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

Licence No. 59 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Gova Realtors Pvt. Ltd., MVN Tutorials Pvt. Ltd. & MVN Infrastructure Projects LLP in collaboration with MVN Infrastructure Projects LLP, UF-14, Upper Ground, Commercial Complex, MVN Athens, Sector-5, Damdama Dhaula Road, Sohna-122103 for setting up of Mix Land Use Colony (70% Commercial and 30% Residential) under TOD Policy-2016 in commercial belt along NPR over an area measuring 6.775 acres in the revenue estate of village Harsaru, Sector-37D, Gurugram.

1. The particulars of the land, wherein the aforesaid Mixed Land Use Colony under TOD Policy is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
   a. That licencee shall pay the Infrastructure Development Charges amounting to **Rs.8,51,68,482/-** 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 the licencee shall pay the balance fee & charges as per policy dated 26.12.2018.
   c. That licencee shall pay proportionate EDC as per schedule prescribed by the Director.
   d. That licencee 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.
   e. That licencee 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   f. That licencee shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres 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.

g. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.

h. That licencee 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.

i. That licencee 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.

j. That licencee 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.

k. That licencee 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.

l. That licencee shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time, if applicable.

m. That licencee 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.

n. That licencee 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.

o. That 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 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.

p. That licencee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

q. That licencee 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 Town & Country Planning, Haryana.

r. That licencee shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.

s. That 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 seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

t. That licencee 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.

u. That licencee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

v. That licencee shall not pre-launch/sale of flats before approval of the building plans.

w. That licencee 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 purpose 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.

x. That licencee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

y. That licencee 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.

z. That licencee shall not give any marketing and selling rights to any other company other than the collaborator company.

aa. That licencee shall integrate the bank account in which 70% 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.

a) 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.

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

c) 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 installment that are due for payment that paid as per the prescribed schedule.

bb. That licencee shall maintain the requisite ROW in respect of 11 KV High Tension Line and IOC Gas Pipeline passes in front of the applied site.

Director
Town & Country Planning
Haryana, Chandigarh

cc. That licencee shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.

4. The licence is valid up to 06/06/2029.

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

Dated: 07/06/2024.
Place:

Endst. No. LC-5129/JE(SK)/2024/ 16627 Dated: 07-06-2024

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

1. Gova Realtors Pvt. Ltd., MVN Tutorials Pvt. Ltd. & MVN Infrastructure Projects LLP, in collaboration with MVN Infrastructure Projects LLP, UF-14, Upper Ground, Commercial Complex, MVN Athens, Sector-5, Damdama Dhaula Road, Sohna-122103 alongwith a copy of agreement, LC-IV B, Bilateral agreement &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. 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. 59 Dated 07/06 of 2024

Village	Name of owner	Rect. No	Killa no.	Area (K-M-S)
Harsaru	Gova Realtors Pvt. Ltd.	39	2	8-0
			3	8-0
	MVN Tutorials Pvt. Ltd.	39	9/1	4-0
			11	8-0
			12	8-0
		40	15/2	6-4
	MVN Infrastructure Projects LLP.	39	9/2	4-0
			10	8-0
			Total	**54-4 Or 6.775 Acres**

Director,
Town & Country Planning
Haryana