

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17, Chandigarh - 160017, India. Phone: 2549349

Web site: tcp.haryana.gov.in - e-mail: tcp@haryana.gov.in

FORM LC-V
(See Rule 12)

LICENCE NO. 83 OF 2013

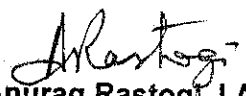
This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., Ajanta Realtech Pvt. Ltd., S/Sh. Rakesh Singla, Rajiv Singla, Pankaj Singla, Sohan Singla, Krishan Singla, Om Parkash Singla, Rahul Singla, Sushil Goyal, Sohan Lal Goyal, Bishan Dass Goyal, Sri Ram Goyal, Abhey Goyal, Smt. Ameeta Goyal C/o Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Panjabi Bagh West, New Delhi-15 for development of Group Housing Colony over an area measuring 13.21875 acres in the revenue estate of village Sohna, Sector-2 of Sohna, District Gurgaon.

1. The particulars of the land, wherein the aforesaid 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 will be laid out in confirmation 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 licensee shall deposit an amount of Rs. **4,31,49,980/-** on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) 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.
 - h) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
 - i) 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.

- j) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- k) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That you shall pay the labour cess charges as per policy dated 04.05.2010.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) 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.
- o) That the developer will use only CFL fittings for internal as well as for campus lighting.
- p) 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.
- q) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- r) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- t) That the provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- u) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- v) The developer company, i.e., Mapsko Builders 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 relived of the responsibility by the Director General, Town & Country Planning, Haryana which ever is earlier.
- w) You will take NOC from the Competent Authority for taking access from Gurgaon-Sohna scheduled road, before actual execution of development works at site.
- x) You will obey all the directions/restrictions imposed by the Department time to time in public interest.

3. The license is valid up to 08/10/2017.

Place: Chandigarh.
Dated: 09/10/2013.


(Anurag Rastogi, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh

1. Details of land owned by Mapsko Builders Pvt. Ltd. 40/200 share, Sohan Signal, Krishan Singla, Om Prakash Singla s/o Valayati Ram Singla equal share out of 30/200 share, Rakesh Singla S/o Makhan Singla 10/200 share, Pankaj Singla S/o Prem Singla S/o Valayati Ram Singla 4/200 share, Rahul Singla S/o Prem Ram Singla S/o Valayati Ram Singla 6/200 share, Rajiv Singla S/o Amrit Singla 10/200 share, Ajanta Realtech Pvt. Ltd. 40/200 share, Sushil Goyal, Bishan Goyal, Sri Ram Goyal s/o Sohan Lal Goyal equal share out of 36/200 share, Sohan Lal Goyal S/o Nathu Lal Goyal 12/200 share, Abhay Goyal S/o Sushil Goyal 12/200 share.

| Village | Rect. No. | Killa No. | AREA K-M |
|---------|-----------|--------------|---------------------------|
| Sohna | 110 | 11 | 8-0 |
| | | 20/1 | 2-0 |
| | | TOTAL | 10-0 or 1.25 Acres |

2. Details of land owned by Mapsko Builders Pvt. Ltd. 338/1697 share, Sohan Signal S/o Valayati Ram Singla 85/1697 share, Krishan Singla S/o Valayati Ram Singla 85/1697 share, Om Prakash Singla S/o Valayati Ram Singla 85/1697 share, Rakesh Singla S/o Makhan Singla 85/1697 share, Rajiv Singla S/o Amrit Singla 85/1697 share, Pankaj Singla S/o Prem Singla S/o Valayati Ram Singla 34/1697 share, Rahul Singla S/o Prem Ram Singla S/o Valayati Ram Singla 51/1697 share, Ajanta Realtech Pvt. Ltd. 339/1697 share, Sushil Goyal S/o Sohan Lal Goyal 102/1697 share, Sohan Lal Goyal S/o Nathu Lal Goyal 102/1697 share, Bishan Goyal S/o Sohan Lal Goyal 102/1697 share, Sri Ram Goyal S/o Sohan Lal Goyal 102/1697 share, Abhay Goyal S/o Sushil Goyal 102/1697 share

