Bluejays Realtech Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- 5 The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.
- 6 Applicant will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
- 7 You shall submit the following undertakings.
  - a. Applicant shall pay the Infrastructure Development Charges- @ Rs.1000/- per sq meters (150 FAR) for commercial area & charges @ Rs.625/- per sq meter (175 FAR) for Group Housing component in two equal installments on total covered area. First installment will be within sixty 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. Applicant shall construct 24 mtrs wide service roads along the 60 mtrs wide development plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt.
  - c. Applicant shall not claim any damages against Department for non execution of construction work of 24 mtrs wide road & service road along Northern Periphery Road (NPR).
  - d. Applicant shall have no objection to the regularization of the boundaries of the licensee through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
  - e. Applicant shall obtain the NOC/Clearance as per provision of notification no.SO-1533 (E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before execution of development works at site
  - f. Applicant will comply with conditions of the Forest Department, if any before execution of development works at site.

For KRISUMI CORPORATION PVT. LTD.  
Authorised Signatory



- g. Applicant will make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services is made available from external infrastructure to be laid by HUDA.
- h. Applicant will follow the directions of HUDA for taking necessary services required for the proposed colony.
- i. The rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- j. The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
- k. 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 shop holders for meeting the cost of internal development works in the colony.
- l. Applicant have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- m. Applicant understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates.
- n. Applicant will pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- o. Applicant will make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
- p. Applicant will 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.
- q. The pace of the construction should be at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- r. Applicant will not create 3<sup>rd</sup> party right before approval of Building Plan.
- s. Applicant will specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.


For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory



- t. Applicant will obey all the directions/restriction given by this Department time to time in public interest. Further, the collaborator company Delta Propcon Pvt. Ltd. will be responsible to deposit the entire dues and liabilities against the licence.
- u. Applicant will not claim any damages against Department/Director /Government for non execution of sector Roads/NPR Service Road.
- v. 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.
- w. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.
- x. The above demanded fee and charges are subject to audit and reconciliation of accounts.

  
(Anurag Rastogi)

Director General, Town & Country Planning  
Haryana Chandigarh  
Dated: 

Endst. LC—2819-B--DS(R)-2013/

A copy is forwarded to the following for information and to ensure the compliance of condition no. 6 of LOI and to send report as per instructions dated 20.12.2012.

- i) Senior Town Planner Gurgaon  
ii) District Town Planner (F) Gurgaon.

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

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory


To be read with the LOI memo No 61886 dated 27/12/13

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>
			K-M
Sihi	1	14/2	1-12

2. P.G. Propmart Pvt. Ltd., District Gurgaon

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
			K-M
Sihi	1	17/2	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  
Chd-16

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



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## Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

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

LC-III

(See Rule 10)

To

Krisumi Corporation Pvt. Ltd.,  
Regd. Office 3rd Floor, Central Plaza Mall,  
Opposite DLF Golf Course,  
Sector-53, Gurugram.

Memo No. LC-4161/JE(SJ)/2023/ 16644

Dated: 02-06-2023

Subject:

Letter of Intent: Request for grant of additional license for setting up of Mix Land Use Colony under TOD policy dated 09.02.2016 for an 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 and license no. 85 of 2014), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, GMUC being developed by Krisumi Corporation Pvt. Ltd.

Please refer your application dated 28.09.2019 & 12.05.2023 on the subject cited matter.

Your request for grant of additional license for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an area measuring 2.90 acres (2.25% Commercial and 97.75% residential) in Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 granted over an area measuring 25.10 acres and license no. 85 of 2014 dated 08.08.2014 granted over an area measuring 2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, Gurugram has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of licence shall be refused.

To furnish the Bank Guarantees on account of Internal Development works and the External Development Charges for the amount calculated as under:-

External Development Charges:

External Development Charges (EDC) for Intense Zone			
GH Component	1.107703	312.289x3.5/1.75	691.8469 lacs
Commercial Comp	0.025497	486.13x3.5/1.75	24.7897 lacs
External Development Charges (EDC) for Transition Zone			
GH Component	1.72705	312.289x2.5/1.75	770.4839 lacs
Commercial Comp	0.03975	486.13x2.5/1.75	27.605 lacs
Total			1514.7255 lacs
25% BG required to submit			378.6814 lacs

B). Internal Development Works:

i) Total Area

For KRISUMI CORPORATION PVT. LTD.

= 2.90 acres

Authorised Signatory

Director General  
Town & Country Planning  
Haryana, Chandigarh

ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Plotted cost	= Rs. 145.00 Lacs
iv)	25% bank guarantee required	= Rs. 36.25 Lacs
		(valid for 5 years)

\* It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana.

2. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

- I. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(Z)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- II. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.

3. To deposit an amount of Rs.36,35,381/- on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of conversion charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

4. To deposit an amount of Rs.1,67,95,341/- on account of licence fee in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of balance licence fee in compliance of LOI or additional 25% within in compliance of LOI i.e. within 60 days and balance 50% in two

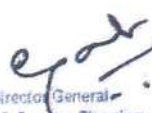
For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

5. To deposit an amount of Rs. 2,70,77,799/- on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 25% of same within 60 days from issuance of this in principle approval and balance 75% in three equal half yearly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
  - a. That you shall pay the Infrastructure Development Charges amounting to Rs.2,14,90,503/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - b. That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - d. That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in 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 construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

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- f. That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g. That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- h. That you shall permit the Director or any other officer authorised by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- i. That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j. That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- m. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o. That you shall aware that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- p. That you shall provide the solar water heating system as provisions of HARERA and shall be made operational where applicable before applying for an occupation certificate.
- q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

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- r. That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That you shall not pre-launch/sale of flats before approval of the building plans.
- u. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- v. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- x. 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. The revised building plans shall be submitted accordingly.
7. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.
8. That you shall submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
9. That you shall complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
10. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
11. To submit an undertaking that at the time of booking of the plots/ flats/commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/ flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
12. That you shall submit an undertaking that 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.
13. That you shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.

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14. That you shall submit the report from DC, Gurugram regarding ownership of the applied land.
15. That you shall undertake to Indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
16. That you shall invite objections/suggestion regarding proposed grant of additional licence as per orders dated 25.01.2021.
17. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

DA/As above.


  
(T.L. Satyaprakash, I.A.S)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-4161/JE(SJ)/2023/

Dated:

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

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.

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

For KRISUMI CORPORATION PVT. LTD.

  
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To be read with LOI Memo No. 16644 Dated 02/06/ 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  
*Jaswan Kaur*

For KRISUMI CORPORATION PVT. LTD.

  
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