Gurugram Metropolitan Development Authority

Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003
Web site gmda.gov.in

Regd.
To

Gaurav rawat, on behalf of International Green Scapes Ltd ,Sector 86
Lic 104 of 2012(village Nawada Fatehpur KillaNo.28//6/2,7,14/1,17/2/1,8/2/1,9,10/1,11,12,8/2/2,26),Village Naharpur Kasan (Rect. No.3//6/1,6/2,4/4,5)Lic 47 of 2009. village NawadaFatehpur 28//17/2/2,24/1, 33//4/1,7/4,3,8.28//15/2/1,16/1,17/1,24/2,25/1,8/1,13/1,13/2,18/1,18/2,19,22,23/1,23/2

Date - Fri, 6 Nov 2026

Subject:

Approval for proposal of grant for access for village Nawada Fatehpur, Sector 86 Distt. Gurugram.

Reference:

Your online application AP-1788779855867 dated 07-Sep-2026 on the subject cited above.

In accordance with the online application and the plans submitted / approved therein under reference , access permission is hereby provisionally granted at dividing road between sectors 81 and 86 located at Sector 86, subject to the following conditions:-

1. That the lease charges has been deposited by you vide transaction id 261027290739800 dated 28.10.2026 of Rs 4.0 Lakh. Annual renewal fee equal to 10% of access charges each year after every year of the completion is payable by you.
2. That the agreement between GMDA and you has been signed dated 23.10.2026
3. That the cross drainage will be provided at your own cost.
4. That the ground level of approach road should be kept 300mm down from the metal level of the road and the side drain should be got inspected from the GMDA authority during the construction of side drain.
5. That the approach road constructed on land belonging to or under the control and management of GMDA will be and remain the property of GMDA and the Chief Executive Officer or any officer of GMDA authorized by Chief Executive Officer will have right to remove the access/approach without any further notice, whenever required, for any public purpose.
6. That there should be no encroachment on land belonging to or under the control and management of GMDA in shape of fencing or boundary wall or any other construction, whether temporary or permanent, without the specific approval of the Chief Executive Officer or any officer of GMDA authorized by Chief Executive Officer.
7. That the service lane/road shall be constructed by you as per plan approved by the engineer-in-charge of GMDA under the supervision of authorized officer of GMDA concerned as per approved drawing.
8. That the violation of any condition of the permission shall result in the termination of this

Faisal Ibrahim
Superintending Engineer,
Gurugram Metropolitan Development Authority

permission and the taking of consequential action by GMDA without further notice.

9. That the applicant should not use the land for advertisement or hoarding in any form or manner and any violation in this respect shall result in the termination of this permission and the taking of consequential action by GMDA without further notice.
10. That an appropriate entry and exit sign board as approved by the authorized officer of GMDA shall be put up to guide vehicles during the day and should be properly lit to guide them at night as per IRC norms.
11. All the precautions for traffic management should be taken as per relevant code of IRC. Area should equipped with caution boards, flags, barricade & manpower and light arrangement at own cost.
12. You should take utmost care in safeguarding the existing utilities such as water supply, sewerage, recycling, drainage, electrical, gas pipeline etc. and any damage caused to utilities at site, the same should be brought to notice of the Nodal Officer of GMDA immediately. In case of any damage to any essential service i.e. water supply, sewerage, drainage, telecommunications, piped natural gas, electricity supply etc., it will be your responsibility to get the services restored to their original or satisfactory condition at your cost within the least possible time otherwise you will be liable to pay the cost of restitution and damages caused to the infrastructure and on business operations of the infrastructure utility owner.
13. That you have submitted a bank guarantee for Rs. 5,00,000 (Rupees five Lac) in favor of the GMDA in the prescribed format and for the prescribed duration which shall be used by GMDA inter alia to get work done at your risk and cost if any of your responsibilities is not discharged by you to the satisfaction of the competent authority.
14. This access would be subject to the entry and exit access design as per the approval of GMDA and prepared by renowned consultants in the field of road safety and engineering confirming to IRC Manual. Road safety measures as per applicable rules e.g. IRC etc. shall be followed.
15. This permission can be reconsidered and withdrawn at any stage in case there are any valid objections and violations or concerns raised at any later point in time.
16. The approved building plans shall be followed and there is no hindrance to the Infrastructure laid down by the Govt. and the provisions of FDP GMUC 2031 AD are not violated.
17. You shall obtain all statutory permissions as may be required including Forest, DHBVN, GAS pipeline, BSNL, or any other Govt. agency before execution of work. Any liability in this regard will be your responsibility solely.
18. You would be solely responsible for any accident at the worksite including payment of any compensation or legal action. You shall indemnify GMDA for damage caused/likely to be caused/claims or replacements sought for any direct, indirect or consequential damage caused. You shall obtain appropriate insurance against damage to these installation/utilities/facilities.
19. Temporary access is being granted which will be closed once the adjoining land owners apply for license and construct the service road.
20. 12 meter service road as per GMDA specification in front of the property shall be constructed by the applicant at its cost as per direction of GMDA.

