

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

Licence No. 49. of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Ravinder Yadav S/o Sh. Rajinder Yadav, RRD Developers, Sh. Deepak Yadav S/o Sh. Rajinder Yadav in collaboration with RRD Developers for setting up of AFFORDABLE RESIDENTIAL PLOTTED Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 7.01875 acres in Sector-3, Farukhnagar, District Gurugram.

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:
 - (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) 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.
 - (iii) 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
 - (iv) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (v) 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.
 - (vi) That you shall 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 distinctly on the layout plan to be approved alongwith the license.
 - (vii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.
 - (viii) That you 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.
 - (ix) 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 Urban Development Authority.

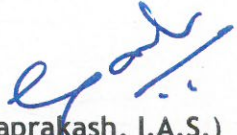

D.T.C.P. (Hr.)

- (x) 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.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That the provisions of solar water heating system shall be as per guidelines of Haryana Renewal Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- (xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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 licence 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.
- (xv) 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. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xvi) 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.
- (xvii) 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 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.
- (xviii) 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.
- (xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xx) 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.
- (xxi) 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.
- (xxii) That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- (xxiii) That you shall not given any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxv) That you shall abide by the terms & conditions of the policy notified on 01.04.2016.

(xxvi) 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.

3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 16/07/2022.

Dated: The 17/07/2017
Chandigarh

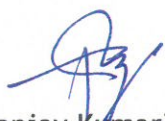

(T.L. Satyaprakash, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh
Email: tcpharyana5@gmail.com

Endst. No. LC-3259- PA (SN)-2017/ 17461

Dated: 21/7/17

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

1. Sh. Ravinder Yadav S/o Sh. Rajinder Yadav, RRD Developers, Sh. Deepak Yadav S/o Sh. Rajinder Yadav in collaboration with RRD Developers, Village Tikri, Sector 48, Sohna Road, P.O. South City-II, Opposite Universal Trade Tower, Gurugram - 122001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurugram.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.


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

Detail of land owned by Ravinder Yadav S/o Rajinder Yadav

Village	Rect No	Killa No	Area (K-M-S)
Farukh Nagar	47	3/2	7-19
		4	8-0
		5/1	0-18
		10/2	2-16
		11/1	4-0
		2/2/11	1-1
		Total	24-14

Detail of land owned by RRD Developers


Village	Rect No	Killa No	Area (K-M-S)
Farukh Nagar	47	19/1	2-13
		11/2	4-0
		20/1/1	1-2
		Total	7-15

Detail of land owned by Deepak Yadav S/o Rajinder Yadav

Village	Rect No	Killa No	Area (K-M-S)
Farukh Nagar	47	9	6-18
		10/1	5-4
		12	8-0
		13/1	2-12
		1/3	1-0
Total	23-14		

Grand Total 56K-3M OR 7.01875 Acres

Note;-Killa No 47//1/3(1-0),2/2/11(0-14-7),3/2(0-11),9(1-2),10/1(1-10) total
4K-17M-7S is under mortgage


Director,
Town & Country Planning
Haryana
(RAGHBIR SINGH)

Bond



Indian-Non Judicial Stamp
Haryana Government



Date :13/04/2017

Certificate No. G0M2017D2878

GRN No. 26118172



Stamp Duty Paid : ₹ 10
(Rs. Ten Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Rrd Developers

H.No/Floor : Na

City/Village : Gurugram

Phone : 0

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AGREEMENT to be submitted at Any where india

FORM LC-IV

(See rule 11)

Agreement by owner of land intending to set up a Colony

This agreement made on the 17th Day of JULY, 2017 between M/s. RRD Developers, Ravinder Yadav, Deepak Yadav Ss/o Sh. Rajinder Yadav a company registered under the Companies Act having its registered office at Village Tikri, Sector-48, Sohna Road, P.O. South City-II, Opp. Universal Trade Tower, Gurgaon- 122001 (hereinafter called the "owner") of the one part and the Governor of Haryana, acting through the Director, Town & Country Planning, Haryana(hereinafter referred to as the "Director") of the other part.

