

FORM LC-V  
(See Rule-12)  
Haryana Government  
Town and Country Planning Department

Licence No. 90 of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Pioneer Urban Land & Infrastructure Ltd. (formerly known as M/s Pioneer Profin Ltd.), M/s Severa Farms (P) Ltd. and M/s Chitvan Farms (P) Ltd. in collaboration with M/s Pioneer Urban Land & Infrastructure Ltd. Paras Down Town Centre, Floor 5 & 7, Golf Course Road, Sector 53, Gurgaon-122002, for setting up of Residential Plotted Colony on the area measuring 50.7313 acres falling in the revenue estate of village Dawana, Dhamlaka and Shahbazpur in Sector -25 & 26, Distt. Rewari.
2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the residential colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) 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 Rules, 1976 made there-under are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct service road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
5. That you shall derive permanent approach from the service road along the development plan road.
6. That you will not give any advertisement for sale of floor area in Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
7. That the portion of sector/Master plan road which shall form part of the licenced area if any shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification No. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
10. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
11. That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
12. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
13. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
14. That you will intimate your official "Email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
15. That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
16. The licence is valid upto 30-12-2012 subject to submission of valid bank guarantees.


Dated: Chandigarh  
The 30-12-2009

(T.C. Gupta, IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.  
email : tcphry@gmail.com



✓ A copy is forwarded to the following for information and necessary action:-

1. M/s Pioneer Urban Land & Infrastructure Ltd. (formerly known as M/s Pioneer Profin Ltd.), M/s Severa Farms (P) Ltd. and M/s Chitvan Farms (P) Ltd. in collaboration with M/s Pioneer Urban Land & Infrastructure Ltd. Paras Down Town Centre, Floor 5 & 7, Golf Course Road, Sector 53, Gurgaon-122002 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector - 17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Rewari along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
(Sunita Sethi)

District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

**TO BE READ WITH LICENSE NO. 90 OF 2009 (LC794)**

| SR.<br>NO | NAME OF OWNER      | VILLAGE | RECTANGLE<br>NO. | KHASRA NO. | AREA |    | SHARE            | AREA TAKEN |   |  |  |
|-----------|--------------------|---------|------------------|------------|------|----|------------------|------------|---|--|--|
|           |                    |         |                  |            | K    | M  |                  | K          | M |  |  |
| 1         | PIONEER PROFIN LTD | DAWANA  | 2                | 25         | 2    | 12 |                  |            |   |  |  |
|           |                    |         | 3                | 21         | 2    | 7  |                  |            |   |  |  |
|           |                    |         | 7                | 1          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 2          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 8/2 MIN    | 2    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 9 MIN      | 7    | 10 |                  |            |   |  |  |
|           |                    |         |                  | 10         | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 11/1       | 5    | 7  |                  |            |   |  |  |
|           |                    |         |                  | 12 MIN     | 2    | 0  |                  |            |   |  |  |
|           |                    |         | 8                | 5/1        | 8    | 2  |                  |            |   |  |  |
|           |                    |         |                  | 7          | 5    | 12 |                  |            |   |  |  |
|           |                    |         |                  | 8          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 9          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 10         | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 11         | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 12         | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 13/1       | 1    | 8  |                  |            |   |  |  |
|           |                    |         |                  | 13/2       | 1    | 18 |                  |            |   |  |  |
|           |                    |         |                  | 14         | 7    | 7  |                  |            |   |  |  |
|           |                    |         |                  | 1          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 2          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 3/1        | 3    | 12 |                  |            |   |  |  |
|           |                    |         | 1                | 24         | 6    | 17 |                  |            |   |  |  |
|           |                    |         |                  | 25         | 9    | 0  |                  |            |   |  |  |
|           |                    |         | 2                | 21         | 6    | 7  |                  |            |   |  |  |
|           |                    |         |                  | 22         | 4    | 4  |                  |            |   |  |  |
|           |                    |         |                  | 23         | 3    | 11 |                  |            |   |  |  |
|           |                    |         | 9                | 4          | 9    | 18 |                  |            |   |  |  |
|           |                    |         |                  | 5          | 8    | 0  |                  |            |   |  |  |
|           |                    |         |                  | 8          | 6    | 10 |                  |            |   |  |  |
|           |                    |         |                  | 13/1       | 6    | 8  |                  |            |   |  |  |
| TOTAL     |                    |         |                  |            | 190  | 10 | OR 23.8125 ACRES |            |   |  |  |



