

ORDER

Whereas, vide this office endst. no. LC-3020-A+B-JE (VA)-2018/16737-752 dated 04.06.2018 the licence No. 34 of 2018 dated 31.05.2018 was granted to Nexus Infracon Pvt. Ltd. for development of an Affordable Group Housing Colony on the land measuring 10.00 acres falling in the revenue estate of Village Kherki Daula, Sector-76 of Gurugram Manesar Urban Complex.

2. And, whereas, the request for grant of permission for transfer of licence from Nexus Infracon Pvt. Ltd. to Suncity Projects Pvt. Ltd. and change in developer from Nexus Infracon Pvt. Ltd. in the name of Suncity Projects Pvt. Ltd. was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the transfer of licence from Nexus Infracon Pvt. Ltd. to Suncity Projects Pvt. Ltd. and change in developer from Nexus Infracon Pvt. Ltd. in the name of Suncity Projects Pvt. Ltd. in licence no. 34 of 2018 dated 31.05.2018 for the area measuring 10.00 acres is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, Suncity Projects Pvt. Ltd., shall comply with the same in letter & spirit. Suncity Projects Pvt. Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Suncity Projects Pvt. Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 34 of 2018 dated 31.05.2018 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

DA/As above.



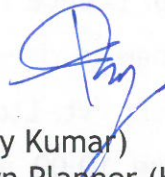
(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-3020-JE (VA)/2019/ 14748

Dated: 21-06-2019

A copy is forwarded to the following for information and necessary action:

1. Nexus Infracon Pvt. Ltd. 1st Floor, Regent Plaza, MG Road, Gurugram-122001.
2. Suncity Projects Pvt. Ltd., Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurugram-122002 alongwith a copy of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HSVP, Panchkula.
6. Superintending Engineer, HSVP, Gurugram.
7. Land Acquisition Officer, Gurugram.
8. Senior Town Planner, Gurugram.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurugram; and
11. Chief Accounts officer of this Directorate.



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

To be read with License No. 34 of 2018 dated 31.05.2018

Revised Land Schedule

Details of land owned by Suncity Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area Kanal – Marla
Kherki Daula	45	1/2	1 - 0
		10/1	6 - 7
		11	8- 0
	44	12	8- 0
		13	8- 0
		14/2	7- 2
		15/1/2	2-15
		15/2	2-8
		17/1	7- 8
		18	8- 0
		19/1	5-0
		22	8- 0
		23	8- 0
		Total	
		OR	
		10 acres	


Director,
Town & Country Planning
Haryana

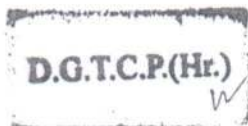

(Signature)

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

Licence No. 34 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Nexus Infracon Pvt. Ltd., 1st Floor, Regent Plaza, M.G Road, Gurugram-122001 for setting up of Affordable Group Housing Colony on the land measuring 10.00 acres in the revenue estate of village ~~KHERKI~~ ^{DAULA}, Sector-76, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing colony 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 the Affordable Group Housing 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 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 area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and 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.
 - d. 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.
 - e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
 - g. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
 - h. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
 - i. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.



- j. That you have understood that the development/construction cost of 24 m/18 m major internal roads 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- k. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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.
- q. 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director or any other office authorized 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 license granted.
- s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- u. That you shall 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.
- v. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

- w. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- x. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.
- y. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The licence is valid up to 30/05/2023.

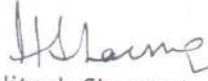

 (K. Makrand Pandurang, IAS)
 Director General, Town & Country Planning
 Haryana, Chandigarh

Place : Chandigarh
 Dated: 31/05/2018.

Endst. No. LC-3020 A+B-JE (VA)-2018/ 16737-752 Dated: 04-06-2018

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

1. Nexus Infracon Pvt. Ltd., 1st Floor, Regent Plaza, M.G Road, Gurugram-122001.
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, Gurugram.
10. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement.
15. Chief Accounts Officer, O/o DGTCP, Haryana.
16. Nodal Officer (website), O/o DGTCP, Haryana.


 (Hitesh Sharma)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana Chandigarh

To be read with Licence No. 34.

Date 31/05/2018

Land Owned by Nexus Infracon Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area K - M	Area Taken K - M
Kherki Daula	45	1/2	1-0	1-0
		10/1	6-7	6-7
		11	8-0	8-0
	44	12	8-0	8-0
		13	8-0	8-0
		14 min	8-0	7-2
		15/1/2	2-15	2-15
		15/2	2-8	2-8
		17 min	8-0	7-8
		18	8-0	8-0
		19/1	5-0	5-0
		22	8-0	8-0
		23	8-0	8-0
		Total		80-0
				10.00 Acres

Note: Rect. No. 44 Killa No. 18 min (1-1), 19/1min (3-19), 22 (8-0), 23min (7-0) Total (20K -0M) or 2.5 Acres are under mortgage.


Director General
Town & Country Planning
Haryana, Chandigarh