Whereas the owner is in possession of or otherwise well entitled to the land mentioned in Annexure here to for the purposes of converting into residential/commercial/industrial colony;

And whereas under rule 11, one of the conditions for the grant of licence is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up a Affordable Plotted Colony area measuring 7.01875 acres at Village Farrukhnagar, Sector-3, District Gurgaon.



D.T.C.P. (Hr.)

For RRD DEVELOPERS

[Signature]

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in the rule 11 by the owner the hereby converts as follows:
 - a) That the owner shall responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public health services free of cost to the Government of the local authority, as the case may be.
 - b) That the owner shall deposit fifty percent of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the owner towards meeting cost of internal development works in the colony.
 - c) That the owner shall permit the Director or other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the colony and the colonizer shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with licence granted.
 - d) That the owner shall pay proportionate development charges as and when , required and as determined by the Director in respect of external development charges.
 - e) That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the owner.



Provided always and it is hereby agreed that if the owner shall commit any breach of the terms and conditions of this agreement or violate any provision of the Act or

D.T.C.P. (Hq.)

For RRD DEVELOPERS

Pantide

these rules, then and in any such case, and notwithstanding the waiver of any previous cause or right, the Director, may cancel the licence granted to him.

3. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under the Land Acquisition Act, 1894 and may develop the said area under any other law. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
4. The stamp and registration charges on this deed shall be borne by the owner.
5. The expression that owner herein before used shall include his heirs, legal representatives, successors and permitted assigns.
6. After the layout and development works completed and a completion certificate in respect thereof issued, the Director may on an application in this behalf from the owner demortgage the 15% saleable area, mortgage on the account of BG required to be deposited against the cost of internal development works. However before demortgage of the said area the owner has to submit bank guarantee equivalent to 1/5th of the bank guarantee required to be deposited as per rules 11(a) and rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule 16 or either in case the owner is relieved of the responsibilities in this behalf by the Government.

OR

After the layout and development works completed and a completion certificate in respect thereof issued, the Director may on an application in this behalf from the owner against the release of the bank guarantee, the BG shall be released provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the colony or the part thereof as the case may be for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.



[Signature]
D.T.C.P. (HQ)

For RRD DEVELOPERS

[Signature]

In witness where of the colonizer and the Director have signed this deed on the day and year first above written.

WITNESSES

1. Signature [Signature]
Name Anand P. Sachdeva,
Date Flat No. C-52 Set-3)
Address Atlantis Apartment
Gurgaon

2. Signature [Signature]
Name Sajjan Nayy
Date Hanij Ashi
Address An DTL, H, cur

1. Signature _____
Name _____
Date _____
Address _____

2. Signature _____
Name _____
Date _____
Address _____

For RRD DEVELOPERS

Signature [Signature] Partner
Name RAVINDER YADAV
Date 29/04/2017
Address of the owner Sunogra.

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh



DIRECTOR
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH
FOR and on behalf of the Governor
of Haryana.

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 13/04/2017

Certificate No. G0M2017D2879

GRN No. 26118172



Stamp Duty Paid : ₹ 10
(Rs. Ten Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Rrd Developers

H.No/Floor : Na

City/Village : Gurugram

Phone : 0

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AGREEMENT to be submitted at Any where india

FORM LC-IVB

[See rule 11(I)(h)]

**Bilateral Agreement by owner of land intending to set up a Affordable Plotted
Colony Under Deen Dayal Jan Awas Yojna-2016**

This agreement made on the ^{17th} Day of July, 2017 between M/s. RRD Developers, Ravinder Yadav, Deepak Yadav Ss/o Sh. Rajinder Yadav a company registered under the Companies Act having its registered office at Village Tikri, Sector-48, Sohna Road, P.O. South City-II, Opp. Universal Trade Tower, Gurgaon- 122001 (hereinafter called the "owner") of the one part and the Governor of Haryana, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

Whereas in addition to agreement executed in pursuance of the provisions of the provisions of rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") and the conditions laid down therein for grant of licence, the owner shall enter into a bilateral agreement with the granted for setting up of a Affordable Plotted Colony on the land measuring 7.01875 acres falling in the revenue estate of village Farrukhnagar, Sector-3 Distt Gurgaon, Haryana.