|   |                       |            |    |              |           |                        |
|---|-----------------------|------------|----|--------------|-----------|------------------------|
| 2 | CHITVAN FARMS PVT LTD | DHAMLAKA   | 5  | 23/2/2       | 5         | 14                     |
|   |                       |            |    | 24/2         | 1         | 16                     |
|   |                       |            |    | 18/1         | 5         | 19                     |
|   |                       |            |    | 19/2         | 5         | 16                     |
|   |                       | SHAHBAJPUR |    | 20           | 9         | 13                     |
|   |                       |            |    | 22           | 3         | 16                     |
|   |                       |            |    | 23           | 5         | 15                     |
|   |                       |            | 27 | 16/1/1       | 1         | 0                      |
|   |                       |            |    | 16/1/2       | 1         | 1                      |
|   |                       |            |    | <b>TOTAL</b> | <b>40</b> | <b>10</b>              |
|   |                       |            |    |              |           | <b>OR 5.0625 ACRES</b> |
|   |                       |            |    |              |           |                        |
|   |                       |            |    |              |           |                        |
|   |                       |            |    |              |           |                        |
|   |                       |            |    |              |           |                        |
|   |                       |            |    |              |           |                        |
| 3 | SAVERA FARMS PVT LTD  | DAWANA     | 7  | 3 MIN        | 7         | 0                      |
|   |                       |            |    | 4/1 MIN      | 1         | 0                      |
|   |                       |            |    | 4/2 MIN      | 1         | 0                      |
|   |                       |            |    | 11/2 MIN     | 2         | 10                     |
|   |                       |            |    | 20 MIN       | 2         | 0                      |
|   |                       |            | 8  | 15           | 4         | 18                     |
|   |                       |            |    | 16/1/1       | 1         | 8                      |
|   |                       |            |    | 5/2          | 1         | 8                      |
|   |                       |            |    | 6            | 7         | 4                      |
|   |                       |            |    | 3/2          | 4         | 8                      |
|   |                       |            |    | 4            | 3         | 6                      |
|   |                       |            |    | 16/1/2       | 1         | 4                      |
|   |                       |            |    | 17/2         | 2         | 12                     |
|   |                       |            |    | 18/1         | 0         | 12                     |
|   |                       |            |    | 22           | 8         | 0                      |
|   |                       |            |    | 23           | 8         | 0                      |
|   |                       |            |    | 24/1         | 2         | 12                     |
|   |                       |            | 9  | 6            | 8         | 0                      |
|   |                       |            |    | 7            | 8         | 0                      |
|   |                       |            |    | 13/2         | 1         | 12                     |
|   |                       |            |    | 14           | 8         | 0                      |
|   |                       |            |    | 18/1         | 4         | 0                      |
|   |                       |            | 13 | 2/1          | 1         | 15                     |

|              |          |                        |           |
|--------------|----------|------------------------|-----------|
|              | 3/2 MIN  | 2                      | 0         |
| 8            | 16/2/1   | 2                      | 0         |
|              | 17/1     | 5                      | 8         |
|              | 25/1     | 1                      | 10        |
|              | 24/2 MIN | 4                      | 8         |
| 8            | 19       | 8                      | 0         |
|              | 21       | 7                      | 17        |
|              | 27       | 2                      | 6         |
| 9            | 16       | 8                      | 0         |
|              | 24/2     | 5                      | 0         |
|              | 15       | 8                      | 0         |
|              | 17       | 8                      | 0         |
|              | 25       | 6                      | 11        |
| 8            | 18/2     | 3                      | 14        |
|              | 18/2     | 3                      | 14        |
|              | 20       | 8                      | 0         |
| <b>TOTAL</b> |          | <b>174</b>             | <b>17</b> |
|              |          | <b>OR 21.856 ACRES</b> |           |

### REVISED LAND SCHEDULE

| TO BE READ WITH LICENSE NO. 90 OF 2009 (LC794) |                             |         |                  |            |      |    |       |            |   |  |  |
|--|-----------------------------|---------|------------------|------------|------|----|-------|------------|---|--|--|
| SR.<br>NO                                      | NAME OF OWNER               | VILLAGE | RECTANGLE<br>NO. | KHASRA NO. | AREA |    | SHARE | AREA TAKEN |   |  |  |
|  |                             |         |                  |            | K    | M  |       | K          | M |  |  |
| 1  | GURUTEK ESTATE PVT.<br>LTD. | DAWANA  | 2                | 25         | 2    | 12 |       |            |   |  |  |
|  |                             |         | 3                | 21         | 2    | 7  |       |            |   |  |  |
|  |                             |         | 7                | 1          | 8    | 0  |       |            |   |  |  |
|  |                             |         |                  | 2          | 8    | 0  |       |            |   |  |  |
|  |                             |         |                  | 8/2 MIN    | 2    | 0  |       |            |   |  |  |
|  |                             |         |                  | 9 MIN      | 7    | 10 |       |            |   |  |  |
|  |                             |         |                  | 10         | 8    | 0  |       |            |   |  |  |
|  |                             |         |                  | 11/1       | 5    | 7  |       |            |   |  |  |
|  |                             |         |                  | 12 MIN     | 2    | 0  |       |            |   |  |  |
|  |                             |         | 8                | 5/1        | 8    | 2  |       |            |   |  |  |
|  |                             |         |                  | 7          | 5    | 12 |       |            |   |  |  |
|  |                             |         |                  | 8          | 8    | 0  |       |            |   |  |  |



|            |    |          |   |    |
|------------|----|----------|---|----|
|            |    | 9        | 8 | 0  |
|            |    | 10       | 8 | 0  |
|            |    | 11       | 8 | 0  |
|            |    | 12       | 8 | 0  |
|            | 8  | 13/1     | 1 | 8  |
|            |    | 13/2     | 1 | 18 |
|            |    | 14       | 7 | 7  |
|            |    | 1        | 8 | 0  |
|            |    | 2        | 8 | 0  |
|            |    | 3/1      | 3 | 12 |
|            | 1  | 24       | 6 | 17 |
|            |    | 25       | 9 | 0  |
|            | 2  | 21       | 6 | 7  |
|            |    | 22       | 4 | 4  |
|            |    | 23       | 3 | 11 |
|            | 9  | 4        | 9 | 18 |
|            |    | 5        | 8 | 0  |
|            |    | 8        | 6 | 10 |
|            |    | 13/1     | 6 | 8  |
| DHAMLAKA   | 5  | 23/2/2   | 5 | 14 |
|            |    | 24/2     | 1 | 16 |
| SHAHBAJPUR | 26 | 18/1     | 5 | 19 |
|            |    | 19/2     | 5 | 16 |
|            |    | 20       | 9 | 13 |
|            |    | 22       | 3 | 16 |
|            |    | 23       | 5 | 15 |
|            | 27 | 16/1/1   | 1 | 0  |
|            |    | 16/1/2   | 1 | 1  |
| DAWANA     | 7  | 3 MIN    | 7 | 0  |
|            |    | 4/1 MIN  | 1 | 0  |
|            |    | 4/2 MIN  | 1 | 0  |
|            |    | 11/2 MIN | 2 | 10 |
|            |    | 20 MIN   | 2 | 0  |
|            | 8  | 15       | 4 | 18 |
|            |    | 16/1/1   | 1 | 8  |
|            |    | 5/2      | 1 | 8  |

|              |          |            |                             |
|--------------|----------|------------|-----------------------------|
|              | 6        | 7          | 4                           |
|              | 3/2      | 4          | 8                           |
|              | 4        | 3          | 6                           |
|              | 16/1/2   | 1          | 4                           |
|              | 17/2     | 2          | 12                          |
|              | 18/1     | 0          | 12                          |
|              | 22       | 8          | 0                           |
|              | 23       | 8          | 0                           |
|              | 24/1     | 2          | 12                          |
| 9            | 6        | 8          | 0                           |
|              | 7        | 8          | 0                           |
|              | 13/2     | 1          | 12                          |
|              | 14       | 8          | 0                           |
|              | 18/1     | 4          | 0                           |
| 13           | 2/1      | 1          | 15                          |
|              | 3/2 MIN  | 2          | 0                           |
| 8            | 16/2/2   | 2          | 0                           |
|              | 17/1     | 5          | 8                           |
|              | 25/1     | 1          | 10                          |
|              | 24/2 MIN | 4          | 8                           |
| 8            | 19       | 8          | 0                           |
|              | 21       | 7          | 17                          |
|              | 27       | 2          | 6                           |
| 9            | 16       | 8          | 0                           |
|              | 24/2     | 5          | 0                           |
|              | 15       | 8          | 0                           |
|              | 17       | 8          | 0                           |
|              | 25       | 6          | 11                          |
| 8            | 18/2 MIN | 3          | 14                          |
|              | 18/2 MIN | 3          | 14                          |
|              | 20       | 8          | 0                           |
| <b>TOTAL</b> |          | <b>405</b> | <b>17 OR 50.73125 ACRES</b> |

**Note:** Transfer of Licence No. 90 of 2009 dated 30.12.2009 in favour of Gurutek Estates Pvt. Ltd. vide this office  
Endst. No. 5614-24 dated 29.04.2011