

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

Licence No. **257** of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Ambi Estates Pvt. Ltd., Uttirna Infra Projects Pvt. Ltd., Grand Valley Realtors Pvt. Ltd., Four Square Promoters Pvt. Ltd., Lagoon Club Pvt. Ltd., Lagoon Realtors Pvt. Ltd., Little Valley Promoters Pvt. Ltd., Star Valley Realtors Pvt. Ltd. In collaboration with Uttirna Infra Projects Pvt. Ltd., Regd. Office 6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram-122101 for setting up of Residential Plotted Colony under NILP Policy over an area measuring 251.90 acre (after migration from licence no. 6 of 2010 granted for setting up of RPL Colony) in the revenue estate of village Kabri and Taraf Insar, Sector-36 & 38, Distt Panipat.

1. The particulars of the land, wherein the aforesaid Residential Plotted Colony under NILP - 2022 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - i) That you will pay the State Infrastructure Development charges amounting to Rs. 37,78,23,807/- @ Rs. 375/- per sq m for the plotted area and Rs.750/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - ii) That the Residential Plotted Colony under NILP - 2022 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.
 - iii) 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.
 - 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 to the Government within a period of 30 days of approval of zoning plan.
 - 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 to the Govt. 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.

Director
Town & Country Planning
Haryana, Chandigarh

- vi) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days of approval of zoning plan.
- vii) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- viii) 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 Restriction of Unregulated Development Act, 1963.
- ix) That you have understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- x) That you shall obtain NOC/Clearance as per provisions of notification dated 11.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran or any other execution agency.
- xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- xiv) That the provision of solar water photovoltaic system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made 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' or 'Peak 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 terms prescribed by the power utility in the zoning plan of the project.
- xvii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xviii) That you shall arrange power connection from UHBVNI/DHBVNI for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved

from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

- xix) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and as amended from time to time.
- xx) 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 wherein you have to deposit amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi) That no further sale has taken place after submitting application for grant of license.
- xxii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiii) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxv) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited as per Section-4(2)(f)(D) of the Real Estate Regulation and Development Act, 2016.
- xxvi) That you shall abide by the terms and conditions of policy dated 11.05.2022 & as amended from time to time and other direction given by the Director time to time to execute the project.
- xxvii) That you shall provide the details of calculation 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 SIDC/EDC rates were not included and are to be charged separately as per rates fixed by the Government.
- 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) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxix) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxx) That you shall maintain the right of way along 132 KV HT & 33/11 KV HT line passing through the applied site.
- xxxi) That you shall not encroach the revenue rasta passing through the applied site and keep them open for thoroughfare movement of the general public.
- xxxii) That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are

earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if applicable.

xxxiii) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 9.2 of the policy dated 11.05.2022.

3. That you shall submit the revenue record of khasra no. 186/2 min (0B-13B-0B) after clearing the entry of marusi from khana kasht until then the area under said khasra is kept frozen i.e. no third party rights shall be created upon said khasra nos.
4. The licence is valid up to 28/11/2028.

Dated: 29/11/2023.
Place:

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

Enclst. No. LC-5003-JE (MK)-2023/ 40764 Dated: 30-11-2023

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

1. ✓ Ambli Estates Pvt. Ltd., Uttirna Infra Projects Pvt. Ltd., Grand Valley Realtors Pvt. Ltd., Four Square Promoters Pvt. Ltd., Lagoon Club Pvt. Ltd., Lagoon Realtors Pvt. Ltd., Little Valley Promoters Pvt. Ltd., Star Valley Realtors Pvt. Ltd. In collaboration with Uttirna Infra Projects Pvt. Ltd., Regd. Office 6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram-122101 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, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. District Town Planner, Panipat along with a copy of agreement and layout plan and with a request to give report in respect of requirement of community sites as per policy dated 25.08.2022.
14. Chief Accounts Officer O/o DGICP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

1. Green field colonizers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Kabri	56	18	6-12
		23	5-19
		15	8-0
		17	8-0
		24/1	5-17
	90	16min	0-4
		17min	7-6
		24	3-17
		25min	3-2
		1min	0-8
	94	5min	7-12
		95	56-17
	95	Total	56-17

