

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 103 of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Aurik Infrareality LLP, 2F-2, 2nd Floor, Ozone Center, Sector-12, Faridabad, Haryana - 121007, Email ID: S3infrareality@yahoo.co.in for development of Affordable Residential Plotted Colony under DDJAY -2016 over an area measuring 13.1625 acres in the revenue estate of village Palwal, Sector-10, District Palwal.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
 - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna 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.
 - 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 applicant 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.
 - d) That applicant shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - e) 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 Areas Restriction of Unregulated Development Act, 1963.
 - f) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30 days from approval of zoning plan. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly

Director

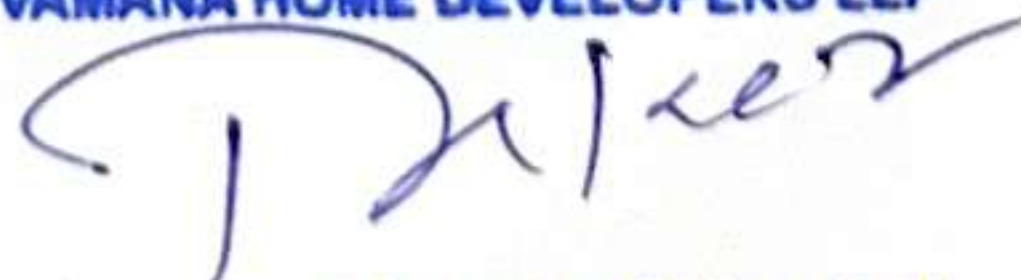
Town & Country Planning
Haryana, Chandigarh

HARYANA HOME DEVELOPERS LLP
(Authorised Signatory)

make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

- g) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- h) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.
- j) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) 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.
- m) That you shall use only LED fitting for internal lighting as well as campus lighting.
- n) 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.
- o) That you shall get the NOC from competent authority of DISCOM before grant of Occupation Certificate / Completion Certificate.
- p) 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 not 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.
- q) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- r) That you 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

VAMANA HOME DEVELOPERS LLP



(Authorised Signatory)

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.

- s) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 08.02.2016 amended from time to time.
- t) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- u) 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 amended from time to time.
- v) 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 plot holders for meeting the cost of Internal Development Works in the colony.
- w) That no further sale has taken place after submitting application for grant of license.
- x) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.
- y) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- z) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the you in letter and spirit.
- aa) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- cc) That you 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 Controlled Board or any other Authority Administering the said Acts.
- dd) That you 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 within the online application/payment gateway of the


VAMANA HOME DEVELOPERS LLP
(Authorised Signatory)

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.

- ee) 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.
 - ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - gg) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The 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.
 - hh) That the revenue rasta passing through the licenced land shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
3. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
4. The licence is valid up to 18-06-2030.

Place: Chandigarh
Dated: 19-06-2025.

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

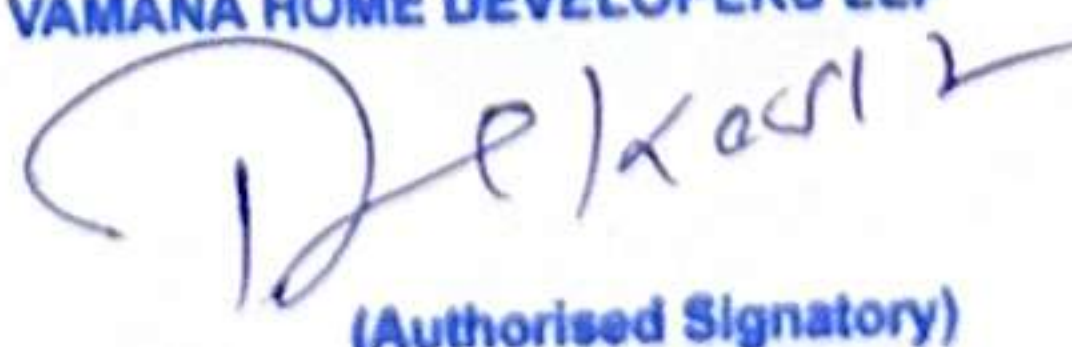
Endst.No.LC-5275/PA (SK)/2025/ 23154

Dated: 19-06-2025

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

1. Aurik Infreality LLP, 2F-2, 2nd Floor, Ozone Center, Sector-12, Faridabad, Haryana -121007, alongwith copies of agreement/ bilateral agreement, schedule of land and 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. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.

