

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

Licence No. 38 of 2024

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Ram Kishan Rana- Sh. Kuljish Rana-Sh. Partap Singh Ss/o Sh. Balbir Singh in collaboration with Aarize Realtech LLP, MB-05, Prakash Deeop Building 7, Tolstoy Marg, Connaught Place, New Delhi-110001 for setting up of Commercial Colony over an area measuring 2.025 acres in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex, District Gurugram.

1. The particular of the land wherein the of aforesaid Commercial Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country planning, Haryana.
2. The License is granted subject to the following conditions:
  - i. That Commercial Colony will be laid out in confirmation to the approved building plan & development works will be executed in accordance to the designs & specification shown in the approved plans.
  - ii. That you will pay the Infrastructure Development Charges amounting to Rs. 1,43,41,556/- @ Rs.1000/- per sq. mtr for the commercial area, in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - iii. 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.
  - iv. That area coming under the sector roads and restricted belt/green belt if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government.
  - v. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own and shall transfer the land falling within alignment of same free of cost to Government u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - vi. That you shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
  - vii. The 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.
  - viii. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24


Director  
Town & Country Planning  
Haryana, Chandigarh

m/18 m wide major internal roads as and when finalized and demanded by the Department.

- ix. That you 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.
- x. That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran services or any other execution agency.
- xi. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. That the provision of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv. 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.
- xvi. 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 not 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 sft to the allottees while raising such demand from the plot owners.
- xvii. That you shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xviii. That you 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.
- xix. 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.
- xx. 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 licensee have to deposit thirty percentage of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi. That no further sale has taken place after submitting application for grant of license.
- xxii. That you shall not give any advertisement for sale of plots/commercial area before the approval of building plan.

- xxiii. That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiv. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxv. That you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxvi. 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.
- xxvii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxviii. The implementation of such mechanism shall, however, have no bearing on EDC 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 by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxix. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxx. That you shall abide all the directions/restrictions issued by the Department from time to time in public interest.
- xxxi. That you shall abide the terms and conditions of NOC issued on 11.08.2023 by the Divisional Forest Officer, Gurugram
- xxxii. That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
3. That you shall submit the NOC from the GMDA/HSVP for taking direct access from the 75 mtr. wide sector dividing road of Sector-114 & 115 till the construction of 12 mtr. wide service road before approval of building plans.
4. That you shall either submit the NOC of DFO, Gurugram in accordance with licensed land schedule or get the land schedule revised if the taksim mutation w.r.t. khasra no. 13//11/3 min(00K-03M) & 13//12 min(07K-01M) already stands executed.
5. That you shall abide by the policy instructions dated 14.08.2020 as amended from time to time regarding mortgage of licensed land/built up area in lieu of bank guarantee of EDC/IDW.
6. The license is valid up to 11/03/2029.

Dated: 12/03/2024.  
Place: Chandigarh

  
(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

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

1. Sh. Ram Kishan Rana- Sh. Kuljish Rana-Sh. Partap Singh Ss/o Sh. Balbir Singh in collaboration with Aarize Realtech LLP, MB-05, Prakash Deep Building 7, Tolstoy Marg, Connaught Place, New Delhi-110001 with copy of LC-IV, Bilateral agreement and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Ashish Sharma)

District Town Planner (HQ)

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

Detail of land owned by Ram Kishan Rana, Kuljish Rana and Partap Singh Ss/o

Balbir Singh:-

| Village  | Rect. No. | Killa No.    | Area<br>(K-M) |
|----------|-----------|--------------|---------------|
| Bajghera | 13        | 11/3min      | 0-3           |
|          |           | 17/2         | 0-8           |
|          |           | 18/1         | 3-4           |
|          |           | 12min        | 7-1           |
|          |           | 13/1         | 5-8           |
|          |           | <b>Total</b> | <b>16-4</b>   |

Or 2.025 acres

Note:- Killa no. 13//13/1min(1K-18M-7S) of village Bajghera is under mortgage.

Director  
Town & Country Planning  
Haryana, Chandigarh