2. Downtown Apartments Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area(K-M)
Kabri	71	1/1	4-17
		5	8-0
		6	8-0
		4	8-0
		7	7-0
	73	26	1-0
		4	7-8
		7	7-8
		14	6-8
		16	8-0
		17	8-0
		24	8-0
		25	8-0
		19/2	5-6
		20/1	6-4
	74	21	6-17
		22	3-0
		1	0-3
		4	7-7
		5	3-7
	76	16	8-0
		24/2	1-1
		25	6-18
		Total	138-4

3. Ultramagic Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area(K-M)
Kabri	79	1/1	5-3
		3	2-1
		4	6-5
		5	8-0
		6	7-11
	80	7	7-11
		8	5-6
		13	6-10
		14	8-0
		21	8-0
		22	8-0
		27	1-5
		4	7-11
		5	7-11
		6	8-0
		3/2	6-12
		Total	103-6

4.	Prudence Buildtech Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	71	9	8-0
			14	8-0
			15	7-12
			2	7-11
			3	7-11
			4	7-11
			5	7-4
			6	7-12
			7	8-0
			8	8-0
			12	8-0
			13	8-0
		80	15	8-0
			1	7-4
			2/1	3-8
			9	8-0
			10	7-12
			Total	127-5

5.	Four Square Promoters Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	71	19	6-16
			20/1/1	2-14
			20/2/1	2-9
			11/1	5-3
			10/1	5-3
			21/1	5-3
			22	7-8
		70	19	8-0
			20	8-0
			23	8-0
			24	8-0
			25	6-15
			15	8-0
			17	8-0
			18/1	4-16
			18/2	3-4
			16/1	6-9
			16/2	1-11
		80	7/2	1-4
			8	8-0
			Total	114-15

6.	Grandvalley Developers Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	51	21	6-18
			22	6-11
			19/2	3-15
			20/1	3-16
		52	15	8-0
			16	8-0
			25	6-18
			Total	43-18

7.	Grandvalley Realtors Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	92	20/3	0-9

8.	Lagoon Club Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	78	11	0-16
		79	8	8-0
			16min	6-11.5
			17min	3-9
			19	8-0
			22	8-0
			13	8-0
			14min	3-9
			15min	7-2
			18	8-0
			23	8-0
			24min	3-9
			2	7-8
			7/2min	2-0
			12/2	6-4
		48	21	4-9
			22	1-9
		51	1	8-0
			10	8-0
			19/1	4-6
			2/1	7-14
			20/2	4-4
			9	8-18
		80	2/2	4-3
			7/1	6-16
			3/1	0-19
			13	8-0
			Total	155-6.5

9. Detail of land forming part of parent License no.6 of 2010 but acquired by HSVP vide Award no. 1 of 2011

	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	51	11	6-4
			12	8-8
			28	1-0
			29	0-16
			Total	16-8

10.	Lagoon Realtors Pvt. Ltd.			
	Village	Rect. No.	Killa No.	Area(K-M)
	Kabri	81	7	8-0
			8/1	5-10
			8/2	2-10
			9	4-16
			12	5-4
			13/1	1-2
			13/2	6-18
			6/1	4-16
			6/2/1	2-0
			6/2/2	1-4
			14	8-0
			15	8-0
			19	4-8
			18/1min	0-5
			18/2min	2-13
			22/2	2-4
			23min	5-4
		90	3min	7-6
			4min	0-1.5
			Total	80-1.5

