

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

License No. 50. of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Namo Realtech Pvt. Ltd., in collaboration with Max Estates Gurgaon Two. Ltd., Regd. off: Max House, Kh. No. 335/2, 355/18,337, and 1511/339, Okhla Industrial Estate, New Delhi-110020 for setting up of an Residential Group Housing Colony (93.95% Residential and 6.05% Commercial) under TOD policy-2016 over an area measuring 18.2375 acres falling in the revenue estate of village Harsaru, Sector-36, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony (93.95% Residential and 6.05% Commercial) under TOD policy-2016 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 licensee shall pay the State Infrastructure Development Charges amounting to ₹ 13,84,78,578/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
  - b) That licensee shall pay proportionate EDC as per schedule prescribed by the Director.
  - c) That licensee 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, you will 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.
  - d) That licensee shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government 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.
  - e) That licensee shall construct community site at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centre and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. 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 any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.



- f) That licensee shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g) That licensee shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- h) That licensee shall permit the Director or any other officer authorised by him to inspect the execution of the layout 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 layout and development works in accordance with the licence granted.
- i) That licensee shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j) That licensee shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k) That licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l) That licensee shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- m) That licensee 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 licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That licensee shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- p) That licensee shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- q) That licensee 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 seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.


- r) That licensee shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That licensee 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.
- t) That licensee shall not pre-launch/sale of flats before approval of the building plans.
- u) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- w) That licensee shall not give any marketing and selling rights to any other company other than the collaborator company.
- x) That licensee shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site before the approval of building plans.
- y) That licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- z) That licensee owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- aa) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- bb) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- cc) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its

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own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule

- dd) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - ee) That licensee shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
  - ff) That the licensee shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
  - gg) That the licensee shall not give any marketing and selling rights to any other company other than the collaborator company.
  - hh) That at the time of booking of the plots/ flats/commercial space/shops in the licensed colony, if the specified rates of Plots/Flats/shops/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/ flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
  - ii) That all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan of GMUC shall be complied with.
3. That licensee shall submit final access permission from competent authority before approval of building plans and shall comply with all the terms & conditions imposed therein.
  4. That licensee shall transfer area of applied land falling under proposed green belt & service road (from the applied site to acquired land by HSVP) in favour of Government, before approval of building plans.
  5. Building plans of the colony shall only be approved after the complete construction of approach road and compliance of condition no. 4 above.
  6. That the licensee shall construct or get the service road connected from GMDA/competent authority connecting the licenced land upto existing higher order road or Pataudi-Gurugram road before approval of building plans.
  7. The licence is valid up to 8/4/2030.

Dated: 9/4/2025  
Place: Chandigarh

  
(Dr. Chander Shekhar Khare, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

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

1. ✓ Namo Realtech Pvt. Ltd., in collaboration with Max Estates Gurgaon Two. Ltd., Regd. off: Max House, Kh. No. 335/2, 355/18,337, and 1511/339, Okhla Industrial Estate, New Delhi-110020 alongwith copy of zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, 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, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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



To be read with License no.....50.....Dated.....9/4.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Harsaru	Namo Realtech Pvt. Ltd.	125	14/2/2	1-14
			15/2	6-16
		124	11	8-0
			12/1/1	2-15
			12/1/2	1-12
			12/1/3	0-6
			12/2	3-7
			13	8-0
			14	8-0
			15min	3-19
		123	20/1	2-12
			11	8-0
			12	8-0
			13	8-0
			14	8-0
			15	8-0
			16	8-0
			17	8-0
			18	8-0
			23	8-0
			24	8-0
			25	8-0
		131	3	1-11
			4	3-13
			5	5-13
			Total	145K-18M Or 18.2375 Acres

Note:- Killa no. 123//11min(3-19),12min(4-18),13min(4-17) and 14min(0-18) total 14K-12M has been mortgaged .

Director  
Town & Country Planning  
Haryana, Chandigarh