| Village | Rect. No. | Killa No. | AREA K-M | |
|---------|-----------|-----------|--------------|--------------------------|
| Sohna | 110 | 19 | 8-0 | |
| | | 20/2 | 6-0 | |
| | | 21 | 8-0 | |
| | | 22 | 3-0 | |
| | | 23 | 8-0 | |
| | | 24 | 8-0 | |
| | | 25 | 6-10 | |
| | | 111 | 16/1/2 | 0-7 |
| | | 129 | 1 | 8-0 |
| | | | 2 | 8-0 |
| | | | 9 | 8-0 |
| | | | 10 | 8-0 |
| | | | Total | 84-17 |
| | | | | or 10.60625 Acres |

3. Details of land owned by Mapsko Builders Pvt. Ltd. 1/2 share, Mrs. Ameeta Goyal W/o Sushil Goyal 1/2 share

| Village | Rect. No. | Killa No. | AREA K-M |
|---------|-----------|--------------------|-----------------------|
| Sohna | 110 | 18/2 | 5-1 |
| | | 17/2/2 | 4-18 |
| | | 28 | 0-19 |
| | | TOTAL | 10-18 or |
| | | 1.3625 Acre | |
| | | G. Total | 105-15 Or |
| | | | 13.21875 Acres |

AS
Director General
Town & Country Planning
Haryana, Chandigarh

Ameeta Goyal

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

- Regd. 1. Mapsko Builders Pvt. Ltd., Ajanta Realtech Pvt. Ltd., S/Sh. Rakesh Singla, Rajiv Singla, Pankaj Singla, Sohan Singla, Krishan Singla, Om Parkash Singla, Rahul Singla, Sushil Goyal, Sohan Lal Goyal, Bishan Dass Goyal, Sri Ram Goyal, Abhey Goyal, Smt. Ameeta Goyal C/o Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Panjabi Bagh West, New Delhi-15. Email ID – info@mapskogroup.com.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
 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. Chief Engineer, HUDA, Panchkula
 9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
 10. Land Acquisition Officer, Gurgaon.
 11. Senior Town Planner (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon.
 13. District Town Planner, Gurgaon along with a copy of agreement.
 14. Chief Accounts Officer of this Directorate.



(Karmveer Singh)

District Town Planner (HQ)

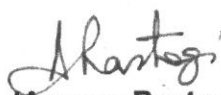

For Director General, Town & Country Planning
Haryana, Chandigarh

ORDER

License No. 83 of 2013 dated 19.10.2013 was granted to Mapsko Builders Pvt. Ltd., C/o 52, North Avenue Road, Panjabi Bagh West, New Delhi-15 for development of Group Housing Colony over an area measuring 13.21875 acres situated in the revenue estate of village Sohna, Sector-2 of Sohna, District Gurgaon. The said license is hereby transferred under Rule 17 of the Haryana Development and Regulation of Urban Areas Rules, 1976 in favour of ELDECO Sohna Projects Ltd. The revised schedule of license No. 83 of 2013 dated 19.10.2013 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied by ELDECO Sohna Projects Ltd. The transferee company will also abide by the terms and conditions of the agreement on form LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh.

The approval of all the plans accorded, if any, in favour of original licensee shall now be deemed approved in favour of ELDECO Sohna Projects Ltd., 201-2012, Splendor Forum, Jasola, District Centre, New Delhi-25.

Dated:
Place: Chandigarh


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh 

Endst. No. LC-2770-JE (S)-2014/

Dated:

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

1. ELDECO Sohna Projects Ltd., 201-2012, Splendor Forum, Jasola, District Centre, New Delhi-25.
2. Mapsko Builders Pvt. Ltd., C/o 52, North Avenue Road, Panjabi Bagh West, New Delhi-15.
3. Chief Administrator, HUDA, 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.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon.
12. District Town Planner, Gurgaon.
13. District Town Planner (E) Gurgaon.
14. Chief Account Officer of this Directorate.

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