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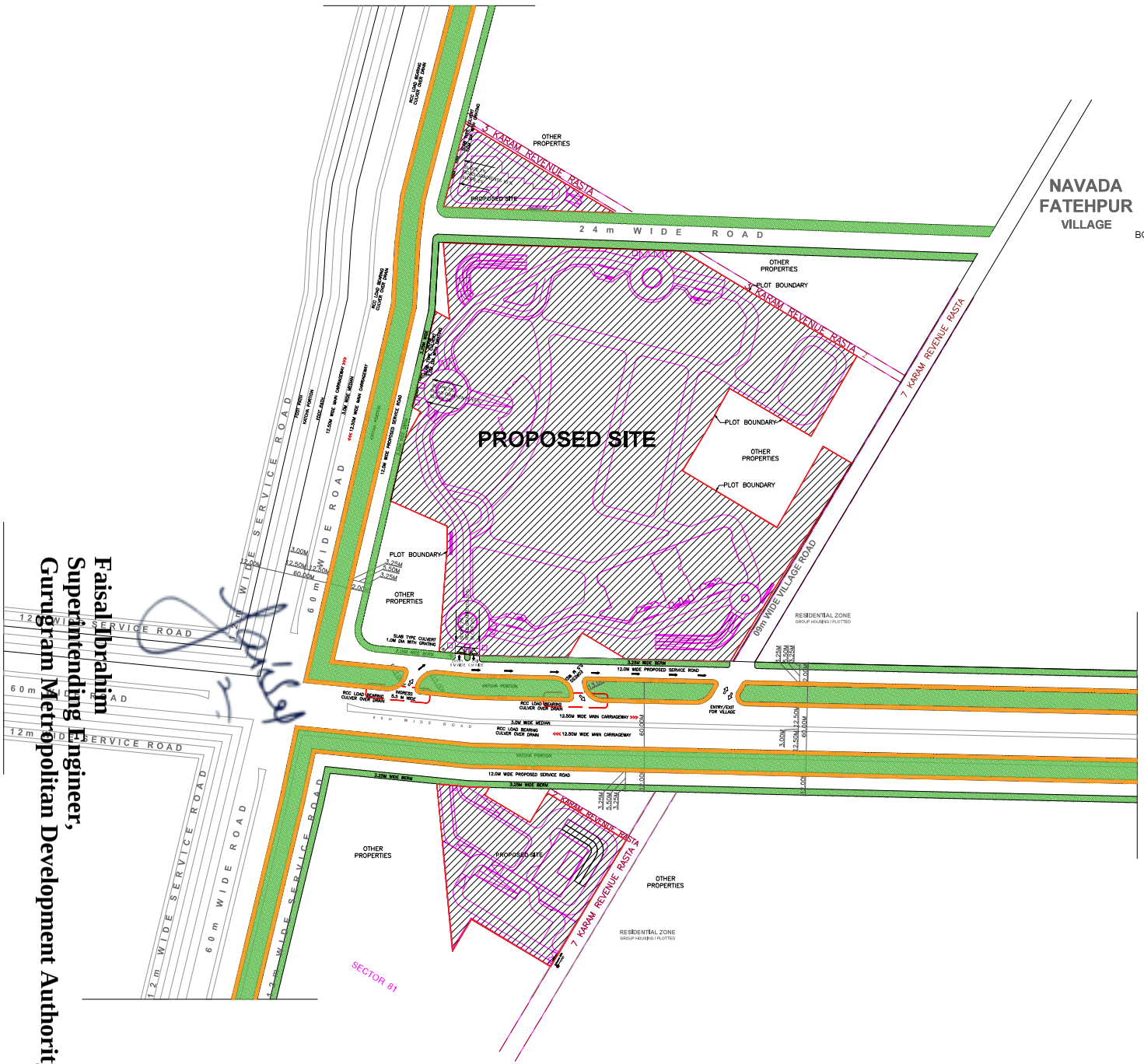

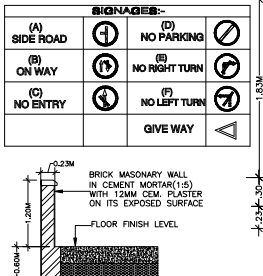

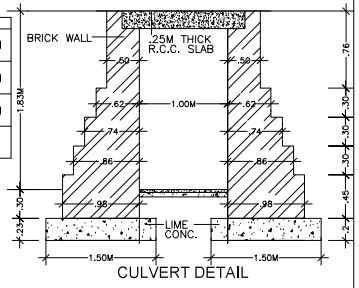

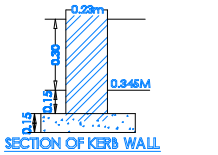

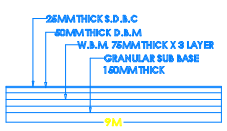

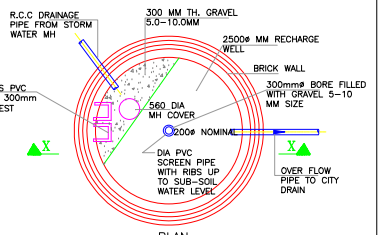

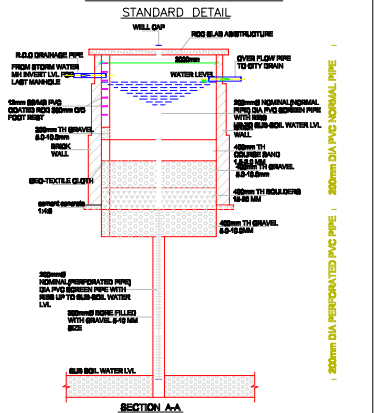

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ACCESS DRAWING

FOR SETTING UP OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD

HIGHWAY NOTES:-

1. CERTIFIED THAT ALL CLEARANCES/APPROVALS FROM MOP/IRC AND OTHER GOVT. BODIES BEING OBTAINED.
2. NO COURT CASE IS PENDING IN ANY COURT OF INDIA.
3. ADEQUATE ARRANGEMENT FOR DRAINAGE SHALL BE PROVIDED.
4. ADEQUATE NO. OF FIRE EXTINGUISHERS FIRE BUCKETS
5. ALONG WITH NO SMOKING SIGN BOARD SHALL BE INSTALLED.

NORTH

SCALE :	N.T.S
DATE :	
DRAWING NO.	
DRAWN BY.	

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 21/10/2026

Certificate No. G0U2026J127

GRN No. 160720781

Stamp Duty Paid : ₹ 101 (Rs. Only)

Penalty : ₹ 0 (Rs. Zero Only)

Seller / First Party Detail

Name: International Green scapes Limited

H.No/Floor : 1stfloor Sector/Ward : Na LandMark : World trade tower barakhamba lane

City/Village : New delhi District : New delhi State : Delhi

Phone: 70******12

Buyer / Second Party Detail

Name : Gmda

H.No/Floor : Na Sector/Ward : 44 LandMark : Na

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 70******12

Purpose : AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

AGREEMENT ON TERMS AND CONDITIONS FOR ACCESS PERMISSION

AGREEMENT TO CONSTRUCT AN ACCESS ROAD WITH NECESSARY PROVISIONS FOR SERVICE ROAD, DRAINAGE, ROAD SIGNS AND MARKINGS FROM GMDA ROAD TO THE LICENSEE'S PROPERTY LOCATED AT SECTORS 81 AND 86, IN REVENUE ESTATE OF VILLAGES NAWADA FATEHPUR AND NAHARPUR KASAN, GURUGRAM MANESAR URBAN COMPLEX, DISTRICT GURUGRAM, HARYANA.

This Agreement is made at Gurugram on this 23 **day of** Oct **, 2026.**

By and BETWEEN

The Chief Executive Officer (CEO), Gurugram Metropolitan Development Authority (GMDA), Gurugram, through its authorized officer, namely **Sh. Faisal Ibrahim, Superintending Engineer**, duly authorized for this purpose (hereinafter referred to as the "**GMDA**", which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns), of the **FIRST PART;**

Mahender S. Punia NOTARY GURUGRAM Regn. No. 3999

Faisal Ibrahim
Superintending Engineer,
Gurugram Metropolitan Development Authority

AND

Mr. Gaurav Rawat, Authorized Signatory of **International Green Scapes Limited**, having its Registered Office at **B-16, 1st Floor South Extension-I, Delhi, India - 110024**, hereinafter referred to as the "**Licensee**" (which expression shall, unless repugnant to the context or meaning thereof, include its successors, heirs, executors, administrators and assigns), of the **SECOND PART**.

