

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

Licence No. 50 of 2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ansal Housing & Construction Pvt. Ltd., 15 UGF, Indra Prakash Building, 21, Barakhamba Road, New Delhi-01 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 6.63541 acres falling in the revenue estate of village Kasba Karnal, Sector 36, Karnal.

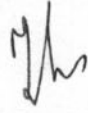
1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building 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 Shahari Vikas Pradhikaran services as and when made available.
 - e. That the company 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 distinctly on the layout plan to be approved alongwith the license.
 - 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.


Director
Town & Country Planning
Haryana, Chandigarh

- 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 Shahari Vikas Pradhikaran.
- 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 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.
- o. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p. That the company 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.
- q. 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.
- r. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s. 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.
- t. 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.

- u. That the terms and conditions of the policy notified on 01.04.2016 shall be abide by.
- v. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- w. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 11/07/2023.

Place : Chandigarh
Dated: 12/07/2018.



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

Endst. No. LC-3365- PA (B)-2018/ 20953

Dated: 17-07-2018

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

- ✓ 1. Ansal Housing & Construction Pvt. Ltd., 15 UGF, Indra Prakash Building, 21, Barakhamba Road, New Delhi-01 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Karnal along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
13. Nodal Officer (Website) to update the status on the website.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

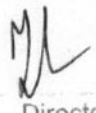
To be read with License 50 dated 12/7 of 2018

Detail of land owned by Ansal Housing and Construction Ltd.

Village	Khasra No	Area (B-B)
Karnal	9451	1-12
	12551/9452	2-13
	12553/9452	7-6
	12554/9452	5-17
	9470	5-18
	9471	4-19
	9472	0-16
	9479	2-16
	Total	31-17

or 6.63541 Acres

Note:-Khasra no. 12553/9452(0B-11B-10B), 12554/9452 (1B-16B-02B), 9451(0B-0B-9B) total (2B-8B-01B) is under mortgage.


Director,
Town & Country Planning
Haryana
Praveen Kumar



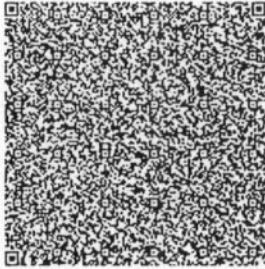
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Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL72054196853377Q
Certificate Issued Date	: 04-Jan-2018 03:03 PM
Account Reference	: IMPACC (IV)/ dl893603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL89360347102106170753Q
Purchased by	: ANSAL HOUSING AND CONSTRUCTION LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANSAL HOUSING AND CONSTRUCTION LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ANSAL HOUSING AND CONSTRUCTION LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



For Ansal Housing & Construction Ltd.
Please write or type below this line

Authorized Signatory
(NAYEEN GAUTAM)



Director
Town & Country Planning
Haryana, Chandigarh

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclrestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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FORM LC-IV
(See Rule 11)

**AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP A COLONY
UNDER DEEN DAYAL JAN AWAS YOJNA 2016.**

This Agreement is made on the 12th day of JULY, 2018 between M/s Ansal Housing & Construction Ltd. having its registered office at 15 UGF, Indra Prakash, 21 Barakhamba Road, New Delhi - 110001 (hereinafter referred to as "Owner") of the One Part and the Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the Other Part.

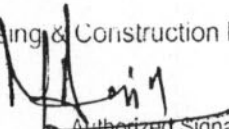
WHEREAS the Owner is in possession or otherwise well entitled to the land mentioned in the Annexure hereto for the purposes of converting into Residential Colony.

AND WHEREAS under Rule 11, one of the conditions for the grant of the license is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the License finally granted for setting up a Colony measuring 6.63541 Acres situated in the Revenue Estate of Village Kasba Karnal, Sector 36, Karnal, Distt. Karnal, Haryana.

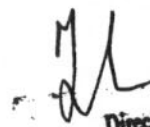
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- ✓ 1. In consideration of the Director agreeing to grant license to the owner to set up the said Colony on the land mentioned in the Annexure hereto on the fulfilment of all the conditions laid down in Rule 11 by the Owner, hereby consents as follows:-

For Ansal Housing & Construction Ltd.

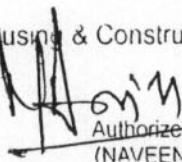

Authorized Signatory
(NAVEEN GAUTAM)




Director
Town & Country Planning
Haryana, Chandigarh

- (a) That the owner shall be responsible for the maintenance and upkeep 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 parks and 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} ~~thirty~~ percent of the amount received by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that this 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 authorised by him in this behalf to inspect the execution of the layout, and the development works in the colony and the coloniser shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with license 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.

For Ansal Housing & Construction Ltd.


Authorized Signatory
(NAVEEN GAUTAM)

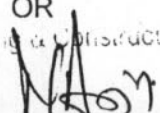



Director
Town & Country Planning
Haryana, Chandigarh

2. Provided always and it is hereby agreed that if the Owners shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act or these Rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to him.
3. Upon cancellation of the License 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 events shall stand forfeited in favour of Director.
4. The Stamp duty and registration charges on this deed shall be borne by the owners.
5. The expressions that 'owners' herein before used shall include his hirers, legal representatives, successors and permitted assigns.
6. After the layout and development works completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the owner demortgage the 15% saleable area, mortgage on 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 to be deposited as per Rule 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 earlier in case the owner is relieved of the responsibilities in this behalf by the Government.

OR

for Ansal Housing & Construction Ltd.


Authorized Signatory
(NAVEEN GAUTAM)




Director
Town & Country Planning
Haryana, Chandigarh

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 1/5th amounts thereof shall be kept unrealised 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.