D.T.C.P (HR)
Suman / Petuwa

11.	Littlevalley Promoters Pvt. Ltd. Village Kabri	Rect. No. 92	Killa No. 2 3 8 9 12 Total	Area(K-M) 8-0 8-4 1-11 7-14 4-4 29-13
12.	Moonvalley Realtors Pvt. Ltd. Village Kabri	Rect. No. 73 77 73 77	Killa No. 11 19 20 21 22 12 10/2 1 2 9 10 13 18 23 3 8 Total	Area(K-M) 8-0 8-0 8-0 8-0 8-0 8-0 5-7 8-0 8-0 4-18 6-0 8-0 8-0 8-0 8-0 2-13 114-18
13.	Starvalley Realtors Pvt. Ltd. Village Kabri	Rect. No. 90	Killa No. 7min 8 13/2 14min Total	Area(K-M) 1-14,5 5-10 3-0 4-4,5 14-9
14.	Uttirna Infraprojects Pvt. Ltd. Village Kabri	Rect. No. 72	Killa No. 1 2 3 4/1 9 10 11 12 8 13 18 26 4/2 5 6 7 14 15 16 17 24 25 1 10/1 4 5	Area(K-M) 7-8 8-0 8-0 7-0 8-0 7-8 7-8 7-0 8-0 8-0 8-0 0-16 1-0 8-0 8-0 8-0 8-0 8-0 8-0 8-0 7-11 7-11 8-0 2-13 8-0 8-0
	Kabri	72 73 78		

Village	Rect. No.	Killa No.	Area(K-M)
Kabri		6	6-4
		7/1	0-9
	79	11/2/1	5-0
	72	19	7-1
		22	7-11
		23	7-11
		27	0-19
	78	2	8-0
		3	8-0
		8/1	1-0
		7/2	5-5
	71	17min	5-5
		18	8-0
		23	8-0
		24mn	3-9
		16min	7-6.5
		25min	7-2
	72	20	8-0
		21	7-11
	78	8/2	3-9
		1	8-6
		9	2-9
		10	2-10
	79	5min	7-2
		3	7-19
		4min	3-9
		6/1	1-12
		6/2min	5-10
		7/1min	1-9
		9/1	0-8
		9/2	7-12
		10/1	5-3
		11/1/1	0-3
		12/1/1	1-5
		12/1/2	0-11
	80	11	7-12
		12	8-0
		14	8-0
		Total	377-17.5

15. Details of Land owned by Director cum special secretary department of Town and Country Haryana
(part of 24.0 mtr road gift deed done vide vasika no. 11671 dated 06.03.2023)

Village	Rect. No.	Killa No.	Area(K-M)
Kabri	71	1/2	2-3
	79	1/2	2-17
	71	20/1/2	1-9
		20/2/2	1-7
		11/2	2-5
		10/2	2-5
		21/2	2-17
	92	20/2	2-2
		1/2	2-17
		10/2	2-17
		11/2	2-17
	79	20/2	2-17
		21/2	2-17
		11/2/2	2-16
		10/2	2-17
		11/1/2	0-1
		Total	37-4

D.T.C.P (HR)
S. Singh (Patwar)

16. Green field colonizers Pvt. Ltd.
Village
Panipat taraf insar

Khasra No.	Area(B-B)
152	6-15
153	7-13
155	2-8
156	3-6
157	0-15
166	3-3
158/1	0-3
Total	24-3

17. Bigway Colonizers Pvt. Ltd.
Village
Panipat taraf insar

Khasra No.	Area(B-B)
255	7-4
256	3-15
257	3-15
263	6-12
264min	3-9
268	12-12
277	1-1
258/1	0-9
266/1min	0-4
266/2min	0-14
275/2min	1-5
276/1	6-15
278/1min	2-8
5506/267min	7-8
5507/267	6-12
Total	64-3

18. Fineview Realtors Pvt. Ltd.
Village
Panipat taraf insar

Khasra No.	Area(B-B)
160	7-1
161	9-0
162	3-18
163	6-0
169	6-3
171	5-14
172	5-14
183	2-14
184	2-2
196	2-5
173/1	0-7
173/2	7-15
186/1	1-1
187min	1-0
188min	1-8
240/2/1	0-5
180min	0-16
186/2min	0-13
186/2min	0-13
164/2min	3-15
159/1	3-3
159/2	0-15
Total	72-2

19. Grandvalley Developers Pvt. Ltd.
Village
Panipat taraf insar

Khasra No.	Area(B-B)
170	4-10
174min	3-11
311/2	4-12
312/1	0-6
138	0-18
141	0-12
151	6-15

D.T.C.R (HR)
Sethi (Patwar)

