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

Licence No. 32 **of 2021**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Adhikaansh Realtors Pvt. Ltd. in collaboration with Aawam Residency Pvt. Ltd. Regd. Office Unit No. B/C/2L/ Office 017A, M3M Urbana, Sector-67, Gurugram-122102 for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 52.275 acres in the revenue estate of village Hayatpur, Sector- 89, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony is to be set up, are given in the schedule of land 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 Affordable Residential Plotted 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.

   b) That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.

   c) That you shall deposit an amount of Rs. 11,42,40,740 (Eleven Crore Forty Two Lacs Forty Thousand Seven Hundred Forty only) against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall charged.

   d) 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 there under are duly complied with.

   e) That you 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 you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.

   g) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

Director
Town & Country Planning
Haryana, Chandigarh

h) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

i) 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.

j) That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.

k) 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.

l) 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.

m) 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 Shahari Vikas Pradhikaran.

n) 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.

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

p) 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.

q) That you shall use only LED fitting for internal lighting as well as campus lighting.

r) 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.

s) 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.

t) That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

u) 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 licencee 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.

v) 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 01.04.2016.

w) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

x) 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.

y) 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

z) That no further sale has taken place after submitting application for grant of licence.

aa) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.

bb) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

cc) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.

dd) 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 Control Board or any other Authority Administering the said Acts.

ee) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.

ff) That the owner/developer 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 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.

gg) 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.

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

ii) The implementation of such mechanism shall, however, have no bearing on EDC installments schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

jj) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

3. The licence is valid up to 02/07/2026.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh
Dated: 03/07/2021.

Endst. No. LC-4477/Asstt.(MS)/2021/ 15841 Dated: 05-07-2021

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

1. Adhikaansh Realtors Pvt. Ltd. in collaboration with Aawam Residency Pvt. Ltd. Regd. Office Unit No. B/C/2L/ Office 017A, M3M Urbana. Sector-67, Gurugram-122102 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout 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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License no. 32 Dated 03/07/2021

1. Detail of land owned by Adhikaansh Realtors Pvt. Ltd.

Village	Rect No.	Killa No.	Area K-M
Hayatppur	6	4	7-7
		5/1	1-7
		6/1/2	1-10
		6/2/1	0 -12
		7	8- 0
		12	8- 0
		13	8- 0
		14/1	6- 7
		15/1	1-14
		18/1	7- 0
		19/1	6- 0
		20/1	6- 0
		23/2/2	4- 2
	17	3/2	5- 9
		4/1	2-17
		7	8- 0
		8	7-14
		11/2	6-18
		12	8- 0
		13	8- 0
		14	8- 0
		18	8- 0
		16/2	3-12
		17/1	2- 2
		19	8- 0
		23/1 min	0-19
		24/1	2- 2
		25/1	1- 0
		25/2	2- 0
	28	7	7-11
		6/2/2	3-17
		14	8- 0
		17/2	4- 0
		18/1	7-11
		18/2	0- 9
		23/1	3-19
		24/1/1	1-12
	29	3/2	4-18
		4	8- 0
		5/1	4- 0
		5/2/1	2- 0
		5/2/2	2- 0
		6/1/1	4-14
		7/3	7- 7
		8/1	7 -6

D.T.C.P (HR)

1. Detail of land owned by Adhikaansh Realtors ..... Continue.....

Village	Rect No.	Killa No.	Area K-M
Hayatppur	29	13/1	0 -9
		13/3	4-17
		14/1	7-19
		16/1/2	3- 0
		16/2/2	4 -2
		17	8 -0
		18/1	5 -6
			259-9

