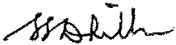


FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
Licence No. 13 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules. 1976 made thereunder to M/s. Jubilant Malls Pvt Ltd (ii) Goldman Malls PvtLtd (iii) Sh. Atalbir S/o Om Parkash, Kunal, Sidharth SS/o Karanbir (iv) Sh. Naresh Kumar S/o Charan Singh, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand C/o M/s. ALM Infotech City Pvt Ltd. B-418, New Friends Colony, New Delhi-110065 for setting up of a Group Housing Colony at village Basai, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & 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 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 thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
8. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
9. The licence is valid upto 30-1-2010.


(S.S. Dhillon)

Director,

Town & Country Planning,
Haryana, Chandigarh.

Dated:- 1-2-08


Dated: Chandigarh

The 31-1-2008.

Endst. No. 2565-

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

1. M/s. Jubilant Malls Pvt Ltd (ii) Goldman Malls PvtLtd (iii) Sh. Atalbir S/o Om Parkash, Kunal, Sidharth SS/o Karanbir (iv) Sh. Naresh Kumar S/o Charan Singh, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand C/o M/s. ALM Infotech City Pvt Ltd. B-418, New Friends Colony, New Delhi-110065 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief, Engineer HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

V.1 - 
District Town Planner (Hq)
For Director, Town and Country Planning
Haryana, Chandigarh

To be read with licence No. 13. of 2008

1. Details of land owned by M/s. Jubilant Malls Pvt Ltd village Basai, District Gurgaon.

Village	Khasra No.	Arrea B-B-B
Basai	742/2	1-3-17
	743	7-8-0
	745/2	1-13-13
	469/2 min	3-6-15
	468/2	2-8-0
	Total:	16-0-5 Or 10.0078 Acres

2. Detail of land owned by Goldman Malls Pvt Ltd

Village	Khasra No.	Area B-B-B
Basai	746 min	2-7-0
	746 min	2-8-0
	Total:	4-15-0 Or 2.9687 Acres

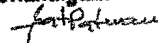
3. Detail of land owned by Sh. Atalbir S/o Om Parkash 70/266 share, Kunal, Sidharth SS/o Karanbir 196 /266 share

Village	Khasra No.	Area B-B-B
Basai	742/1/2	2-6-8
	Total:	2-6-8 Or 1.45 Acres

4. Detail of land owned by Sh. Naresh Kumar S/o Charan Singh ½ share, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand ½ share

Village	Khasra No.	Area B-B-B
Basai	745/1	1-13-16
	Total:	1-13-16 Or 1.0563 acres
	G.Total:	15.4829


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; http://tcpharyana.gov.in

To

Jubilant Malls Pvt. Ltd. and others,
C/o ALM Infotech City Pvt. Ltd.,
B-418, New Friends Colony,
New Delhi.

Memo No. LC-1387/JE(SJ)/2021/ 4671

Dated: 24-02-2021

Subject: Renewal of Licence No. 13 of 2008 dated 31.01.2008 for setting up of Group Housing Colony over an area measuring 15.4829 acres in the revenue estate of village Basai, Sector-37/C, Gurugram Manesar Urban Complex- Jubilant Malls Pvt. Ltd. and others C/o ALM Infotech City Pvt. Ltd.

Please refer to your application dated 23.10.2020 and 23.01.2021 on the matter cited as subject above.

Licence No. 13 of 2008 dated 31.01.2008 for setting up of Group Housing Colony over an area measuring 15.4829 acres in the revenue estate of village Basai, Sector-37/C, Gurugram Manesar Urban Complex is hereby renewed upto 30.01.2025 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 license.
2. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
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 wholly responsible for litigation/court case/complaint pending in any Department/court and abide by the decision/orders being passed in respect to the same.
5. That you shall submit the CA certificate within a period of one month from issuance of this permission letter.
6. That you shall submit the Form AC within a period of one month from issuance of this permission letter.