D.T.C.P. (H)

For RRD DEVELOPERS

Ravinder Yadav

Ravinder Yadav
D.T.C.P. (H)

AND WHEREAS the bilateral mutually agreed upon and executed between the parties shall be binding on the owner: -

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions of this bilateral agreement, the owner, his partners, legal representatives, authorized agents, assignees, executors etc, shall be bound by the terms and conditions of this bilateral agreement executed by the owner hereunder covenanted by him.
2. That the owner would be free to sell the residential as well as commercial plots of the colony in the open market.
3. That the owner shall submit the list of allottee(s) to the Director twice a year.
4. That the record of such allotment shall be open for inspection by the State Government.
5. That the owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit exceeds 15% after completion of the project period, surplus amount shall either be deposited within two months in the State Government treasury by the owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the resident therein.
6. The owner shall submit the following certificates to the Director within (90) ninety days of the full and final completion of the project from a Chartered Accountant that the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.

The colonizer will transfer 10% area of the licensed colony free of cost to the Government for the provision of the community facilities. This will give the flexibility

For RRD DEVELOPERS



D.T.C.P. (Hq.)

Pravindra
Tach

Partner

to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in the optimal utilization of the area. Further, the cost of the area so transferred shall not be recovered from the allottee(s) in any case.

8. That the owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for (5) five years from the date of issue of the completion certificate under rule-16 unless earlier relieved of this responsibility, at which the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
9. That the owner shall deposit 30% of the amount realized by him from plot holders from time to time within (10) ten days of its realization in a separate account to be maintained in the Scheduled bank and that this amount shall only be construction works in the colony.
10. That the owner shall permit the Director or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in colony and the colonizer shall carry out all directions issued to him for ensuring the compliance of the execution of the layout plans and the development works in accordance with the licence granted.
11. That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
12. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. (this clause will not be applicable in case, the 15% of saleable area is mortgaged on the account of the said bank guarantee)



D.T.C.P. (Hq.)


For RRD DEVELOPERS

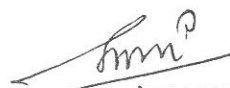
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14/05/2014

13. That the owner shall abide all the terms and conditions of the policy for affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016.
14. That no clubbing of residential plots for approval of integrates zoning plan of two adjoining plots under same ownership shall be permitted.
15. That you shall complete the project within seven years (5+2 years) from the date of grant of licence as per clause 1(ii) of the policy notified on 01-04-2016.
16. That any other condition which the Director may think necessary in public interest can be imposed.

In witness where of the colonizer and the Director have signed this deed on the day and year first above written.

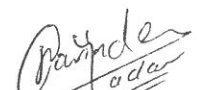
WITNESSES

1. Signature 
 Name Anand P. Sachdev
 Date Flat 110 C-52 Set-31
Atlantis Apartment
 Address Gurgaon

2. Signature 
 Name Vijay Vary
 Date 11/04/17
 Address No 17C, H-2, Chd

1. Signature _____
 Name _____
 Date _____
 Address _____

For RRD DEVELOPERS

Signature  Partner
 Name RAVINDER YADAV
 Date 29/04/2017
 Address of the owner Gurgaon


 Director
 Town & Country Planning
 Haryana, Chandigarh



2. Signature _____

Name _____

Date _____

Address _____



DIRECTOR
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH
FOR and on behalf of the
Governor of Haryana.