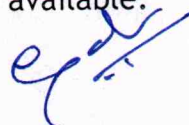


FORM LC -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 59. of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to NCR Residency Pvt. Ltd., Anmol Residency Pvt. Ltd., in collaboration with H.L. Residency Pvt. Ltd., C/o B-12, Vishrantika Apartment, Plot No. 5A, sector 3, Dwarka, New Delhi-110075 for setting up of commercial colony over an area measuring 2.3875 acres (under migration policy dated 18.02.2016 from part of licence no. 102 of 2012 issued for plotted colony) situated in the revenue estate of village Barkhtabad, Sector 37, Bahadurgarh, District Jhajjar.

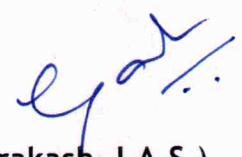
1. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.
3. The Licence is granted subject to the following conditions:-
  - (i) That the Commercial 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 deposit the Infrastructure Development Charges of Rs. 59.28 lacs for the commercial component in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period. The said IDC will be applicable on the permitted covered area on all floors.
  - (iv) 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.
  - (v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. under Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - (vi) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.



- (vii) That you have not submitted any other application for grant of license 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.
- (viii) That you understand that the development/construction cost of 24 m/18 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/18 m wide major internal roads as and when finalized and demanded by the Department.
- (ix) 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.
- (x) That you 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.
- (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) 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.
- (xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xv) 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 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.
- (xvi) That you shall submit 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 you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xvii) That you will 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 no further sale has taken place after submitting application for grant of license.
- (xix) That the applied land does not exceed the permissible limit as per the provisions of Haryana Ceiling on Land Holding Act, 1972, as and when it was purchased.

- (xx) You shall not give any advertisement for sale of commercial unit before the approval of building plans.
- (xxi) You shall not encroach the revenue rasta passing through the site and shall be kept free from hindrances for easy movement of general public.
- (xxii) You shall follow the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules framed there under shall be followed by you in letter and spirit.
- (xxiii) You shall deposit the bank guarantee on account of IDW and EDC whenever is ready in lieu of Term Deposit Receipt.
4. The licence is valid up to 27/7/2022.

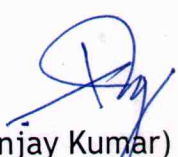
Dated: The 28/7/2017  
Chandigarh

  
(T.L. Satyaprakash, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana5@gmail.com](mailto:tcpharyana5@gmail.com)

Endst. No. LC-3542- PA (SN)-2017/ 18394-409 Dated: 31-07-2017

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

1. NCR Residency Pvt. Ltd., Anmol Residency Pvt. Ltd., in collaboration with H.L. Residency Pvt. Ltd., C/o B-12, Vishrantika Apartment, Plot No. 5A, sector 3, Dwarka, New Delhi-110075 alongwith a copy of agreement, LC-IV B, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Jhajjar along with a copy of agreement.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

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

**Detail of land owned by NCR Residency Pvt. Ltd;**

Village	Rect No	Killa No	Area (K-M-S)
Barkatabaad	23	4/2 Min	0-1
		5/1/2 Min	5-2
		6 Min	7-15
		7/1/1 Min	0-8
		7/1/2 Min	0-14
		Total	14-0


**Detail of land owned by NCR Residency Pvt. Ltd;1/2 share**

**Detail of land owned by Anmol Residency Pvt. Ltd;1/2 share**

Village	Rect No	Killa No	Area (K-M-S)
Barkatabaad	12	19/3	1-9
		20/2/1	0-17
		21/2	2-16
		Total	5-2

**Grand Total 19 Kanal 2 Marla**

**OR 2.3875 Acres**

  
Director,  
Town & Country Planning  
Haryana  
(JEEWAN PATWARI)

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

Licence No. 90 of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to NCR Residency Pvt. Ltd., Anmol Residency Pvt. Ltd., in collaboration with H.L. Residency Pvt. Ltd., C/o B-12, Vishrantika Apartment, Plot No. 5A, sector 3, Dwarka, New Delhi-110075 for setting up of commercial colony over an additional land measuring 0.71180 acres (under migration policy dated 18.02.2016 from part of licence no. 102 of 2012 issued for plotted colony) situated in the revenue estate of village Barkhtabad, Sector 37, Bahadurgarh, District Jhajjar.

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 particulars of the land, wherein the aforesaid Commercial 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 Commercial 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 deposit the Infrastructure Development Charges of Rs. 21.0 lacs for the commercial component in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period. The said IDC will be applicable on the permitted covered area on all floors.
  - (iv) 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.
  - (v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. under Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - (vi) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

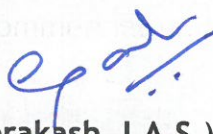
  
D.T.C.P. (Hr.)

- (vii) That you have not submitted any other application for grant of license 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.
- (viii) That you understand that the development/construction cost of 24 m/18 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/18 m wide major internal roads as and when finalized and demanded by the Department.
- (ix) 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.
- (x) That you 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.
- (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) 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.
- (xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xv) 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 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.
- (xvi) That you shall submit 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 you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony. (H) P.O.T.D
- (xvii) That you will 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 no further sale has taken place after submitting application for grant of license.
- (xix) That the applied land does not exceed the permissible limit as per the provisions of Haryana Ceiling on Land Holding Act, 1972, as and when it was purchased.

- (xx) You shall not give any advertisement for sale of commercial unit before the approval of building plans.
- (xxi) You shall not encroach the revenue rasta passing through the site and shall be kept free from hindrances for easy movement of general public.
- (xxii) You shall follow the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules framed there under shall be followed by you in letter and spirit.
- (xxiii) You shall deposit the bank guarantee on account of IDW and EDC whenever is ready in lieu of Term Deposit Receipt.

4. The licence is valid up to 05-11-2022.

Dated: The 06-11-2017  
Chandigarh


  
(T.L. Satyaprakash, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Endst. No. LC-3542(B)- PA (SN)-2017/ 27934

Dated: 08-11-2017

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

1. NCR Residency Pvt. Ltd., Anmol Residency Pvt. Ltd., in collaboration with H.L. Residency Pvt. Ltd., C/o B-12, Vishrantika Apartment, Plot No. 5A, sector 3, Dwarka, New Delhi-110075 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Jhajjar along with a copy of agreement & zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

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

To be read with License No .....<sup>90</sup>.....dated.....<sup>06/11/</sup>2017

**Detail of land owned by Anmol Residency Pvt. Ltd;**

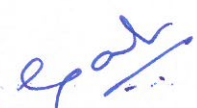
Village	Rect No	Killa No	Area
Barkatabaad	22	1/1/1/2 Min	K-M-S 2-8-7
		10/2 Min	2-7-0
	23	5/2/2	0-6-0
<b>Total</b>			<b>5-1-7</b>

**Detail of land owned by NCR Residency Pvt. Ltd;**

Village	Rect No	Killa No	Area
Barkatabaad	23	6 Min	K-M-S 0-5-5
		5/1/2	0-6-5
	<b>Total</b>		

**G. Total 5K-13M-8S**

**OR 0.71180 Acres**

  
Director,  
Town & Country Planning  
Haryana

*Fewan*  
**(JEEWAN DATWARI)**