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

Endst. No. LC-1387/JE(SJ)/2021/

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. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to update the status of renewal of license on the website of the Department.

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

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

ORDER

Whereas, licence No. 13 of 2008 dated 31.01.2008 granted to Jubilant Malls Pvt. Ltd., Goldman Malls Pvt. Ltd., Sh. Atalbir S/o Sh. Om Parkash and others C/o ALM Infotech Pvt. Ltd. under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing Colony over an area measuring 15.4829 acres in the revenue estate of village Basai, Sector-37/C, Gurugram Manesar Urban Complex. 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.

2. And, whereas, for non-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 been worked out to be Rs. 19,000/-, licensee deposited the same vide transaction no. TCP3113920102966847 Dated 29.10.2020.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2020.


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

Endst. No.LC-1387/JE(SJ)/2021/ 4677

Dated: 24-02-2021

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

1. Jubilant Malls Pvt. Ltd. and others C/o ALM Infotech City Pvt. Ltd., B-418, New Friends Colony, New Delhi.
2. Chief Accounts Officer of this Directorate for update the record regarding adjustment of composition fees.
3. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

ORDER

Whereas, Occupation Certificate was granted for Tower-3, 4 & EWS block falling in the Group Housing Colony area measuring 21.1804 acres (Licence No. 13 of 2008 dated 31.01.2008, licence No. 96 of 2010 dated 03.11.2010 and licence no. 118 of 2011 dated 26.12.2011) in Sector-37C, Gurugram Manesar Urban Complex vide this office memo no. 22931 dated 21.10.2016. The DOD was filed on 30.01.2017 in respect of the said building. While granting the said occupation certificate, condition was imposed that you shall comply with the provision of Haryana Apartment Ownership Act, 1983 and also files deed of declaration within the stipulated time period.

2. Whereas as per the provisions of Section 2 of Haryana Apartment Ownership Act, 1983 you were required to file deed of declaration (DOD) within a period of ninety days after obtaining part completion/completion certificate under the rules framed under the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975), or occupation certificate under the rules framed under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), whichever is earlier.

3. Whereas, you have filed deed of declaration in respect of occupation dated 30.01.2017 with a delay of 10 days. Hence, you have violated the provisions of Haryana Apartment Ownership Act, 1983.

4. Whereas, you have requested vide application dated 31.12.2020 to compound the delay in filling the DOD in respect of OC dated 21.10.2016 as per the provision of Section 24 C of Haryana Apartment Ownership Act, 1983 and as per policy dated 15.03.2013. Amount of ₹ 1,50,000/- (₹ One lakh Fifty Thousands) on account of composition fee adjusted from the encashed BG amount of ₹ 45.66 lacs of Licence No. 457 of 2006 dated 15.02.2006 vide orders dated 16.12.2020.

5. The composition fee deposited by the colonizer is in order as per policy dated 15.03.2013. Accordingly, in exercise of power conferred by Section-24C of the Haryana Apartment Ownership Act, 1983, I hereby consider the requested of the colonizer through email dated 04.02.2021 for composition of offence and order to compound the aforesaid offence of delay in filing the Deed of Declaration.


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

Endst. no. LC-1387-Vol-II/AD (RA)/2021/ 4680 Dated: 24-02-2021

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

1. Jubilant Mall Pvt. Ltd. and others, C/o ALM Infotech City Pvt. Ltd., B-418, New friends Colony, New Delhi.
2. Chief Accounts Officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram

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

IL-6-6A

FORM LC-V

(See Rule 12)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENTLICENCE NO. 96. OF 2010

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to M/s Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25 for development of group housing colony over an additional area measuring 1.36 acres falling in the revenue estate of village Basai, Sector 37C, Gurgaon.