WHEREAS:

GMDA has been established under the **Gurugram Metropolitan Development Authority Act, 2017** (hereinafter referred to as the "**Act of 2017**") enacted by the Haryana Legislature, and the area of Gurugram District comprised in Schedules I and II annexed to the Haryana Government Notification dated 12.08.2017 issued by the State Government has been declared as the **Gurugram Metropolitan Area**. The land described herein vests in GMDA under the provisions of the Act of 2017.

AND WHEREAS, the Licensee has applied to GMDA for permission to construct an access road on GMDA land, together with necessary provisions for drainage, road signs and markings, to its property located at Sector 86 from the road between Sectors/Areas 81 and 86, District Gurugram, Haryana, more particularly described in the Schedule annexed hereto and shown in the drawing attached hereto (hereinafter referred to as the "**said land**").

AND WHEREAS, GMDA has agreed to grant such permission vide **Access Permission No.** AP-1788779855867 dated 7TH day of September ,2026 on the terms and conditions set out herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the terms and conditions hereinafter contained and to be observed and performed by the Licensee, GMDA hereby grants permission to the Licensee to construct an access road to the said premises as per the approved drawing attached hereto, subject to the following terms and conditions:

1.The said access road shall not be brought into use after its completion until GMDA grants a Completion Certificate after satisfying itself that the access road has been completed in accordance with the sanctioned drawings and specifications and issues a duly executed License Deed.

2.Upon completion of the said work, that part of the access road which lies within the limits of the GMDA road, including land within the right of way along the road together with any culvert or drainage structure constructed thereon, shall remain the absolute

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property of GMDA and shall be used as a public access road for ingress and egress by the Licensee and the general public.

3.The Licensee shall, at its own cost, maintain the said access road and any culvert or drainage structure therein in proper repair and condition to the satisfaction of GMDA.

4.Whenever GMDA establishes a green belt or service road along the road from which access permission has been granted, the Licensee shall, at its own cost, remove the said access road or any drainage work constructed in connection therewith and restore the land to its original condition when required by GMDA or its authorized representative. The Licensee shall not be entitled to any compensation on account of such removal and restoration except for the refund of lease charges for the balance lease period, if any. Thereafter, ingress and egress shall be through the service road only.

5.Upon three months' notice from GMDA, the Licensee shall, at its own cost, remove the said access road or any drainage work constructed in connection therewith and restore the land to its original condition when required by GMDA or its authorized representative. The Licensee shall not be entitled to any compensation on account of such removal and restoration.

6.The access road shall not be used for any purpose other than ingress and egress from the premises of the Licensee to the GMDA road. If the access road is used for any other purpose, the access permission may be cancelled after giving the Licensee three days' notice to remedy the breach.

7.The Licensee shall not, without the prior written approval of GMDA, extend, alter, modify, or reconstruct the access road or any culvert or drainage structure thereon.

8.The Licensee shall permit any officer or authorized representative of GMDA to inspect the access road and associated drainage works at all reasonable times. The Licensee shall keep the access road clear and shall not obstruct its use by any person lawfully entitled thereto.

9.The Licensee shall have no right to object to the construction of any green belt, future extension or improvement of the service road or main carriageway, or the laying of public utility infrastructure in connection therewith.

10. The Licensee shall pay all lease charges and other charges as demanded by GMDA.

11. The permission granted under this License shall not be construed as conferring upon the Licensee any right, title, interest, or ownership in any land, road, or property owned, controlled, or managed by GMDA other than the access expressly permitted herein.

12. In the event that the access road is damaged or removed due to any action undertaken by GMDA in the public interest, the Licensee shall not be entitled to claim any right to construct another access road in lieu thereof.

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13. During the subsistence of this License, the access road and associated drainage works shall be deemed to have been constructed solely with the consent and permission of GMDA, and the Licensee's right to use the same shall not become absolute or indefeasible by lapse of time.

14. If the Licensee fails to execute any work required under this Agreement to the satisfaction of GMDA, such work may be executed by GMDA at the risk and cost of the Licensee. The expenditure incurred shall be recoverable from the Licensee under the provisions of the GMDA Act, without prejudice to any other remedies available to GMDA.

15. This Agreement shall remain in force for a period of two years from the date of execution unless terminated earlier by either party by giving two months' prior notice. Renewal of the access permission shall be at the sole discretion of GMDA. Upon termination, the access road shall be removed and access to the Licensee's property shall thereafter be through the service road only.