VAMANA HOME DEVELOPERS LLP



(Authorised Signatory)

9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad.
11. District Revenue Officer, Palwal.
12. District Town Planner, Palwal.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

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

VAMANA HOME DEVELOPERS LLP


(Authorized Signatory)

To be read with License No. 103.....Dated 19/06/2025 of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)	
Palwal	Aurik Infrareality LLP.	257	10/1	2-7	
			10/2	5-0	
			10/3	0-13	
			11/2	5-7	
			11/1	2-13	
			9	8-0	
			12	8-0	
			19	8-0	
			20	8-0	
			21/1	1-12	
		258	21/2	2-19	
			21/3	3-9	
			22	8-0	
			16/2min	0-12	
			25/2	2-8	
			263	5/2	2-12
				6	8-0
			264	9/1	3-12
				1	7-9
				2/2	1-5
		10		8-0	
		2/1		6-4	
		3/3		1-4	
Total	105-6 Or 13.1625 Acres				

VAMANA HOME DEVELOPERS LLP

Mikes

(Authorised Signatory)

Director
Town & Country Planning
Haryana, Chandigarh

Mikes

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

ORDER

In pursuance to this office Endst. No. LC-5275/PA (SK)/2025/23154 dated 19.06.2025, Licence no. 103 of 2025 dated 19.06.2025 was granted under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder in favour of Aurik Infreality LLP for setting up of Affordable Residential Plotted Colony under DDJAY -2016 over an area measuring 13.1625 acres in the revenue estate of village Palwal, Sector-10, District Palwal. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

As provided in Rule 17 of Rules 1976, the colonizer may transfer the licence to any other person with the approval of Director by making an application alongwith the applicable administrative charges. Further, as provided in policy dated 18.02.2015 read with section 3D of Act 1975, on an application from the colonizer, Director may allow the change in beneficial interest to a third party after fulfillment of the terms and conditions as specified by Director and after recovery of the applicable administrative charges.

And whereas the request dated 25.06.2025 was received from Aurik Infreality LLP for transfer of licence alongwith request for change of developer in favour of Vamana Home Developers LLP under the provisions of Rule 17 and policy dated 18.02.2015. The in-principle approval regarding the same has been granted vide memo dated 27.06.2025 to fulfill the terms and conditions within a period of 90 days. Thereafter, the compliance of the in-principle has been received from the proposed developer within the stipulated time period. The same has been examined and the above said licence no. 103 of 2025 dated 19.06.2025 is hereby transferred alongwith change of development rights in favour of Vamana Home Developers LLP subject to condition that new entity shall be responsible for compliance of all the terms and conditions of the licence and provisions of Act/Rules and abide by all the terms and conditions of the agreement executed till the grant of final completion certificate of the colony.

The approval of all the plans accorded in favour of original licensee shall now be deemed approved in favour of Vamana Home Developers LLP. The original licence alongwith revised land scheduled is enclosed.

DA/As above.

VAMANA HOME DEVELOPERS LLP

(Authorised Signatory)

(Amit Khatri, IAS)

Director, Town & Country Planning
Haryana, Chandigarh

- PFO

Endst. No. LC-5275-PA(SK)-2025/ 26629

Dated:- 14-07-2025

A copy is forwarded to the following for information and necessary action:-

1. ✓ Vamana Home Developers LLP, Plot no. 9, Sector-29, Opposite HUDA Market, Faridabad - 121008 alongwith a copy of agreement, LC-IV, Bilateral agreement.
2. Aurik Infreality LLP, 2F-2, 2nd Floor, Ozone Center, Sector-12, Faridabad, Haryana -121007.
3. Senior Town Planner, Faridabad.
4. District Town Planner, Palwal.
5. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
6. PM(IT) for updation of website of the Department.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

VAMANA HOME DEVELOPERS LLP

(Authorised Signatory)

To be read with License No.103 of 2025

Revised land schedule

Detail of land owned by Vamana Home Developers LLP:-

Village	Rect. No.	Killa No.	Area (K-M)
Palwal	257	10/1	2-7
		10/2	5-0
		10/3	0-13
		11/2	5-7
		11/1	2-13
		9	8-0
		12	8-0
		19	8-0
		20	8-0
		21/1	1-12
		21/2	2-19
		21/3	3-9
		22	8-0
	258	16/2min	0-12
		25/2	2-8
	263	5/2	2-12
		6	8-0
	264	9/1	3-12
		1	7-9
		2/2	1-5
		10	8-0
		2/1	6-4
		3/3	1-4
		Total	105-6 Or 13.1625 Acres

VAMANA HOME DEVELOPERS LLP


(Authorised Signatory)


Director
Town & Country Planning
Haryana, Chandigarh