

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

Licence No. 199. of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Pratham Realtors Pvt. Ltd, Welfare Developers Pvt. Ltd. Sh. Aman Kataria S/o Sh. Rajbir and Sh. Rajbir S/o Sh. Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with Hero Realty Pvt. Ltd. 264, Okhla Industrial Estate, Phase-III, New Delhi-110020 for setting up of Mix Land Use (87% Group Housing and 13% Commercial) with 350 FAR under TOD policy over an area measuring 7.8031 acres in the revenue estate of village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony under TOD Policy 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 Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges in two equal installments. First Installment will be due within 60 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) That the licensee shall deposit balance amount of conversion charges and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period, if any, in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
 - c) 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.
 - d) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres 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

- e) That the licensee 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.

- f) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- h) That no other application has been submitted for grant of licence 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.
- i) That the licensee understand 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) That the licensee 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.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) That the licensee 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 licenced 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) 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 submitted and account

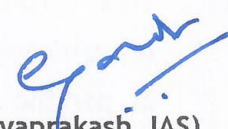


number and full particulars of the scheduled bank wherein company have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.

- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 or as amended time to time shall be paid.
- s) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- u) That licensee 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.
- v) That licensee 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 licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans and registration in HRERA.
- x) That the licensee shall comply 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.
- y) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- z) That the owner/developer 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.
- aa) 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.

- bb) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- cc) 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 get paid as per the prescribed schedule.
- dd) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the building plans of the licenced land shall only be approved after payment of balance conversion charges & Infrastructure Augmentation Charges.
4. The licence is valid up to 04/10/2028.

Dated: The 05/10/2023.
Chandigarh


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


Endst. No. LC-5104-PA(VA)-2023/

33337

Dated: 06-10-2023

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

1. Pratham Realtors Pvt. Ltd, Welfare Developers Pvt. Ltd. Sh. Aman Kataria S/o Sh. Rajbir and Sh. Rajbir S/o Sh. Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with Hero Realty Pvt. Ltd. 264, Okhla Industrial Estate, Phase-III, New Delhi-110020 alongwith a copy of agreement, LC-IV Bilateral agreement & Demarcation-cum-Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, Housing Board, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Superintending Engineer, HSVP, Gurugram.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram.
10. District Town Planner, Gurugram.
11. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
12. PM(IT) O/o DGTCP for updation on departmental website.


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

To be read with License No.....199.....Dated.....05/10/.....of 2023

Detail of land owned by Pratham Realtors Pvt. Ltd.:-

Village	Khasra no.	Area (B-B-B)
Gurugram	4084/233/2/2min	0-6-15
	4085/236min	0-9-17
	235/2/2	1-16-0
	238/2	2-11-0
	4089/239min	0-18-18
	4088/237	0-10-0
Total		6-12-10

Detail of land owned by Welfare Developers Pvt. Ltd. 52.5/210 share and Pratham Realtors Pvt. Ltd. 1814/2415 share:-

Village	Khasra no.	Area (B-B-B)
Gurugram	15841/4090/239	0-10-10

Detail of land owned by Shri Aman Kataria S/o Rajbir 1/7 share and Shri Rajbir S/o Ramanand 6/7 share:-

Village	Khasra no.	Area (B-B-B)
Gurugram	4087/237	3-10-0
	15840/4090/239	0-10-10
	Total	4-0-10

Detail of land owned by Newage Infraprojects Pvt. Ltd.:-

Village	Rect. No.	Killa No.	Area (K-M)
Tikampur	18	2/2min	3-15
		3min	2-11
		4min	0-5
		Total	6-11

Village Tikampur = 6K-11M or 0.81875 acre

Village Gurugram = 11B-3B-10B or 6.9843 acres
Grand Total = 7.8031Acres


Director General
Town & Country Planning
Haryana, Chandigarh



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

Licence No. 15 of 2024

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Newage Infraprojects Pvt.Ltd, Pratham Realtors Pvt. Ltd in collaboration with Hero Realty Pvt. Ltd. 264, Okhla Industrial Estate, Phase-III, New Delhi-110020 for setting up of Mix Land Use under TOD policy on the additional land measuring 3.287 acres in addition to earlier licence granted land of licence no. 199 of 2023 dated 05.10.2023 (under Mix Land Use 87% and 13% Comm.) with 350 FAR in the revenue estate of village Tikampur and Gurugram, Sector-104, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony under TOD Policy is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges in two equal installments. First Installment will be due within 60 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) That the licensee shall deposit balance amount of licence fee, conversion charges and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period, if any, in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
 - c) 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.
 - d) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres 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
Town & Country Planning
Haryana, Chandigarh

- e) That the licensee 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.
- f) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- h) That no other application has been submitted for grant of licence 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.
- i) That the licensee understand 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) That the licensee 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.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) That the licensee 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 licenced 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) 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 submitted and account number and full particulars of the scheduled bank wherein company have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- r) That the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 or as amended time to time shall be paid.
- s) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- u) That licensee 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.
- v) That licensee shall specify the detail of calculations per Sqm/per sqft, 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 licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans and registration in HRERA.
- x) That the licensee shall comply 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.
- y) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- z) That the owner/developer 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.

- aa) 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.
 - bb) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - cc) 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 get paid as per the prescribed schedule.
 - dd) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the building plans of the licenced land shall only be approved after payment of balance licence fees, conversion charges & Infrastructure Augmentation Charges.
 4. The licence is valid up to 29/01/2029.

Dated: The 30/01/2024.
Chandigarh

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

Endst. No. LC-5104-B-PA(VA)-2024/ 3580

Dated: 31-01-2024

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

1. Newage Infraprojects Pvt.Ltd, Pratham Realtors Pvt. Ltd in collaboration with Hero Realty Pvt. Ltd. 264, Okhla Industrial Estate, Phase-III, New Delhi-110020 alongwith a copy of agreement, LC-IV Bilateral agreement & Demarcation-cum-Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, Housing Board, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Superintending Engineer, HSVP, Gurugram.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram.
10. District Town Planner, Gurugram.
11. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
12. PM(IT) O/o DTCP for updation on departmental website.

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

To be read with License No.....15.....Dated 30/01 of 2024

Detail of land owned by Newage Infraprojects Pvt. Ltd. :-

Village	Rect.No	Killa No	Area (K-M)
Tikampur	18	2/2min north	1-3
		4min north	1-14
		Total	2-17
		or 0.356 acre	
Village	Khasra no.		Area (B-B-B)
Gurugram	6330/240		1-11-0
	6337/243/2		0-10-0
	6336/243/2		1-8-16
	6335/242/2		0-6-8
	15842/4090/239		0-10-10
	Total		4-6-14
			Or2.709 acres

Detial land owned by Pratham Realtors Pvt. Ltd.

Gurugram	4089/239min north	0-7-2
		0.222 acres
Grand Total		3.287 acres

Director
Town & Country Planning
Haryana, Chandigarh