16. The License hereby granted shall not be transferable.

17. The Licensee shall bear all costs and expenses relating to the execution of this Agreement.

18. Notwithstanding anything contained herein, GMDA may cancel this License at any time for breach of any term or condition of this Agreement. The Licensee shall not be entitled to any compensation for any loss arising from such cancellation and shall remain liable for all obligations accrued up to the date of cancellation.

19. The Licensee shall, at its own cost, remove the access road situated on land owned, controlled, or managed by GMDA and restore such land to its original condition. In the event of failure by the Licensee to do so, GMDA may undertake such restoration at the cost of the Licensee, and the expenses incurred shall be recoverable from the Licensee under the Act of 2017, without prejudice to any other remedies.

20. The Licensee may apply for the renewal of the License at least two months before the date of expiry by agreement by depositing the charge/renewal fee equal to 10% of the access charges or as determined by the CEO, GMDA (if Applicable). If the Licensee dose not renew the license within the stipulated time period in this clause, then the existing permission shall stand cancelled , and the Licensee has to apply afresh with all charges as a new application for access permission.

21. The Licensee shall take all necessary precautions to protect existing utilities, if any, and shall not raise any objection to utility works carried out by GMDA in the future.

22. Any cross-drainage structure required shall be provided at the cost of the Licensee.

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GURUGRAM
Regn. No. 3999
GOVT. OF INDIA

INTERNATIONAL GREEN SOCIETY
NEW DELHI

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23. The level of the approach road shall be maintained at least 300 mm below the metal level of the adjoining road. The side drain shall be inspected by the appropriate GMDA authority during construction.

24. The approach road constructed on land belonging to or under the control and management of GMDA shall remain the property of GMDA. The Chief Executive Officer or any authorized officer of GMDA shall have the right to remove the access/approach road without further notice whenever required for any public purpose.

25. There shall be no encroachment upon land belonging to or under the control and management of GMDA by way of fencing, boundary walls, or any temporary or permanent construction without the specific approval of the Chief Executive Officer or an authorized officer of GMDA.

26. The service lane/road shall be constructed strictly in accordance with the plans approved by the Engineer-in-Charge of GMDA and under the supervision of the authorized officer concerned.

27. The Licensee shall not use the land for any advertisement, hoarding, or display purposes. Any violation shall result in termination of this Agreement and such further action as GMDA may deem appropriate without further notice.

28. Appropriate entry and exit signboards approved by the authorized officer of GMDA shall be installed to guide vehicles during the day and shall be adequately illuminated at night in accordance with applicable IRC norms.

29. The approved building plans shall be strictly followed. There shall be no obstruction to infrastructure laid by the Government, and the provisions of FDP-GMUC 2031 AD shall not be violated.

30. The access shall conform to the entry and exit design approved by GMDA and prepared by qualified consultants in the field of road safety and engineering in accordance with applicable IRC Manuals. All road safety measures prescribed under applicable laws, rules, and IRC standards shall be complied with.

31. In addition to the foregoing, the following shall constitute breaches of this Agreement entitling GMDA to terminate the Agreement and revoke the access permission:

(i) Failure to maintain deceleration lanes, acceleration lanes, service roads, drainage systems, channels, road markings, road signs, traffic signs, and other traffic control devices in good operating condition.

(ii) Failure to rectify deficiencies, shortcomings, or additional requirements within the period specified by GMDA from time to time.

32. If any violation of the conditions of this Agreement is detected at any time, the access permission granted hereunder shall be liable to be summarily withdrawn by GMDA.

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33. This Agreement may be executed in two counterparts, each of which shall be deemed an original, and both together shall constitute one and the same instrument.

IN WITNESS WHEREOF

The parties hereto have executed this Agreement on the date first written above.

For International Green Scapes Limited	**For GMDA**
Authorized Signatory	Authorized Officer
	On behalf of
Licensee	GMDA

SCHEDULE

DETAILS OF PROPERTY FOR WHICH ACCESS PERMISSION IS SOUGHT

Access to Road between Sectors/Areas 81 and 86, Gurugram

Witnesses

Licensee Side	**GMDA Side**
1.	1.
2.	2.

MAP

NOTARY Mahender S. Punia GURUGRAM Regn. No. 3999 GOVT. OF INDIA

ATTESTED
MAHENDER S. PUNIA
Advocate & Notary
Distt. Gurugram (Haryana), India

Faisal Ibrahim
Superintending Engineer,
Gurugram Metropolitan Development Authority

23 OCT 2026