

To

M/s Kubonn Innovative LLP
Through Sh. Sahil Aggarwal S/o Sh. Somnath Aggarwal
R/o H.No. 185, Second floor, Block-C
Pushpanjali Enclave, North West Delhi-110034,

Memo No. DULB/OL-CLU/CLU18050000268/Permission/4 Dated: 17/05/2023

Subject **Permission for change of land use for setting up of Industrial Unit over land falling in the revenue estate of village Rathdhana, Tehsil and Distt. Sonipat - M/s Kubonn Innovative LLP through Sh. Sahil Aggarwal S/o Sh. Somnath Aggarwal.**

1. Permission for change of land use for setting up of an industrial unit on land measuring 6240.48 sq.mtrs (after excluding an area measuring 39.85 sq.mtrs falls in proposed road widening upto 18 mtr and 96.54 sq.mtrs mtr falls within proposed 12.0 mtr wide service road situated along proposed 45.0 mtr wide sector road) comprise in khasra no. 62//10/2min, 63//6/1/1, 6/1/2, 6/1/3, 6/2/1, 6/2/2 in revenue estate of village Rathdhana, Tehsil & Distt. Sonipat, is hereby granted as per provision under Section 349(2)(a) of the Haryana Municipal Act, 1994 after receipt of Rs. 4,99,238/- on account of conversion charges and Rs. 18,76,444/- on account of 10% of the gross payable amount of External Development Charges of Rs. 1,87,64,444/-.
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, Panchkula and the provisions of the Haryana Municipal Act, 1994 are duly complied with by you.
 - ii. That you shall pay the additional amount of conversion charges and External Development Charges for any variation in the area of site in lump sum within 30 days or as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
 - iii. You shall deposit 40% EDC (updated) rates shall be deposited before approval of building plan or within six months of grant of CLU permission and the balance 50% (updated) before issuances of occupation certificate or within two years from grant of CLU Permission whichever is earlier.
 - iv. That you shall give at least 75% employment to the domiciles of Haryana as per the provisions of Haryana State Employment of Local Candidates Act, 2020. A quarterly report regarding the employment shall be furnished to the Joint Director, District Industries Centre, Sonipat and on designated portal in such form as prescribed by the competent Authority under the provision of Haryana State Employment of Local Candidates Act, 2020.
 - v. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency.
 - vi. That you shall get the building plans for the site approved from the Director, Urban local Bodies, Panchkula before commencing the construction at site and will start the construction within six months from the issuance of this permission
 - vii. That you shall obtain occupation certificate from the Director, Urban local Bodies, Panchkula after completing the building within two years of the issuance of this permission.
 - viii. That you will pay the labour cess before approval of building plan.
 - ix. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.
 - x. That the development/ construction cost of 24/18 mtrs. 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.
 - xi. 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.
 - xii. 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.

Endst. No. DULB/OL-CLU/CLU18050000268/Endst-Permission/5 Dated: 17/05/2023

The Commissioner, Municipal Corporation, Sonipat.

Endst. No. DULB/OL-CLU/CLU18050000268/Endst-Permission/6 Dated: 17/05/2023

The District Town Planner, Sonipat.

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