

To

M/s Golden edge Realty
(through its authorized signatory Sh. Parmod Tandon)
Sector-35, Near Sky View Corporate Park, Narsinghpur,
Gurugram

Memo No. DULB/OL-CLU/CLU05012000295/Permission/4 Dated: 24/07/2023

Subject **Permission for grant of change of land use for setting up of an industrial unit over land falling in the revenue estate of village Narshingpur (Sector-35, Industrial), Tehsil Kadipur, Distt. Gurugram – M/s Golden Edge Realty through Sh. Parmod Tandon.**

1. Permission for change of land use for setting up of Industrial Unit over land measuring 4729.76 sq.mtrs bearing khasra no. 10//4/2/2, 5/1 of revenue estate of village Narshingpur (Sector 35, Industrial) Tehsil Kadipur, Distt. Gurugram falling 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. 4,72,976/- on account of conversion charges, Rs. 20,30,463/- on account of 10% of gross payable amount of EDC of Rs. 2,03,04,629/- calculated @ Rs. 1,73,84,100/- per 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 submit the access permission issued by the competent authority in this office as well as to the Commissioner, Municipal Corporation, Gurugram before approval of Building Plan.
 - iv. That you shall deposit the 40% EDC (updated) before approval of building plan or within six months of grant of CLU permission and the balance 50% EDC (updated) before issuance of Occupation Certificate or within two years from grant of CLU permission whichever is earlier
 - v. That 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.
 - vi. That you shall obtain occupation certificate from Commissioner, Municipal Corporation, Gurugram after completing the building within two years of issuance of the permission.
 - vii. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
 - 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 General, 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.

--Sd--

Director,

Urban Local Bodies, Haryana, Panchkula.

Please note: This is an electronically generated letter, therefore it does not require a signature.

Endst. No. DULB/OL-CLU/CLU05012000295/Endst-Permission/5 Dated: 24/07/2023

The Commissioner, Municipal Corporation, Gurugram.

Endst. No. DULB/OL-CLU/CLU05012000295/Endst-Permission/6 Dated: 24/07/2023

The District Town Planner (E) Gurugram

--Sd--

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

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