

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


License No. 100 of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Dream Build Creations Company, Maskot Infrabuild Pvt. Ltd., Shack Infrastructure Pvt. Ltd. in collaboration with Dream Build Creations Company, Shop No. G-116, GF, Sushant Lok, Phase-I, Gurugram-122009 for development of affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 10.50 acres in the revenue estate of village Harchandpur, Sector-77, MBIR (Old Sector 10A, Bawal), Distt. Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Residential 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 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 plan and development works will be executed in accordance to the designs and specifications shown in the approved plans, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
  - 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 the company 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 the company shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e. That the company has 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.
  - f. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company 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.
  - g. That the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - h. That the company 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 Urban Development Authority.
  - i. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
  - j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - k. 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.

- l. That the company shall use only LED fitting for internal lighting as well as campus lighting.
  - m. That the company 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.
  - n. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank, wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
  - o. That no further sale has taken place after submitting application for grant of license.
  - p. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
  - q. That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - r. That the terms and conditions of the policy notified on 01.04.2016 shall be abide by.
  - s. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
3. The licence is valid up to 22-11-2022

Place : Chandigarh  
Dated: 23-11-2017


  
(T.L. Satyaprakash, IAS)  
Director  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-3296-PA(B)-2017/ 30516-528

Dated: 29-11-2017

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

1. Dream Build Creations Company, Maskot Infrabuild Pvt. Ltd., Shack Infrastructure Pvt. Ltd. in collaboration with Dream Build Creations Company, Shop No. G-116, GF, Sushant Lok, Phase-I, Gurugram-122009 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Rewari.
10. Senior Town Planner, Gurugram.
11. District Revenue Officer, Rewari alongwith a copy of land schedule.
12. District Town Planner, Rewari along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.

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

1. Detail of land owned by Dream Build Creations Company.

Village	Rect. No.	Killa No.	Total Area K-M	Applied Area K-M
Harchandpur	17	25	7-11	2-12
	18	21	7-11	7-11
		22	7-11	7-11
		23/1	6-2	6-2
	23	1	8-0	8-0
		2	8-0	8-0
	25	5	8-0	<u>4-10</u>
			<b>TOTAL</b>	<b><u>44-6</u></b>

2. Detail of land owned by Maskot Infrabuild Pvt. Ltd. 4002/4237 share

Detail of land owned by Shack Infrastructure Pvt. Ltd. 235/4237 share.

Village	Rect. No.	Killa No.	Total Area K-M	Applied Area K-M
Harchandpur	18	23/2	1-9	1-9
	23	3	8-0	8-0
		8	8-0	8-0
		9	8-0	8-0
		10	8-0	8-0
	24	6 min	7-15	<u>6-5</u>
			<b>TOTAL</b>	<b><u>39-14</u></b>
			<b>G. TOTAL</b>	<b>84-0 OR 10.5 Acres</b>

**NOTE:-** Khasra No. 23//2min (1-18), 3min (2-0), 18//22min (2-7) total 6 Kanal-15 Marla or 3406.86 Sqmt. area is under Mortgage in favour of DTCP (Hr.) Chandigarh.

Director,  
Town & Country Planning  
Haryana

(Signature)  
(Raturi)