

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

LICENCE NO. 47 OF 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to A.P. Projects Ltd., Chiranjiv Builders Ltd., S.M. Buildcon Ltd., Adhikari Properties Ltd., Savana Realtors Company Ltd., Amazon Real Estate Ltd., Amazon Infracon Ltd., Eldeco Infrastructure & Properties Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd. for development of Residential Plotted Colony on the additional land measuring 29.17515 acres in Sector-19A & 40, Panipat.

2. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.
3. The Licence is granted subject to the following conditions:-
 - (i) That the 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.
 - (ii) 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 thereunder are duly complied with.
 - (iii) That you shall pay the Infrastructure Development Charges amounting to Rs. 4,85,90,027/- @ Rs. 375/- per sq. mtrs for Residential plotted area 27.75445 acres & commercial component of an area measuring 1.421 acres (150 FAR), 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.
 - (ii) That you shall maintain and upkeep 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.
 - (iii) That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which 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

4/5
D.T.C.P. (Hf.)

any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

- (iv) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- (v) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (vi) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services is made available from external infrastructure to be laid by HUDA.
- (vii) 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 the applicant company land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project
- (viii) That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- (ix) That you shall submit undertaking that the development/ construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and the applicant company will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- (x) That you shall provide the Solar Power System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- (xi) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) That you shall to pay proportionate EDC as per schedule prescribed by the Director.
- (xiii) 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 Layout Plan, the applicant company 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.
- (xiv) That in 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 the applicant company have to deposit thirty percentum of the amount from the commercial units/shop buyers for meeting the cost of Internal Development Works in the colony. (H) P.O.T.O
- (xv) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot allottees/commercial unit on

account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- (xvi) That you shall keep that pace of construction atleast in accordance with sale agreement executed with the buyers of the commercial units/shop as and when scheme is launched.
- (xvii) 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.
- (xviii) That the area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area/FAR is being granted, shall be transferred free of cost to the Government.
- (xix) That portion of sector road, service road and internal circulation plan road which shall form part of the license area, will 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 Area Act, 1975
- (xx) That you shall permit the Director or any other officer authorized by him to inspect the execution of the lathe applicant company 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 site plan and development works in accordance with the license granted.
- (xxi) That you shall not given any marketing and selling rights to any other company other than collaborator company without the prior approval of the competent authority.
- (xxii) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
4. The licence is valid up to 17/07/2022.

Place: Chandigarh
Dated: 18/07/2017.


(T.L. Satyaprakash, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-672 (C+D)/PA(SN)-2017/ 17218

Dated: 19-07-2017

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

1. A.P. Projects Ltd., Chiranjiv Builders Ltd., S.M. Buildcon Ltd., Adhikari Properties Ltd., Savana Realtors Company Ltd., Amazon Real Estate Ltd., Amazon Infracon Ltd., Eldeco Infrastructure & Properties Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd. c/o 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-25 alongwith copies of agreement/bilateral agreement and schedule of land.
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, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA Panchkula, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith copy of agreement and the layout plan.
13. District Town Planner, Panipat along with a copy of agreement and the layout plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

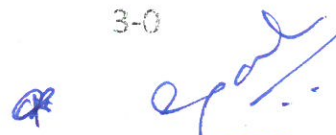
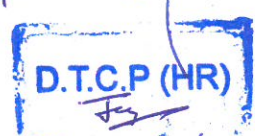


(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

To be read with License No.....⁴⁷.....dated.....^{18/7}.....of 2017

Detail of land owned by A.P.Projects Ltd;792/2017 share,
Detail of land owned by Chiranjiv Builders Ltd 266/2017 share
Detail of land owned by S.M.Buildcon Ltd; 497/2017 share
Detail of land owned by Adhikari Properties Ltd; 382/2017 share
Detail of land owned by Savana Realtors Company. Ltd; 511/40340 share
Detail of land owned by Chiranjiv Builders Ltd; 1023/40340 share
Detail of land owned by S.M. Buildcon. Ltd; 33/20170 share

Village	Khasra No	Area (B-B)
Shimla Maulana	147	3-0
	152	3-0
	153/1	2-17
	154/1	2-17
	155/1	2-17
	157/2	1-13
	158/2	1-10
	161/2	0-12
	162/2	0-6
	163/2	0-2
	163/3	1-5
	164/1	1-10
	166/1	2-16
	167/1	2-17
	168	3-0
	169	3-0
	170	3-0
	171	3-0
	172	3-0
	173	3-0
	250	3-0
	251	3-0
	252	3-0
	255	3-0
	256	3-0
	257/1	1-10
	257/2	1-10
	258	3-0
	259	3-0
	260	2-17
	261	1-19
	262	1-16
	263	3-0


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To be read with Licence No.47/18.7.2017

F.P.P.....2.....

Village	Khasra No	Area (B-B)
Shimla Maulana	264	3-0
	265	3-0
	266/1	2-19
	266/2	0-15
	267	0-15
	268	2-2
	269	3-12
	270	3-0
	271	3-0
	Total	100-17

Detail of land owned by Amazon Real Estate Ltd

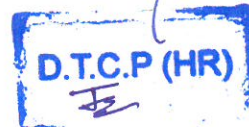
Village	Khasra No	Area (B-B)
Shimla Maulana	879/1	0-2-0
	973/878/2/2	0-8-0
	877	3-0-0
	879/2	2-18-0
	880 Min	0-18-0
	881 Min	1-10-13
	882	3-0-0
	883	3-0-0
	Total	14-16-13

Detail of land owned by Amazon Infracon Ltd

Village	Khasra No	Area (B-B-B)
Shimla Maulana	902 Min	2-1-15

Detail of land owned by Amazon Real Estate Ltd

Village	Khasra No	Area (B-B-B)
Shimla Maulana	901 Min	1-18-14



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To be read with License No. 47/18.7.2017

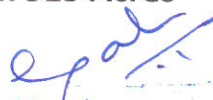
F.P.P.....3.....

Detail of land owned by Eldeco Infrastructure & Properties. Ltd

Village	Khasra No	Area (B-B)
Chandoli	431	2-8
	432	3-0
	433/1	1-10
	443/2	0-14
	444/1	1-7
	445/1	1-5
	Total	10-4

Detail of land owned by A.P.Projects Ltd

Village	Khasra No	Area (B-B-B)
Chandoli	433/2	1-10
	434	3-0
	437 Min	2-1-0
	440/1 Min	0-4-14
	441/1	1-7-0
	442/1	1-7-0
	443/1	0-13-0
	Total	10-2-14
Grand Total	140B-0B-16B OR 29.17515 Acres	


Director,
Town & Country Planning
Haryana
Jeevan
(JEEVAN RATWARI)