

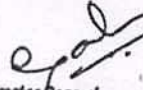
Licence

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

LICENCE NO. 181 OF 2022

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Gemini Agrofarms Pvt. Ltd., G-14, Ground Floor, Jangpura Extension, New Delhi-14 for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 5.95625 acres situated in the revenue estate of village Rathdana, Sector-33, Sonipat.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - a) That the licensee shall lay the Affordable Plotted Colony 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.
  - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - c) 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 there under are duly complied with.
  - d) That you will pay the Infrastructure Development charges amounting to Rs.73,28,877/- @ Rs.281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
  - e) That the licensee 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.
  - f) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - g) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy

  
Director General  
Town & Country Planning  
& Haryana, Chandigarh



towards FAR is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.

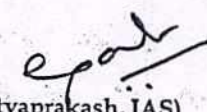
- h) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- i) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30 days from the date of approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- j) That the licensee shall understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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 the licensee 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 Shahari Vikas Pradhikaran.
- l) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- o) That the licensee 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 licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- p) 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 not 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. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- q) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- r) That the licensee 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.

Director General  
Town & Country Planning  
Haryana Government



- s) That the licensee shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
  - t) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
  - u) That the licensee 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.
  - v) That the licensee 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 licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - w) That the licensee shall abide by the terms and conditions of the policy notified on 01.04.2016.
  - x) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
  - y) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
  - z) That the licensee shall maintain the horizontal clearance of ROW of 11KV HT lines passing through the site.
  - aa) That the licensee shall maintain the 12 mtr wide road of licence no. 70 of 2009 of India Bulls Estate Ltd. through which the approach to the site has been taken.
3. The license is valid up to 08/11/2027

Place: Chandigarh  
Dated: 09/11/2022

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

Endst.No.LC-4819/JE (SK)/2022/ 33808

Dated: 10-11-2022

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

1. ~~Gemini Agrofarms Pvt. Ltd., G-14, Ground Floor, Jangpura Extension, New Delhi-14~~ alongwith copies of agreement/ bilateral agreement, schedule of land and Layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSPV, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.



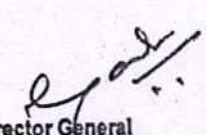
To be read with License No.....181.....dated 09/11/2022

Detail of land owned by Gemini Agrofarms Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdana	43	9/2/2	1-4
		9/1/2	1-6
		1/2	2-4
		10/1	0-2
		13/1	1-7
		13/2	4-8
		13/3	2-5
		7/2	0-13
		8/2	6-17
		9/3	4-11
		10/2	7-18
		11	7-11
		12	7-7
		Total	47-13

Or 5.95625 Acres

Note - Killa no. 43// 11min (5-10-2), 12min (0-1-5) Total 5K-11M-7S is under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Jasbir Singh