2. **Detail of land owned by Aawam Residency Pvt. Ltd.**

Village	Rect No.	Killa No.	Area K-M
Hayatpur	18	13/2	0-18
		17	8- 0
		18	7-12
		19	8- 0
		21/2	4 -0
		22/1	6 -0
		23	7-12
		24/1	6 -0
	28	3/1	2-13
	18	21/1	4 -0
	28	5/1	5- 4
		6/2/1	3- 0
		4	8 -0
	18	11	8- 0
		20	8- 0
	17	5/2	5- 8
		6/1	2-11
		15/2	3- 4
		16/1	4 -8
		25/3	5- 0
		6/2	5- 9
		15/1	4-16
Hayatpur	6	14/2	1-13
		15/2/2	1-13
		16	8- 0
		17	8- 0
		24	8- 0
		25/1	4- 0
		25/2	4- 0
	17	4/2	3- 2
		5/1	2-12
			158-15
		G. Total	418-4
			or 52.275 acres

Director,
Town & Country Planning
Haryana

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

Licence No. 102 **of 2022**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Adhikaansh Realtors Pvt. Ltd., Unit No. B/C/2L/Office/017A, M3M Urbana, Sector 67, Gurugram-122102 for setting up of Affordable Plotted Colony (DDJAY-2016) over an additional area measuring 5.125 acres in addition to license No. 32 of 2021 dated 05.07.2021 granted for an area measuring 52.275 acres for setting up of Affordable Plotted Colony (DDJAY-2016) in the revenue estate of village Hayatpur, Sector-89, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Plotted 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 License is granted subject to the following conditions:

   i. That the Affordable Residential Plotted 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. The licencee will pay the Infrastructure Development Charges amounting to **Rs. 1,12,00,073/-** (One Crore Twelve Lacs Seventy Three Only) 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.

   iii. 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.

   iv. The licencee shall construct 18/24/30 mtr wide internal circulation road forming part of licenced area at your own cost and transfer the same free of cost to the Government.

   v. That area under the sector roads and restrict belt/ green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government.

Director
Town & Country Planning

vi. The licencee shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.

vii. The licencee 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. The licencee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

ix. The licencee 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.

x. The licencee 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.

xi. The licencee 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 Shehri Vikas Pradhikaran Authority.

xii. The licencee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

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

xiv. 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.

xv. The licencee shall use only LED fitting for internal lighting as well as campus lighting.

xvi. 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.

xvii. 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.

xviii. The licencee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xix. The licencee 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 licencee 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.

xx. The licencee 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 01.04.2016.

xxi. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

xxii. The licencee 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.

xxiii. The licencee 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.

xxiv. That no further sale has taken place after submitting application for grant of licence.

xxv. The licencee shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.

xxvi. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

Director
Town & Country Planning
Haryana, Chandigarh

xxvii. The licencee shall abide by the terms and conditions of the policy notified on 01.04.2016.

xxviii. The licencee shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY), subsequent amendment from time to time and other direction given by the Director time to time to execute the project.

xxix. 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.

xxx. The licencee shall execute the development works as per Environmental Clearance and company 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*, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

xxxi. That the owner/developer 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 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.

xxxii. 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.

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

xxxiv. 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 payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

xxxv. The licencee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

xxxvi. The licence is subject to the outcome of the CWP No. 24601 of 2021 pending in Hon'ble High Court of Punjab and Haryana and the licencee shall be bound to comply with the directions of the Hon'ble Court.

xxxvii. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.

3. The license is valid up to 26/07/2027.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Dated: The 27/07/2022.
Chandigarh

Endst. No. LC-4588/Asstt(MS)/2022/ 22465 Dated: 28-07-2022

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

1. Adhikaansh Realtors Pvt. Ltd., Unit No. B/C/2L/Office/017A, M3M Urbana, Sector 67, Gurugram-122102 along with a copy of LC-IV & Bilateral Agreement, Land schedule, Mortgage Deed and Layout 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. 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 along with a copy of Layout Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o DTCP along with a copy of agreement.

PMZ7.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 102 Dated 27/07 of 2022

Detail of land owned by Adhikaansh Realtors Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Hayatpur	60	1/1	6-2
		2/1	1-6
		10/2	0-1
	28	11/2	3-7
		19/2	3-3
		20	8-0
		21	7-7
		22	6-19
	29	25/2	4-15
		Total	**41-0**
			Or 5.125 acres ✓

Director,
Town & Country Planning
Haryana