

To

Core Properties Pvt. Ltd.  
Through authorized signatory  
Mr. Vijender and Mr. Rahul Saini  
12 C Utkarash Apartment 2,  
Raj Narayan Road, Civil Lines Delhi

Memo No. DULB/OL-CLU/CLU05012000329/Permission/10 Dated: 10/10/2023

Subject **Permission for grant of permission for change of land use for setting up of Institutional use (Senior Secondary School) in the revenue estate of village Medawas (Sector 64 Institutional Zone), Sub-Tehsil Badshahpur, District Gurugram- Core properties Pvt. Ltd.**

1. Permission for change of land use for setting up of Institutional Building (Senior Secondary School) over area measuring 19259.63 sq. mtr. (after excluding an area measuring 5780.08 sq. mtr. falls under 24 mtr. wide road) at khasra no. 41//25/1/2, 25/2/2/2, 52//9/2, 10/2, 11, 12, 13/1, 53//5/2, 6, 7/2 in the revenue estate of village Medawas, Sub-Tehsil Badshahpur, District Gurugram (Sector 64 Gurugram, Institutional Zone) located within the limits of Municipal Corporation, Gurugram is hereby granted as per the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 24,26,713/- on account of conversion charges and Rs. 49,44,560/- on account of 10% of gross payable amount of External Development Charges of Rs. 4,94,45,600/- calculated @ Rs. 1,04,09,600/- per acre for 4.75 acre.
2. This permission is further, subject to the following terms & conditions:
  - i. That the conditions of agreement executed by you with the Director, Urban Local Bodies, Haryana and the provisions of the Haryana Municipal Corporation Act, 1994 shall be duly complied with by you.
  - ii. That you shall pay the additional amount of conversion charges, Infrastructure Development Charges and External Development Charges for any variation in the area of site in lump sum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
  - iii. That you shall deposit 40% EDC (updated) before approval of Building Plan or within six months of grant of CLU permission whichever is earlier and the balance 50% (updated) before the issuance of occupation certificate or within two years from grant of CLU permission whichever is earlier.
  - iv. You shall get the building plans for the proposed construction at site approved from the Commissioner, Municipal Corporation, Gurugram before commencement of work and shall start construction at site within six months from issuance of CLU permission.
  - v. You shall obtain occupation certificate from Commissioner, Municipal Corporation, Gurugram after completing the building within two years of issuance of the permission.
  - vi. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
  - vii. That you will provide free education to at least 15% of the total strength of the children belonging to SC/BC and weaker sections of the Rural/Urban Areas of Haryana.
  - viii. That the development/ construction cost of 24/18 mtr wide road/ major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any along with the construction cost of 24/18 mtr wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana, Panchkula.
  - ix. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation, Gurugram / any other agency of the Govt. as and when demanded.
  - x. This permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
  - xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

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Director,  
Urban Local Bodies, Haryana, Panchkula.

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The Commissioner, Municipal Corporation Gurugram

Endst. No. DULB/OL-CLU/CLU05012000329/Endst-Permission/12 Dated: 10/10/2023

District Town Planner (E) Gurugram

--Sd--

Senior Town Planner,  
for Director, Urban Local Bodies,  
Haryana, Panchkula