		154	4-1
		Total	25-5
20.	Lagoon Club Pvt. Ltd.	Khasra No.	Area(B-B)
	Village	125	4-7
	Panipat taraf insar	126	0-15
		127	4-10
		128	7-13
		130	1-16
		131	1-7
		132/2min	3-12
		Total	24-0
21.	Lagoon Realtors Pvt. Ltd.	Khasra No.	Area(B-B)
	Village	236min	7-9.5
	Panipat taraf insar	237min	7-7
		252min	1-9
		253min	0-11
		254min	7-3
		235/2min	14-16
		238/1	3-9
		251min	0-14
		Total	42-18.5
22.	Moonvalley Realtors Pvt. Ltd.	Khasra No.	Area(B-B)
	Village	578min Magrik	4-17
	Panipat taraf insar	578min	0-8
		579min Magrik	3-1
		579min	0-5
		580min Magrik	2-16
		580min	0-7
		Total	11-14
23.	Starvalley Realtors Pvt. Ltd.	Khasra No.	Area(B-B)
	Village	260min	6-11
	Panipat taraf insar	259min	5-1
		261/2	0-12
		Total	12-4
24.	Uttirna Infraprojects Pvt. Ltd.	Khasra No.	Area(B-B)
	Village	306min	0-9
	Panipat taraf insar	307	0-18
		308	4-7
		309	3-0
		314	2-14
		315	0-6
		316min	5-10
		317	0-18
		318	2-14
		320	2-11
		323	0-9
		324min	0-1
		325min	1-15
		326	4-19
		327	0-18
		310	1-10
		312/2	5-8
		322min	0-10
		328/1min	1-0
		328/2min	0-8

Village	Khasra No.	Area(B-B)
Panipat taraf insar	313min	2-15
	180min	1-4
	180	4-3
	181min	2-0
	181min	4-9
	182min	1-10
	182	3-15
	185min	2-4
	185min	5-9
	186/2min	0-9
	186/2min	6-11
	187min	2-6
	188min	3-11
	197/1	2-10
	197/2	3-5
	Total	86-6

Grand Total of Village Kabri= 1410K-11.5 or 176.321875 acres

Grand Total of Village Panipat taraf insar= 362B-15.5B or 75.578125 acres

Grand Total or 251.90 acres

Khasra no. 259 min (1-15-0), 260min (3-7-0), 261/2 min (0-11-10), 313 min (0-8-3), 311/2 min (2-0-6), 312/1 min (0-2-10), 312/2min (1-12-9), 363min (2-7-4), 237 min (0-6-11), 238/1 min (0-15-7), 236 min (0-19-18), 235/2 min (11-18-17), 266/2 min (0-0-19), 174/1 min (0-7-1), 173/1 min (0-3-0), 173/2 min (1-16-8), 180 min (2-17-13), 172 min (0-12-7), 264min (0-1-2), 171 min (1-3-16), 170 min (3-15-15), 160 min (4-3-12), 161 min (6-14-6), 183 min (1-6-11), 182 min (3-16-11), 181 min (4-6-0), 187 min (1-18-2), 188 min (2-3-6), 186/1 (0-3-0), 186/2 min (4-19-12), 185 min (4-16-0), 184 min (0-5-5), 196 min (1-19-17), 197/1 min (1-1-3), 163 min (4-13-15), 162 min (3-5-8), 159/1 min (1-16-0), 164 min (2-16-11), 197/2 min (0-5-7), 138 min (0-2-7), 153 min (4-6-6), 154 min (2-7-18), 155 min (1-8-10), 156 min (1-9-0), 157 min (0-16-11), 152 min (3-13-14), 578 min (3-1-10), 580 min (0-10-14), 579 min (0-0-4), 131 min (0-8-2), 132 min (1-4-12) Total 107B-2-B-10B OR 22.3177 acres in the revenue estate of Village Taraf Insar & Khasra no. 77//3 min (1-14), 4 min (4-0), 8 min (0-5) Total 5K-19M or 0.74375 acres in the revenue estate of Village Kabri- G.Total 23.06145 Acres are under mortgaged.

Director Town & Country
Planning Haryana
Chandigarh
Suman (Patel)