

APPROVAL/LOGIC NOTE

PROJECT	Krisumi Project , Sector 36A, Gurugram		
Subject	Security Deposit Payment on Fulfilment of 2nd Tranche Condition		
Vendor	NAMO LANDS PRIVATE LIMITED		
Date	01 July 2024		
Security Deposit	Collaboration agreement		
Security Deposit Payment as per JV Agreement upon fulfillment of 2nd Tranche Condition			12,49,50,000
	<i>SK</i>	<i>AK</i>	<i>YK</i>
Sunil Kumar	Mr. Manu Gupta	Mr. Akash Khurana	Mr. Yuji Kato
Proposed by	Reviewed by	Approved by	Approved by
			<i>Approved on 01/07/24</i>
			Mr. Mohit Jain

Kanwar Pal

From: Mohit Jain
Sent: 02 July 2024 12:49
To: Binu Jacob
Cc: Manu Gupta; Sunil Kumar; Kanwar Pal; Akash
Subject: Re: Approval Note regarding Security Deposit Payment of 2nd Tranche Condition

Approved



Mohit Jain
Managing Director

Email: mj@krisumi.com
Mobile: 981 1041255
Sector 36A, Gurugram



Website: www.krisumi.com | Take a walkthrough from
home: www.krisumiexperience.com

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On 2 Jul 2024, at 7:37 AM, Binu Jacob <binu.jacob@krisumi.com> wrote:

Dear Sir,

Please approve the Approval Note regarding Security Deposit Payment of 2nd Tranche Condition
Enclosed :Licence copy

Kind accord your approval.

Warm Regards,

<image001.png> **Binu Jacob**
Executive Assistant – Management Office
<image002.png> Email: binu.jacob@krisumi.com
Mobile: +91 9582620020 | Extn. No:
Sector 36A, Gurugram

Warm Regards,

<image001.png> Binu Jacob
Executive Assistant – Management Office
<image002.png> Email: binu.jacob@krisumi.com
Mobile: +91 9582620020 | Extn. No:
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From: Binu Jacob
Sent: Monday, July 1, 2024 12:38 PM
To: Yuji Kato <yuji.kato@krisumi.com>
Cc: Yuka Nagao <yuka.nagao@krisumi.com>; Kanwar Pal <kanwar.pal@krisumi.com>
Subject: Approval Note regarding Security Deposit Payment of 2nd Tranche Condition

Dear Kato San,

Please approve the Approval Note regarding Security Deposit Payment of 2nd Tranche Condition

Kind accord your approval.

Warm Regards,

<image001.png> Binu Jacob
Executive Assistant – Management Office
<image002.png> Email: binu.jacob@krisumi.com
Mobile: +91 9582620020 | Extn. No:
Sector 36A, Gurugram

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

Licence No. 71 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Namo Lands Pvt. Ltd. in collaboration with Krisumi Corporation Pvt. Ltd. Regd. off. 3rd Floor, Central Plaza, Sector-53, (opp. DLF Golf Course), Gurugram-122002 for setting up of Group Housing Colony (99.5% Residential and 0.5% Commercial component) under TOD Zone over an additional area measuring 3.0 acres in addition to License no. 39 of 2013 dated 04.06.2013, 85 of 2014 dated 08.08.2014 and license no. 166 of 2023 dated 18.08.2023) in the revenue estate of village Harsaru, Sector-36A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony under TOD Zone Policy 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: -
 - i. That the licensee will pay the Infrastructure Development Charges amounting to **Rs. 2,66,38,114/- @** (Rs. 625 x 3.5 per sq. mtr for Residential component and Rs. 1000 x 3.5 per sq. mtr for commercial component) in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - ii. 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.
 - iii. 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.
 - iv. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government u/s 3(3)(viii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

Director
Town & Country Planning
Haryana, Chandigarh

- vii. That the licensee 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.
- viii. That the licensee have understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and applicant 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.
- ix. That the licensee 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.
- x. 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 Shehari Vikas Pradhikaran.
- 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 licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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 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.
- xv. 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 applicant company has to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. That the licensee 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.
- xvii. That the licensee shall not give any advertisement for sale of applied /licensed area

- xx. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxi. That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
- xxiii. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.
- xxiv. 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.
- xxv. That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxvi. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxvii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxviii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically

funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

- xxxi. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- xxxii. That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.
- xxxiii. That the licensee shall complete the project as per the policy dated 09.02.2016 and as amended time to time.
- xxxiv. That you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- xxxv. That the licensee will be liable for inviting objections/suggestions from existing allottees at the time of approval of building plans, in accordance with the policy dated 24.04.2023.

3. The licence is valid up to 27/06/2029.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Dated: 28/06/2024.
Place:

Endst. No. LC-2819-C/JE(SK)/2024/ 19090

Dated: 01-07-2024

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

1. Namo Lands Pvt. Ltd. in collaboration with Krisumi Corporation Pvt. Ltd. Regd. off. 3rd Floor, Central Plaza, Sector-53, (opp. DLF Golf Course), Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

To be read with License No. 71 Dated 28/06/2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Harsaru	Namo Lands Pvt. Ltd.	122	15	8-0
			16	8-0
			17	8-0
			Total	24-0 Or 3.0 Acres

Director
Town & Country Planning
Haryana

Director
Town & County Planning
Hayward