1. The particular of the land wherein the aforesaid Residential Group Housing 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 License is granted subject to the following conditions:
 - a. That the Residential Group Housing Colony is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
 - c. That the demarcation plan of the Residential Group Housing Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
4. That licensee shall construct the 12/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ ₹ 625/- per sq m for residential group housing component and @ ₹ 1000/- per sqm for commercial component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
8. That the licensee will integrate the services with HUDA services as per-approved service plans and as & when made available.
9. That licensee 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 in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. That the licensee will not give any advertisement for sale of shops/office/floor in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other ~~clearance~~ ^{not forest land} clearance required under any other law.

Punjab Land Preservation Act.

15. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
16. That the license shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
17. That the developer will use only CFL fittings for internal as well as for campus lighting.
18. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority. in the zoning plan of the project.
19. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
20. The license is valid up to 02.11.2014

Place : Chandigarh
Dated: 03.11.2010.

(T.C.GUPTA, IAS)
Director
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1987-JE(B)-2010/ 15-853 Dated: 4-11-10

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


1. M/s Jubilliant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Monitoring Cell, Sector 8-C, Chandigarh.
10. Senior Town Planner (Enforcement) Haryana, Chandigarh.
11. Senior Town Planner, Gurgaon.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
14. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

H Sharma
(HITESH SHARMA)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana Chandigarh

To be read with License No. ^{96.}..... of 2010

Detail of land owned by M/s Jubilant Malls Pvt.Ltd at village Basai, District Gurgaon

Village	Khasra No.	Area <u>B-B-B</u>
Basai	751	1-9-0
	752/4	0-14-14
	Total	2 - 3-14 or 1.36 acres


Director
Town and Country Planning,
Haryana, Chandigarh
Chheta K 2/20

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

To

Jubilant Malls Pvt. Ltd. and others,
C/o ALM Infotech City Pvt. Ltd.,
B-418, New Friends Colony,
New Delhi.

Memo No. LC-1987/JE(S)/2021/ 14153


Dated: 17/06/2021

Subject: Renewal of License No. 96 of 2010 dated 03.11.2010 for setting up of Group Housing Colony on the area measuring 1.36 acres falling in Sector-37C, Gurugram being developed by Jubilant Malls Pvt. Ltd.

Please refer to your application dated 02.11.2018 and 03.11.2020 on the matter cited as subject above.

Licence No. 96 of 2010 dated 03.11.2010 for setting up of Group Housing Colony on the area measuring 1.36 acres falling in Sector-37C, Gurugram Manesar Urban Complex has been considered on the reason submitted that due to COVID-19 pandemic shortage/migration of labour and disruption in supply chain during lockdown. The licenses is hereby renewed upto **02.11.2025** on the 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 license.
2. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
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 wholly responsible for litigation/court case/complaint pending in any Department/court and abide by the decision/orders being passed in respect to the same.
5. That you shall get the license renewed till the final completion of the colony is granted.



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

Endst. No. LC-1987/JE(S)/2021/

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. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to update the status of renewal of license on the website of the Department.


(Lalit Kumar)
District 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://tpharyana.gov.in

ORDER

Whereas, License No. 96 of 2010 dated 03.11.2010 granted to Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing Colony on the area measuring 1.36 acres falling in Sector-37C, Gurugram. 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.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2020. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 34,000/- the licensee has deposited the composition fees by vide transaction no TCP311392160781312 dated 08.06.2021.

3. 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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2020.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh 4

Endst. No. LC-1987/JE(S)/2021/ 14159

Dated: 17-06-2021

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

1. Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25.
2. Chief Accounts Officer of this Directorate.
3. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


(Lalit Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh 4

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

LICENCE NO. 118. OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Ram Pal Singh S/o Sh. Sant Ram, Sh. Sat Parkash S/o Sh. Hoshiar Singh, Sh. Rakesh Kumar, Sh. Naresh Kumar Ss/o Sh. Ranbir Singh, Smt. Sushila Devi D/o Sh. Ranbir Singh, Naraini Devi Wd/o Late Ranbir Singh, C/o M/s Jubillant Malls Pvt. Ltd., G-100, Road No. 13A, Jasola, New Delhi - 25 for development of group housing colony over an additional area measuring 4.337 acres falling in the revenue estate of village Basai, Sector 37 D, Gurgaon.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the Residential Group Housing Colony is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
 - c. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e. That you shall submit the Layout Plan of the site as per approved circulation plan of the sector.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. That licensee 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 in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - j. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
 - k. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - l. That the licensee will not give any advertisement for sale of floor in colony before the approval of building plans.
 - m. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.

