(1)

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

Licence No. 121 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Dvok Buildcon LLP, Unit No.-224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram-122001 for setting up of Residential Colony under NILP Policy-2022 on the area measuring 20.625 acres in the revenue estate of village Sikhopur, Sector 78, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP Policy-2022 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 licencee shall pay the Infrastructure Development Charges amounting to **Rs. 6,84,44,887/-** 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

   b. That the Residential Colony under New Integrated Licensing Policy (NILP) will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.

   c. 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.

   d. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within a period of 30 days from grant of licence/approval of zoning plan.

   e. That the licencee 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 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.

   f. That the licencee shall construct portion of internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same in the favour of the Government.

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

g. That the licencee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

h. That the licencee shall integrate the services with Haryana Shehri Vikas Pradhikaran services/competent authority as and when made available.

i. That the licencee have understood 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.

j. That the licencee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

k. That the licencee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director, Town & Country Planning, Haryana till these services are made available from External Infrastructure to be laid by Haryana Sehari Vikas Pradhikaran/competent authority.

l. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

m. That the licencee shall make provision of solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

n. That the licencee shall use only LED fitting for internal lighting as well as campus lighting.

o. That the licencee 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.

p. That the licencee shall submit compliance of Rule 24, 26 (2), 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 licencee have to deposit the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.

q. That the licencee shall permit the Director or any other office authorized 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 license granted.

r. That the licencee shall deposit seventy per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

s. That the licencee shall not give any advertisement for sale of commercial area and flat in New Integrated Licensing Policy (NILP) before the approval of building plans of the same.

t. That the licencee 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 and its further amendments from time to time.

u. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

v. That the licencee shall obey all the directions/instruction given by this department time to time in public interest.

w. That the licencee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.

x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

y. That the licencee 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 the licencee shall abide by the terms and conditions of the policy dated 11.05.2022 and its amendments issued time to time.

aa. That the licencee shall integrate the bank account in which 70 percent allottee receipts are credited under section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 within 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.

bb. 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.

cc. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

dd. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

(4)

owner/developer shall continue to supplement such automatic EDC deductions with payment from its owner funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.

ee. That the licencee shall maintain the ROW beneath the 11 KV & 66 KV HT line passing through the site.

ff. That the licencee shall not raise any temporary construction, permanent construction, planting tree and borewell under ROW of 30 mtr. of gas pipeline passing through Khasra no. 568, 2489/569, 959 & 964 of revenue estate of village Sikhopur, Gurugram.

4. That you shall get the electrification plan approved from the competent authority of DISCOM and submit the same before approval of building plans.

5. The licence is valid up to 16/07/2030.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 17/07/2025.
Place:

Endst. No. LC-5604/JE(RK)/2025/ 27264 Dated: 17-07-2025

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

1. Dvok Buildcon LLP, Unit No.-224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram-122001 alongwith a copy of agreement, LC-IV B, Bilateral agreement and copy of demarcation-cum-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, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. 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.
13. District Town Planner, Gurugram along with a copy of agreement and copy of demarcation-cum-zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
15. PM (IT) to update the status on the website.

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

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

5

To be read with License No. 121 Dated 17/07 of 2025

Village	Name of owner	Khasra No.	Area (B-B-B)
Shikohpur	DVOK Buildcon LLP.	954	3-8-0
		955	1-3-0
		957	1-18-0
		959	4-0-0
		964	6-13-0
		965	2-4-0
		1314	1-14-0
		2499/972/2	1-2-0
		1313	6-13-0
		568/1	0-14-0
		960/1	1-14-0
		2489/569	0-12-0
		570	0-6-0
		2488/569	0-3-0
		1315	0-16-0
		Total	33-0
			Or 20.625 acres

Director
Town & Country Planning
Haryana, Chandigarh

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory