

FORM LC-V
(See Rule-12)

Haryana Government
Town and Country Planning Department

Licence No. 119. of 2011

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 Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Propmoters Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi for setting up of a Residential Plotted Colony on the land measuring **100.262** acres falling in the revenue estate of village Kadarapur, Maidawas & Ullawas, Sector-63A, Gurgaon-Manesar Urban Complex.
2. The particulars of the land wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted 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 thereunder are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the portion of Sector/Master plan road which shall form part of the licensed area 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.
 - e) That licensee shall construct the 12/18/24 m service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f) That you shall submit the Layout Plan/Zoning Plan of the site as per approved circulation plan of the sector.
 - g) That you shall take permanent access from service road proposed along the development plan road.
 - h) That licensee shall deposit the Infrastructural Development Charges @ Rs 1000/- per sq m for commercial component and @ Rs. 500/- per sq m for plotted component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - i) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - j) That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
 - l) That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - m) That the licensee will not give any advertisement for sale of Commercial component before the approval of zoning plan/building plan.
 - n) That the licensee shall obtain clearance as required under notification dated

- q) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- r) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- s) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- t) That the developer will use only CFL fittings for internal as well as for campus lighting.
- u) That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two months from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.
- v) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- w) That you will intimate your office Email ID and the correspondence to this ID by the Department will be treated as legal.
- x) The licence is valid upto 27-12-2015.
Dated: 28-12-2011.
Place: Chandigarh

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

Endst No. LC-2543/ DS(R)-2011/ 1976/

Dated:- 28/12/11

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

1. M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Propromoters Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi along with copies of LC-IV and Bilateral Agreement & copy of Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (n) Above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh.

1. Details of Land owned by M/S ROSE REALTY PVT. LTD., DISTT. GURGAON.

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			K	M
KADARPUR	12	23/2/2	4	1
	14	2/1/2	3	10
		1/1/2	0	7
		1/2/1	1	2
		2/2/1	2	0
		3/1	6	0
		4/1/1	4	13
		11/1/2	0	6
	28	11/2	0	15
		11/3/1	0	15
		11/3/2	4	3
		16	8	0
	14	25/1	7	2
		25/2	0	18
		20/3/2	1	15
	15	1	8	0
	28	2/1	3	16
		5/2	4	0
	29	4/2	3	0
		5/1	4	0
		24	8	0
	14	11/1/1	4	15
	16	12/1/2	4	17
		26/1	0	7
		22	8	0
	15	8/2	4	8
	11	12/2	3	11
		13/1	4	0
		10	6	2
	14	11/2/2	4	11
	28	3/2	5	13
		4	7	0
29	15/2	5	10	
14	22/2	3	13	
	22/3	3	5	
	23/2	2	8	
TOTAL			144	3

2. Details of Land owned by M/S ANANTRAJ INDUSTRIES LTD.,

KADARPUR	28	9	8	0
		10	8	0
		11/1/1	1	12

OLYMPIA BUILDTECH PVT. LTD.

3. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD.

KADARPUR

Director

29

3/1

1

7

3/2

6

7

3/3

0

7

4/1

5

0

8/1/1

1

7

8/1/2

2

0

10

11/1/2

0

15

11/2/1

1

3

20/1/3

3

7

12

17/2

4

0

18/1/2

0

8

15

25/2

1

2

16

21

8

0

22/1

0

8

28

5

8

0

16

7/2/2/1

1

14

7/2/1/1

3

1.5

14/1/2/2

3

4.5

TOTAL

51

11

4. Details of Land owned by M/S HAMARA REALTY PVT. LTD.

KADARPUR

29

17/1

5

14

7/2/2

0

8

14/1

4

11

11

4/2

0

18

8/1/2

0

4

21

8

0

22/1

2

0

12

25/2

0

9

14

5

8

0

6/1

3

12

15/1

6

9

15

1/1

5

8

9/1

5

4

10/2

7

4

11/1/1

5

16

12/1/2

4

4

11

9/2/1/1

0

4.5

16

8/2/1

3

11

9/1/1

2

2.5

10

9

6

3

10/1

5

16

11/2/3

2

4

12/1

4

4

5. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD.

KADARPUR	15	20/2/2	3	10
		21/1	3	16
	14	20/2	2	0
		21/1	5	11
		11/2	0	13
TOTAL		15	10	✓

6. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROPROMOTERS PVT. LTD.

KADARPUR	15	17/1/2/1	5	6	✓
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7. Details of Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

KADARPUR	14	11/3	0	15
		19/2	7	16
		20/1/2	6	0
		22/1	1	2
		23/1	0	7
TOTAL		16	0	✓

8. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD.

KADARPUR	14	12/2/2	6	9
		13/1/1	5	6
TOTAL		11	15	✓

9. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD.

KADARPUR	16	19	8	0
		20	8	0
		22/2/1	6	0
TOTAL		22	0	✓

10. Details of Land owned by M/S EXCELLENT INFRAMART PVT. LTD. (236/476 SHARE)
M/S ROSE REALTY PVT. LTD. (240/476 SHARE)

KADARPUR	14	1/2/2	1	4
		2/2/2	2	0
		3/2	2	0

11. Details of Land owned by M/S ROSE REALTY PVT LTD. (94/490 SHARE)
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD (396/490 SHARE)

KADARPUR	15	23/2	0	4
	28	2/2	3	19
		3/1	1	18
		TOTAL	6	1 ✓

12. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD
(1/2 SHARE) M/S FOUR CONSTRUCTION PVT LTD (1/2 SHARE)

KADARPUR	14	23/3	0	11
		23/4	3	12
		TOTAL	4	3 ✓

13. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD
(1/29 SHARE) M/S FOUR CONSTRUCTION PVT LTD (28/29 SHARE)

KADARPUR	15	19/2/2	2	18
		TOTAL	2	18 ✓

14. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (1/ 8 SHARE)
M/S SOVEREIGN BUILDWELL PVT. LTD. (1/ 8 SHARE), M/S ROSE REALTY PVT LTD.
(1/ 2 SHARE) M/S HAMARA REALTY PVT. LTD. (1/4 SHARE)

KADARPUR	15	17/2/2	0	19
		18/2	7	16
		19/1/2	4	17
		23/1	5	16
		TOTAL	19	8 ✓

15. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (1/18 SHARE),
M/S SOVEREIGN BUILDWELL PVT. LTD. (1/18 SHARE),
M/S ROSE REALTY PVT LTD. (1/9SHARE),
M/S FOUR CONSTRUCTION PVT LTD (209/314 SHARE) ,
M/S HAMARA REALTY PVT. LTD. (1/9 SHARE)

16. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (146/224SHARE),
M/S ROSE REALTY PVT LTD. (78/224 SHARE),

KADARPUR	15	5/2	2	0
		6/1	5	19
		15/2/1/2	1	15
	16	1/2/1/1	0	6
		10/2/1	1	4
		TOTAL	11	4 ✓

17. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD. (61/432SHARE)
M/S ROSE REALTY PVT LTD. (1/2SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (77.5 / 216 SHARE)

KADARPUR	29	9/2	2	16
		10	8	0
		TOTAL	10	16 ✓

18. Details of Land owned by M/S HAMARA REALTY PVT. LTD. (34/35 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. 1/35 SHARE)

KADARPUR	29	7/2/1	0	5
		15/1	2	2
		14/2	2	13
		TOTAL	5	0 ✓

19. Details of Land owned by M/S HAMARA REALTY PVT. LTD. (64/109 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (13/210 SHARE)
M/S SOVEREIGN BUILDWELL PVT. LTD. (6/109 SHARE)
M/S NORTH SOUTH PROPERTIES PVT LTD (7/109 SHARE)
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD, (25/109 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD.(7/981 SHARE)

KADARPUR	14	21/2	2	9
	29	1/1	3	0
		TOTAL	5	9 ✓

20. Details of Land owned by M/S ROSE REALTY PVT LTD. (17/21 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (32/167 SHARE))

21. Details of Land owned by M/S HAMARA REALTY PVT LTD. (2/3 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD. (1/3 SHARE)

KADARPUR	11	6/2/2	0	4
		7	8	0
		14	8	0
		15/1	1	16
		TOTAL	18	0 ✓

22. Land owned by M/S GLAZE PROPERTIES PVT. LTD. (122/370 SHARE)
M/S NORTH SOUTH PROPERTIES PVT LTD (204/370 SHARE)
M/S FOUR CONSTRUCTION PVT LTD. (41.5/370 SHARE)
MRS. ALKA GUPTA W/O RANJAN GUPTA (2.5/370 SHARE)

KADARPUR	12	15/2	2	19
		16	8	0
		25/1	7	11
		TOTAL	18	10 ✓

23. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD (2/3 SHARE)
M/S HAMARA REALTY PVT. LTD. (1/6 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD. (1/6 SHARE)

KADARPUR	10	12/2	2	14
		18	3	19
		19/1	3	16
		22/2	6	0
		TOTAL	16	9 ✓

24. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (21/400 SHARE),
M/S SOVEREIGN BUILDWELL PVT. LTD. (79/400 SHARE),
M/S NORTH SOUTH PROPERTIES PVT LTD. (21/400 SHARE),
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT LTD (79/400 SHARE),
M/S HAMARA REALTY PVT. LTD. (200/400 SHARE)

Ullawas	29	1/2	5	0
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25. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD.

ULLHAWAS	38	17/2	1	4
	42	4/3	3	3
		4/4	1	9
		5	5	12
		6	1	16
	38	25/1	2	13
		25/2	4	15
		24/1	0	16
	38	18/1 Min East	3	2
		TOTAL	24	10

26. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD.

ULLHAWAS	40	20	6	18
		21/1	2	2
		TOTAL	9	0

27. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD.

ULLHAWAS	42	10/2	3	7
		11/1	3	11
	43	24	8	0
	46	4/1/2	5	16
		TOTAL	20	14

28. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD.

ULLHAWAS	38	24/2	7	4
	43	14/2/2	5	2
		15/1	2	16
		15/2	5	4
		16/1	2	16
		17/1	5	2
		TOTAL	28	4

29. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.

ULLHAWAS	39	24/2	2	12
		25	8	0

30. Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

ULLHAWAS	38	13/2	2	19
			TOTAL	2 19 ✓

31. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.
(1/3rd.SHARE) M/S GLAZE PROPERTIES PVT. LTD. (2/3rd. SHARE)

ULLHAWAS	39	14	8	0
			TOTAL	8 0 ✓

32. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.
(1/3rd. SHARE) M/S GLAZE PROPERTIES PVT. LTD. (1/3rd.SHARE)
M/S FOUR CONSTRUCTION PVT. LTD (1/3rd. SHARE)

ULLHAWAS	39	15	8	0
			TOTAL	8 0 ✓

33. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD (2/3rd. SHARE)
M/S SARTAJ DEVELOPERS & PROMOTERS PVT. LTD. (1/3rd. SHARE)

ULLHAWAS	39	6	8	0
		16	8	0
			TOTAL	16 0 ✓

34. Details of Land owned by M/S HAMARA REALTY PVT. LTD (1/2 SHARE)
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD. (1/2 SHARE)

ULLHAWAS	39	7	8	0
		8/1	4	0
		8/3	3	0
		13	8	0
		17/1/1	3	2
		18/1	3	6
			TOTAL	29 8 ✓

36 .Details of Land owned by M/S ROSE REALTY PVT. LTD.


MAIDAWAS	46	16	1	11
		17/1	7	4
TOTAL			8	15

37. Details of Land owned by TARACHAND S/O CHHOTY LAL

KADARPUR	11	11/2	5	11
		20	8	0
TOTAL			13	11

38. Details of Land owned by SMT. USHA GEHLOT W/O SH.CHANDER PRAKASH

KADARPUR	13	16/2	3	8
TOTAL			3	8
			KANAL	MARLA
GRAND TOTAL			802	2
			100.262 ACRES	


Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandra K. Singh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh
Web site: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

Rose Realty Pvt. Ltd., Anantraj Industries Ltd., Glaze Properties Pvt. Ltd.,
Hamara Realty Pvt. Ltd., Four Construction Pvt. Ltd.,
Sartaj Developers & Promoters Ltd., Excellent Inframart Pvt. Ltd.,
North South Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta
W/o Ranjan Gupta, Sh. Tara Chand S/o Sh. Chhotey Lal,
Smt. Usha Gehlot W/o Chander Prakash
C/o Anant Raj Ltd.
H-65, Connaught Circus,
New Delhi-110001.

Memo No. LC-2543-VI/JE(RK)/2025/ 8644 Dated:

11-03-2025

Subject: Request for renewal of licence No. 119 of 2011 dated 28.12.2011 granted for setting up of Residential Plotted Colony over an area measuring 100.262 acres in the revenue estate of village Kadarapur, Sector 63A, Gurugram-Manesar Urban Complex.

Reference: Your application dated 03.12.2024 on the subject cited above.

Your application for renewal of Licence No. 119 of 2011 dated 28.12.2011 granted for setting up of Residential Plotted Colony over an area measuring 100.262 acres in the revenue estate of village Kadarapur, Sector 63A, Gurugram Manesar Urban Complex has been considered and hereby renewed up to 27.12.2027 on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall transfer the portion of sector/master plan road, which form part of the licensed land free of cost to the Government as per provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 within 30 days of renewal of licence.
3. You shall get the licence renewed upto the period till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Dated:

Endst no: LC-2543-VI/JE(RK)/2025/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 71 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder- Sh. Parhlad Ss/o Sukhvir in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 for development of Residential Plotted Colony over an additional area measuring **7.8625 acres** (in contiguous with licence no 119 of 2011) in the revenue estate of village Kadarapur and Ullahawas, Distt. Gurgaon, Sector-63-A, Gurgaon-Manesar Urban Complex.

2. The particulars of land, wherein the aforesaid Residential Plotted Colony over an additional area is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:
 - i) That Residential Plotted Colony over an additional area shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved layout plan.
 - ii) That conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - iii) That portion of Sector/Master plan road/green belt, if any which shall form part of the licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is to be granted, 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.
 - iv) That licensee construct its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any intuition including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - v) That licensee shall maintained and upkeep all roads, open spaces, public park and public health services for a period of 5 years from the date of issuance of completion certificate unless earlier relieved of this responsibility and thereon to transfer all such roads, open spaces, public park and public health services free of cost to the Govt.

- viii) That licensee shall deposit an amount of Rs. **1,59,09,769/-** on account of Infrastructural Development Charges @ Rs. 500/- per Sqm for plotted component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
- ix) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- x) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/Govt. agency.
- xi) That licensee understood that development/construction cost of 24/18 m wide major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
- xii) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xiii) That licensee shall obtain clearance from Competent Authority, if required under Punjab Land and Preservation Act, 1900 and any other clearance required under any other law.
- xiv) That licensee shall provide rain water harvesting system at site, as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xv) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- xvi) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xvii) That licensee shall not create 3rd party right/pre launch before approval of layout/building plans.
- xviii) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, licensee shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount from the plot holders for meeting the cost of internal development works in the colony.
- xix) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xx) That licensee shall abide with the policy dated 08.07.2013 instructions issued by Department from time to time, related to allotment of EWS Plots.
- xxi) That provision of External Development Facilities may take long time by HUDA, the

- xxiv) That licensee shall be required to plan shifting of HT line upto 66 KV capacity in the entire colony (comprising earlier licence) underground in consultation with DHBVN at your cost.
- xxv) That licensee shall maintain the required right of way along HT line as per prevailing norms till the same could not be underground.
4. The license is valid up to 28/7/2019.


(Anurag Rastogi)

Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh


Dated: 29/7/2014

Endst.No.LC-2543-B-JE (S)-2014/ 16792.

Dated: 31/7/14.

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

- Regd. 1. Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder-Sh.Parhlad Ss/o Sukhvir in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 (info@anantraj.com) alongwith copy of agreement/bilateral agreement, schedule of land and Z.O. plan.
2. The Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. The Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
 4. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. The MD, Haryana State Pollution Control Board, Panchkula.
 6. The Addl. Director, Urban Estates, Haryana, Panchkula.
 7. The Administrator, HUDA, Gurgaon
 8. The Engineer-in-Chief, HUDA, Panchkula
 9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
 10. Land Acquisition Officer, Gurgaon.
 11. Senior Town Planner (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon along with a copy of layout plan.
 13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
 14. Chief Accounts Officer, of this Directorate.


(Sanjay Kumar)

District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No. 71 of 2014

1. Detail of land owned by Glaze Properties Pvt. Ltd. 192/1017 share, Sovereign Buildwell Pvt. Ltd. 135/1017 share, Hamara Realty Pvt. Ltd. 509/1017 share, Sartaj Developers & Developers Pvt. Ltd. 158/1017 share, Four Construction Pvt. Ltd. 23/1017 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	29	7/1/1	5-13

2. Detail of land owned by Glaze Properties Pvt. Ltd. 1/2 share, Four Construction Pvt. Ltd. 1/2 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	14	18/3/2/2	3-0

3. Detail of land owned by Glaze Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	14	13/2/1	0-6

4. Detail of land owned by North South Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	11	10/2	2-17
		11/1	1-15
		Total	4-12

5. Detail of land owned by Advance Buildcon Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	11	6/2/1	6-0

6. Detail of land owned by Hamara Realty Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	10	1/2	4-1

7. Detail of land owned by Four Construction Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
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8. Detail of land owned by Kausar Leasing Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	15	23/3	1-13
		24/2/2	2-18
		24/1	4-10
		Total	9-1

9. Detail of land owned by Smt. Asha Rani Wd/o Baru Ram District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	16	8/2/2/1/1	1-7

10. Detail of land owned by Four Construction Pvt. Ltd. 11/14 share, Sovereign Buildwell Pvt. Ltd. 3/14 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	12	23/2/1	0-10
		14	0-10
		1/1/1	1-10
		Total	2-10

11. Detail of land owned by Anant Raj Industries Ltd. 1/4 share, Bal Raj S/o Sukhbir 1/8 share, Davi Chand S/o Sukhbir 1/8 share, Rajinder-Prhlad S/o Sukhbir 1/2 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	15	26	1-2

12. Detail of land owned by Bal Raj S/o Sukhbir 57 1/2/200 share, Davi Chand S/o Sukhbir 35 1/2/200 share, Rajinder S/o Sukhbir 51/200 share, Prhlad S/o Sukhbir 56/200 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	15	1/2	2-3
		2 min	1-7
		9/2	2-16
		10/1	0-16
		11/1/2	0-13
		12/1/1	2-5
		Total	10-0
		Grand Total	62-18

Or 7.8625 Acres

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh

Web site: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

Anant Raj Ltd.
R/o CP-1, Sector-8, IMT Manesar,
Gurugram-122051.

Memo No. LC-2543-B-II/JE(RK)/2025/6334 dated:

19-02-2025

Subject: Request for renewal of Licence No. 71 of 2014 dated 29.07.2014 granted for setting up of Residential Plotted Colony over an additional area measuring 6.9875 acres (after surrender of 0.875 acres out of 7.8625 acres) in the revenue estate of village Kadarapur & Ullawas at Sector -63, Gurugram Manesar Urban Complex.

Reference: Your application dated 05.07.2024 on the subject cited above.

