

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

License No. 75 of 2017

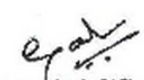
This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Chitvan Farms Pvt. Ltd., 7<sup>th</sup> Floor, Paras Downtown Centre, Sector 53, Gurugram- 122002 for the development of affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 7.25625 acres in the revenue estate of village Dhamaika, Sector-26, Distt. Rewari.

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 License 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 Haryans Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c. That the company 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 company shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e. That the company has 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.
  - f. 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.
  - g. That the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - h. That the company shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
  - i. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
  - j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - k. 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.
  - l. That the company shall use only LED fitting for internal lighting as well as campus lighting.

For KSL Developers Private Limited  
*[Signature]*  
Authorized Signatory



- m. That the company 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.
- n. 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 per centum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- o. That no construction shall be raised on the ROW of 11 KV HT line or same shall be shifted.
- p. That no further sale has taken place after submitting application for grant of license.
- q. 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.
- r. That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- s. That the terms and conditions of the policy notified on 01.04.2016 shall be abide by.
- t. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
3. The licence is valid up to 07/9/2022.

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

Place: Chandigarh  
Dated: 08/9/2017

Encl. No. LC-3335-PA/5(VA)-2017/ 22529-541

Dated: 11-09-2017



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

1. ✓ Chitwan Farms Pvt. Ltd., 7<sup>th</sup> Floor, Paras Downtown Centre, Sector-53, Gurugram- 122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Rewari.
10. Senior Town Planner, Gurugram.
11. District Revenue Officer, Rewari alongwith a copy of land schedule.
12. District Town Planner, Rewari along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.

For KSL Developers Private Limited

  
Authorised Signatory

3  
(S.K. Sehrawal)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

**ORDER**

Whereas licence No. 75 of 2017 dated <sup>1st</sup> 08.09.2017 has been granted in favour of Chitvan Farms Pvt. Ltd. for development of affordable residential plotted colony under DDJAY over an area measuring 7.25625 acres in sector 26, Rewari under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.


2. A request was submitted on 09.10.2017 to transfer the above said licensed colony from Chitvan Farms Pvt. Ltd. to KSL Developers Pvt. Ltd. under the provisions of Rule 17 of Rules 1976. The request was considered and in principle approval in this regard was issued vide memo No. 28434 dated 10.11.2017 subject to fulfillment of certain terms and conditions.

3. In pursuance of above said in principle approval, the licensee/new entity have submitted requisite documents on 01.02.2018 i.e. within prescribed period of 90 days, which have been examined and found in order. Therefore, permission to transfer the said licensed colony from Chitvan Farms Pvt. Ltd. to KSL Developers Pvt. Ltd. is hereby granted. The terms and conditions as stipulated in the above said license, will remain the same and will be complied with by the new entity i.e. KSL Developers Pvt. Ltd. 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.

4. The approval of all the plans accorded in favour of original licensee shall now be deemed approved in favour of KSL Developers Pvt. Ltd., C-305, Nirvana Courtyard, Nirvana Country, Sector 50, Gurugram.

Dated:

Place:

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

Dated 23-02-18


Endst. No. LC-3335-PA (B) 2018/ 6833

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

1. Chitvan Farms Pvt. Ltd., 7<sup>th</sup> Floor, Paras Down Town Centre, Sector 53, Gurugram.
2. KSL Developers Pvt. Ltd., C-305, Nirvana Courtyard, Nirvana Country, Sector 50, Gurugram.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HUDA, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate

For KSL Developers Private Limited

  
Authorised Signatory

  
(Rajesh Kaushik)  
District Town Planner (HQ)

To be read with license No. 75 of 2017/9/102  
2017

1. Detail of land owned by Chitvan Farms Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhamaika	6	12/2	6-0
		13	8-0
		14	8-0
		15 min East	5-4
		18/1	4-9
		19/1	4-11
		10	7-2
		11	8-0
		6	6-15
		Total	



*[Signature]*  
Director,  
Town & Country Planning  
Haryana  
(Rajni Singh)

For K...  
*[Signature]*  
Authorised Signatory

ATTESTED  
PARVEEN KUMAR ANGRISH  
ADVOCATE & NOTARY  
DISTT. GURGAON (Haryana) India

28 FEB 2017