

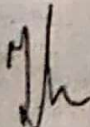
FORM LC - V  
(See Rule 12)

**HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 70 of 2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Samsung Overseas Ltd., A-26, 6<sup>th</sup> Floor, 9, Marble Arch Apartment, Prithviraj Road, New Delhi-01 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.84375 acres in the revenue estate of village Rattangarh & Jhambra Patti, Sector 5, Shahabad, Distt. Kurukshetra.

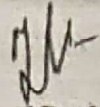
1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The licence is granted subject to the following conditions:-
  - a. That the affordable 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 Haryana 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 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 Shahari Vikas Pradhikaran services as and when made available.
  - e. That the company will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.
  - 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 Shahari Vikas Pradhikaran.

  
Director  
Town & Country Planning  
& Haryana, Chandigarh

- l. 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.
- 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 it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- o. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p. That the company 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.
- 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 no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s. 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.
- t. 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 percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- u. That the terms and conditions of the policy notified on 01.04.2016 shall be complied with in letter and spirit.
- v. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.

- x. That ROW of 66KV HT line shall be maintained as per the instruction of competent authority i.e. UHBVNL.
3. The licence is valid up to 02-10-2023

Place : Chandigarh  
Dated: 03-10-2018

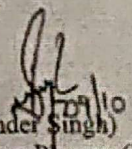
  
(K. Makrand Pandurang)  
Director,  
Town & Country Planning  
& Haryana, Chandigarh

Endst. No. LC-3325- ATP (B)-2018/ 28988

Dated: 09-10-2018

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

1. Samsung Overseas Ltd. A-26, 6<sup>th</sup> Floor, 9, Marble Arch Apartment, Prithviraj Road, New Delhi-01 along with a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Karnal along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Kurushetra along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
13. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 70 dated 03-10 of 2018

**Detail of Land Owned by Samsung Overseas Ltd.**

Village	Khasra No	Area (B-B)
Rattangarh	✓ 517/1	6-16
	✓ 519/1	4-15
	✓ 518/1	7-2
	✓ 562 Min	2-13
	✓ 587 Min	2-13
	✓ 588 Min	2-13
	✓ 590	8-0
	✓ 521	5-14
	✓ 522	8-0
	✓ 523	8-0
	✓ 558 Min	2-13
	✓ 561 Min	2-13
	✓ 585 Min	2-13
	✓ 586 Min	2-13
	Total	66-18

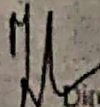
**Detail of Land Owned by Samsung Overseas Ltd.**

Village	Rect No	Killa No	Area (K-M)
Jhambra patti	111	11/2	4-0
		12	8-0
		13	8-0
		20	8-14
		17	4-2
		18/1	6-8
		18/2	1-12
		19	8-7
		23	2-14
		Total	51K-17M

OR  
6.48125 Acres

Grand Total 8.3625+6.48125= 14.84375 Acres

Note: - Khasra no. 521min(1B-12.5B), 522 min(1B-13.2B), 523 min(5B-0B) total 8B-5.7B of village Rattangarh and Killa no. 111//17(1K-9M) of village Jhambra Patti is under mortgage.

  
Director,  
Town & Country Planning  
Haryana  
*(Handwritten signature)*