Your application for renewal of Licence No. 71 of 2014 dated 29.07.2014 granted for setting up of Residential Plotted Colony over an additional area measuring 6.9875 acres (after surrender of 0.875 acres out of 7.8625 acres) in the revenue estate of village Kadarapur & Ullawas at Sector -63, Gurugram Manesar Urban Complex has been considered and hereby renewed up to **28.07.2026** on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall transfer the portion of sector/master plan road, which form part of the licensed land free of cost to the Government as per provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 within 30 days of renewal of licence.
3. You shall get the licence renewed upto the period till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-2543-B-II/JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

(Narender Kumar)
District Town Planner (HO)

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

Licence No. 104 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 2.08125 acres in addition to their already granted Licence No. 119 of 2011 dated 28.12.2011 (100.262 acres) and Licence no. 71 of 2014 dated 29.07.2014 (7.8625 acres) falling in the revenue estate of village Kadarapur and Ullawas, Sector 63A of Gurugram-Manesar Urban Complex.

1. The Licence is granted subject to the following conditions:
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to 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 Government 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.
 - e) That you shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of

- external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- g) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
 - h) That you shall use only LED fittings for internal lighting as well as campus lighting.
 - i) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony 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 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.
 - j) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
 - k) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
 - l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
 - m) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - n) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - o) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
 - p) You shall get the 66 KV HT line laid underground/shifted before approval of zoning plan of Nursing Home.
 - q) That you shall deposit the labour cess, as applicable as per Rule.


2. The licence is valid up to 06/09/2024.

Endst. No. LC-2543-C-JE (VA)-2019/ 21912

Dated: 09-09-2019

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

1. ✓ Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout 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, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License no...104.....dated.....2019 ^{07/09/}

1. Detail of land owned by Hamara Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	21/2	4-4
Ullawas	38	16/2	0-12
	39	8/2	1-0
		Total	5-16

2. Detail of land owned by Four Star Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	4	12/2	3-10
		13/1/2	2-2
		13/2/2	1-14
Ullawas	40	12/2	1-0
		Total	8-6

3. Detail of land owned by Kausar Leasing Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	20/1/2	2-11
		Grand Total	16-13

OR 2.08125 Acres

22

Director,
Town & Country Planning
Haryana

(Signature)

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh
Web site: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

Hamara Realty Pvt. Ltd.,
Four Star Realty Pvt. Ltd.,
Kausar Leasing Ltd.
in collaboration with Anant Raj Ltd.,
R/o- H-65, Connaught Circus,
New Delhi-110001.

Memo No. LC-2543-C-II/JE(RK)/2025/3253 dated: 24-01-25

Subject: Request for renewal of Licence No. 104 of 2019 dated 07.09.2019 granted for setting up of Residential Plotted Colony over an additional area measuring 2.08125 acres in Sector 63A, Gurugram-Manesar Urban Complex.

Reference: Your application dated 14.08.2024 on the subject cited above.

Your application for renewal of Licence No. 104 of 2019 dated 07.09.2019 granted for setting up of Residential Plotted Colony over an additional area measuring 2.08125 acres in Sector 63A, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to 06.09.2026 on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall get the licence renewed upto the period till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-2543-C-II/JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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

Licence No. 211 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sovereign Buildwell Pvt. Ltd., Glaze Properties Pvt. Ltd., Four Construction Pvt. Ltd., Fourstar Reality Pvt. Ltd, Northsouth Properties Pvt. Ltd., Destination Properties Pvt. Ltd., Kapil Dayma, Jeet Singh, Sajneev Jain, Smt. Bina Rani, Smt. Pushpa Garg and Manoj Singla in Collaboration with Anant Raj Ltd., H-65, Connaught Circus, New Delhi-110001 for setting up of Residential Plotted Colony over an additional area measuring 11.8375 acres (in addition to License No. 119 of 2011, 71 of 2014 & 104 of 2019) in the revenue estate of village Ullahwas & Kadarapur, Sector 63A, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Residential Plotted Colony 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 Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii) 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 the Rules 1976 made thereunder are duly complied with.
 - iii) That you will pay the Infrastructure Development Charges amounting to Rs. 39,20,532/- 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.
 - iv) 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.
 - v) That you 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

- vii) That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
- viii) That you shall integrate the services with Haryana ShehariVikasPradhikaran services as and when made available.
- ix) That you 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.
- x) That you have understood that the development /construction cost of 24 m/18 m 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.
- xi) That you 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.
- xii) That you 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 ShehariVikasPradhikaran.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you 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.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) That you 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.
- xvii) That you 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.

execution of the layout and development works in accordance with the license granted.

