


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

License No. 44 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ramprastha Towers Pvt. Ltd., Jaipropbuild Pvt. Ltd., SA Infracon Pvt. Ltd., Ramprastha Housing Pvt. Ltd. C/o Ameya Commercial Projects Pvt. Ltd., G-3, Aditya Commercial Complex, Plot No. 7, Preet Vihar, Delhi-110092 for setting up of a COMMERCIAL COLONY on the land measuring 2.55 acres in the revenue estate of village Hayatpur, Sector 84, Gurugram Manesar Urban Complex.

1. The particulars of the land wherein the aforesaid commercial 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 Commercial Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - 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 building Plan, you would 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 have understood that the development/construction cost of 24 m 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 24 m wide major internal roads as and when finalized and demanded by the Department.
 - e) That you shall arrange electric connection from HVPN/DHBNL 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/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
 - f) That you shall deposit an amount of ₹ 1,80,59,738/- on account of Infrastructure Development Charges (IDC) @ ₹ 1000/- per Sqm for 175 FAR of commercial component in two equal installments, first within 60


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- r) That you have understood that provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- s) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- t) That developer company, i.e., Ameya Commercial Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- u) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) That you shall permit the Director or any other officer authorized 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.
- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That you shall not encroach the revenue rasta passes through the site and shall not obstruct the free passage/ movement.
3. The license is valid up to 04-03-2024.



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

Place : Chandigarh
Dated: 05-03-2019

Endst. LC-2901/Asstt.(AK)/2019/ 6367

Dated: 06-03-2019

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Ramprastha Towers Pvt. Ltd., Jaipropbuild Pvt. Ltd., SA Infracon Pvt. Ltd., Ramprastha Housing Pvt. Ltd. C/o Ameya Commercial Projects Pvt. Ltd., G-3, Aditya Commercial Complex, Plot No. 7, Preet Vihar, Delhi-110092 alongwith a copy of agreement, LC-IV D & Bilateral Agreement and approved 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, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

Detail of land owned by Ramprastha Towers Pvt.Ltd. District Gurgaon.

Village	Rect No	Killa No	Area (K-M)
Hayatpur	72	4/2/2	3-11
		7/1/2	3-1
		Total	6-12

Detail of land owned by Jaipropbuild Pvt.Ltd. District Gurgaon.

Village	Rect No	Killa No	Area (K-M)
Hayatpur	72	3/2/2min	1-1
		4/2/1	3-1
		7/1/3min	2-0
		Total	6-2

Detail of land owned by S A Infracon Pvt.Ltd. District Gurgaon.

Village	Rect No	Killa No	Area (K-M)
Hayatpur	67	24/2	1-5

Detail of land owned by Ramprastha Housing Pvt.Ltd. District Gurgaon.

Village	Rect No	Killa No	Area (K-M)
Hayatpur	67	25/2	6-9
Grand Total			20-8

Or 2.55 Acres


Director,
Town & Country Planning
Haryana