IN WITNESS WHERE OF THE COLONISER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Signature Sanjay Kapoor
Name : Sanjay Kapoor
Date : _____
Address : C-2/42 West Enclave
Pitampura Delhi 110034

2. Signature _____
Name : Rakesh Bansal
Date : _____
Address : ATF

3. Signature _____
Name : _____
Date : _____
Address : _____

For Ansal Housing & Construction Ltd.

Signature NAVEEN GAUTAM
Name : NAVEEN GAUTAM
Date : _____
Authorized Signatory

For **Ansal Housing & Construction Ltd.**

Address of the Owner :
15 UGF, Indra Prakash
21 Barakhamba Road,
New Delhi - 110001.

Signature _____
Director
Town & Country Planning
Haryana, Chandigarh

DIRECTOR
TOWN & COUNTRY PLANNING
HARYANA, CHANDIGARH





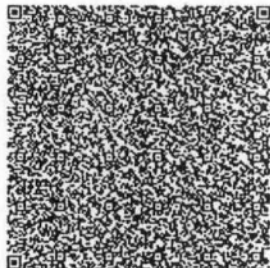
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Certificate No.	: IN-DL72054634102345Q
Certificate Issued Date	: 04-Jan-2018 03:04 PM
Account Reference	: IMPACC (IV)/ dl893603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL89360347103260103026Q
Purchased by	: ANSAL HOUSING AND CONSTRUCTION LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANSAL HOUSING AND CONSTRUCTION LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ANSAL HOUSING AND CONSTRUCTION LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



For Ansal Housing & Construction Ltd.

Please write or type below this line.

Authorized Signatory
(NAVEEN GAUTAM)



Director
Town & Country Planning
Haryana, Chandigarh

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1. The authenticity of this Stamp Certificate should be verified at "www.shcllestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LC-IV-B
[See rule 11 (1) (h)]

**Bilateral Agreement by the Owners of the Land intending to set up a Plotted Colony
Under Deen Dayal Jan Awas Yojna 2016.**

This Agreement is made on the 12th day of July, 2018 between M/s Ansal Housing & Construction Ltd. having its registered office at 15 UGF, Indra Prakash, 21 Barakhamba Road, New Delhi - 110001 (hereinafter referred to as "Owner") of the One Part and the Governor of Haryana, acting through the Director, Town and 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 Rule 11 of the Haryana Development and Regulation of Urban Areas Act, 1976 [hereinafter referred to as the "rules"] and the conditions laid down therein for grant of license, the Owner shall enter into a bilateral agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for setting up of a residential plotted colony measuring 6.63541 Acres situated in the Revenue Estate of Village Kasba Karnal, Sector 36, Karnal, Distt. Karnal, Haryana.

AND WHEREAS the bilateral agreement 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 license to the owner to
✓ set up the said Colony on the land mentioned in the Annexure hereto on the fulfilment of all the conditions of this bilateral agreement, the Owner, his partners, legal representatives authorised agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral agreement executed by the

Owner hereunder covenanted by him

For Ansal Housing & Construction Ltd.

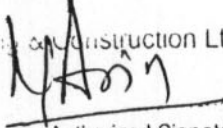
Authorized Signatory
(NAVEEN GAUTAM)





Director
Town & Country Planning
Haryana, Chandigarh

- ✓ 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 shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.
6. The Owner shall submit the following certificates to the Director within Ninety ✓ days of the full and final completion of the project from a Chartered Accountant that the overall net profits [after making provisions for the payment of taxes] have not exceeded 15% of the total project cost of the scheme.
7. The colonizer will transfer 10% area of the licensed colony free of cost to the ✓ Government for the provisions of the community facilities. This will give the flexibility to the Director to work out 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 optional utilization of the area. Further, the cost of the area so transferred shall not be recovered from the allottee(s) in any case.

For Ansal Housing & Construction Ltd.


Authorized Signatory
(NAVEEN GAUTAM)




Director
Town & Country Planning
Haryana, Chandigarh

8. That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, public health services for five years from the date 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.

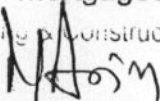
9. That the owner shall deposit 30% of the amount realized by him from plot holders from time to time within ten days of its realization in a separate account to be maintained in the Scheduled Bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and the 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 due compliance of the execution of the layout plans and the development works in accordance with the license granted.

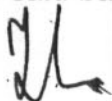
11. That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.

12. That the Bank Guarantee of the Internal Development works has been furnished on the interim rates for the 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].

For Ansal Housing & Construction Ltd.



Authorized Signatory
(NAVEEN GAUTAM)


Director
Town & Country Planning
Municipal Corporation



- ✓ 13. That the Owner shall abide by 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 integrated 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 license 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 WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Signature *Sanjay Kapur*
 Name : Sanjay Kapur
 Date : _____
 Address : C-2/42 West Enclave
Pitampura Delhi-34

2. Signature *Rakesh Bansal*
 Name : RAKESH BANSA
 Date : ATP
 Address : _____

3. Signature _____
 Name : _____
 Date : _____
 Address : _____

For Ansal Housing & Construction Ltd.
 Signature *Naveen Gautam*
 Name : NAVEEN GAUTAM
 Date : _____
 For Ansal Housing &
 Construction Ltd.
 Address of the Owner :
 15 UGF, Indra Prakash
 21 Barakhamba Road,
 New Delhi - 110001.

M
 Director
 Town & Country Planning
 Haryana, Chandigarh

DIRECTOR
 TOWN & COUNTRY PLANNING
 HARYANA, CHANDIGARH