- xix) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xx) That you shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxi) That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots
- xxii) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii) That you 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.
- xxiv) That you 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.
- xxv) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxvi) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- xxvii) 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 Residential Plotted 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.
- xxviii) That you 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

egor

- xxx) 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.
- xxxii) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxxiii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxiiii) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.
- xxxv) That you shall abide by the provisions of Act No. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxvi) That you shall maintain the ROW of BPCL Gas pipe line passes through of Pocket- G, E & F.
- xxxvii) That you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public, if any.
- xxxviii) That you shall abide with policy dated 19.12.2006 & 29.08.2019 and amended from time to time.
- xxxix) That you shall obey all the directions/restrictions imposed by the Department from time to time.
- xl) That you shall not create any third party rights in the freezed area as shown in the layout plan till the amendment in the sectoral plan.
- xli) That you shall clear the outstanding dues within one month of such intimation in case your request for adjustment of interest payment is turned down.
- xlii) That you shall abide by the orders of Hon'ble Supreme Court of India passed in SLP filed by Haryana Govt. regarding notification under Section-4 & Section-6 subject to any portion of applied land falling under notification of Section 4 & 6.

3. The licence is valid up to 17/10/2028.

Properties Pvt. Ltd., Kapil Dayma, Jeet Singh, Sajneev Jain, Smt. Bina Rani, Smt. Pushpa Garg and Manoj Singla in Collaboration with Anant Raj Ltd., H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout 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, ParyavaranBhawan, 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 layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout 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.

(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

gal

To be read with License no. 211 dated 18/10 of 2023

1. Detail of land owned by Sovereign Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	14	18/1/2/3	1-18

2. Detail of land owned by Sovereign Buildwell Pvt. Ltd. 320/3870 share

Glaze Properties Pvt. Ltd. 1891/3870 share

Four Construction Pvt. Ltd. 1224/3870 share

North South Propertes Pvt.Ltd. 435/3870 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	11	15/2/1min	3-16
		16/1	4-11
		24/3	2-0
		25/1	7-9
		28/2	0-3
	10	Total	17-19

3. Detail of land owned by Four Construction Pvt. Ltd. 226/292 share

Four Star Reality Pvt. Ltd 66/292 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	4	18/2	5-12
		19	9-0
		Total	14-12

4. Detail of land owned by Destination Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	11	22/2	6-0
		23/1	3-0
		2/2	6-0
		3/1	3-0
		Total	18-0

5. Detail of land owned by Four Construction Pvt. Ltd. 154/1323 share

Four Star Reality Pvt. Ltd. 1129/1323 share

Kapil Dayma S/o Sumer Singh 22/3969 share

Jeet Singh S/o Vedram 2/81 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	4	22/1	7-7
		Total	7-7

6. Detail of land owned by Four Construction Pvt. Ltd. 366/2358 share

Four Star Reality Pvt. Ltd. 1895/2358 share

Kapil Dayma 1/135 share

Jeet Singh 592/17685 share

Village	Rect. No.	Killa No.	Area (K-M)
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7. Detail of land owned by Four Star Reality Pvt.Ltd. 259/270 share
Jeet Singh S/o Vedram 1/30 share
Kapil Dayma S/o Sumer Singh 1/135 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	8	3/1min	0-18
		Total	0-18

8. Detail of land owned by North South Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	23/2	0-16

9. Detail of land owned by Sanjiv Jain S/o Patiram Jain

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	9/2/2	3-3
		12/1	4-0
		12/2	3-0
		Total	10-3

10. Detail of land owned by Smt. Bina Rani W/o Premchand 1/3 share
Smt. Puspa Garg w/o Rajender Garg 1/3 share
Manoj Singla S/o Deepchand 1/3 share

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	22/2	6-5
		23/1/2	3-19
		Total	10-4
		Grand Total	94-14

Or 11.8375 acres


Director General
Town & Country Planning
Haryana, Chandigarh
J.S. 12.12.20