- n. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- o. That you shall abide by the policy dated 2.3.2010 pertaining to allotment of EWS flats.
- p. That you shall pay the labour cess charges as per policy dated 4.5.2010.
- q. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- r. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- s. That the developer will use only CFL fittings for internal as well as for campus lighting.
- t. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
- u. 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- v. That you shall submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
- w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 25-12-2015

Place : Chandigarh
Dated: 26-12-2011.

(T.C. GUPTA, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1987C-JE(B)-2011/ 19938

Dated: 29/12/11

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

1. Sh. Ram Pal Singh S/o Sh. Sant Ram, Sh. Sat Parkash S/o Sh. Hoshiar Singh, Sh. Rakesh Kumar, Sh. Naresh Kumar Ss/o Sh. Ranbir Singh, Smt. Sushila Devi D/o Sh. Ranbir Singh, Naraini Devi Wd/o Late Ranbir Singh, C/o M/s Jubilant Malls Pvt. Ltd., G-100, Road No. 13A, Jasola, New Delhi - 25.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(JITENDER SIHAG)
Senior Town Planner (E&U)
For Director General, Town and Country Planning
Haryana Chandigarh


To be read with license no. 118 of 2011/26 ¹²/₂₀₁₁.

1. Detail of land owned by Sh. Ram Pal Singh S/o Sant Ram, District Gurgaon.

<u>Village</u>	<u>Khasra No</u>	<u>Total area.</u>	<u>Area Taken</u>
		B-B-B	B-B-B
Basai	468/1	2-7-0	2-6-0

2. Detail of land owned by Sat Parkash S/o Hosiyar Singh 315/630 share, Rakesh Kumar, Naresh Kumar S/o Ranbir Singh 261/630 share, Smt. Shushila Devi D/o Ranbir Singh 18/630 share, Naraini Devi Wd/o Ranbir Singh 36/630 share.

<u>Village</u>	<u>Khasra No</u>	<u>Total area.</u>	<u>Area Taken</u>
		B-B-B	B-B-B
Basai	741	4-18-0	4-1-15
	742/1/1	0-11-1	0-11-1,
		Total	4-12-16
		G.Total	6-18-16 or 4.3375 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
C. 12/11/11

To

Jubilant Malls Pvt. Ltd. and others,
C/o ALM Infotech City Pvt. Ltd.,
B-418, New Friends Colony,
New Delhi.

Memo No. LC-1987-C/JE(S)/2021/ 15736

Dated: 02/07/24

Subject: Renewal of License No. 118 of 2011 dated 26.12.2011 for setting up of Group Housing Colony on the area measuring 4.337 acres falling in the revenue estate of village Basai, Sector-37C, Gurugram Manesar Urban Complex being developed by Jubilant Malls Pvt. Ltd. & others.

Please refer to your application dated 02.01.2018 & 23.10.2020 on the matter cited as subject above.

License No. 118 of 2011 dated 26.12.2011 for setting up of Group Housing Colony on the area measuring 4.337 acres falling in the revenue estate of village Basai, Sector-37C, Gurugram Manesar Urban Complex has been considered on the reason submitted due to labour shortage. The license is hereby renewed upto 25.12.2024 on the 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 license.
2. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
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 wholly responsible for litigation/court case/complaint pending in any Department/court and abide by the decision/orders being passed in respect to the same.
5. That you shall get the license renewed till the final completion of the colony is granted.

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

Endst. No. LC-1987-C/JE(S)/2021/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.