

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

Licence No. 179 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Prabhu Shanti Real Estate Pvt Ltd., BU-2, SFS Flats, Pitam Pura, New Delhi for setting up of a Group Housing Colony at village Sarai Aurangabad in sector-3A, Bahadurgarh, District Jhajjar.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
 - a) That the Group Housing 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 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 colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the portion of Sector /Master plan road which shall form part of the licenced 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
6. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
7. The licence is valid upto 24-4-2009

Dated: Chandigarh

The 25-4-2007

Endst. No. DS(II)-2007/ 11346

Dated:- 26-4-07

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

1. M/s. Prabhu Shanti Real Estate Pvt Ltd., BU-2, SFS Flats, Pitam Pura, New Delhi along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HYPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Rohtak.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
8. Land Acquisition Officer, Hisar
9. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Jhajjar along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

V.I- 3
District Town Planner (Hq) V.K
For Director, Town and Country Planning,
Haryana, Chandigarh. (12/5)

To be read with licence No. 179 of 2007

Details of land owned by M/s. Prabhu Shanti Real Estate (P)Ltd village Sarai Aurangabad, District Jhajjar.

Village	Rect No.	Killa No	Area K-M
Sarai Aurangabad	23	4/1/1	0-5
		4/2/1	0-3
		3/1/1	0-9
		2/1	0-8
		2/2	0-8
		9/2	0-8
		11/2	0-8
		20/1	0-8
		21/2	0-8
		2/3	7-4
		3/1/3	1-0
		3/2	2-9
		4/1/2	4-7
		10/1	7-19
		11/1	4-7
		9/1	7-12
		11/3	3-5
		20/2	7-12
		3/1/2	3-13
		3/3	0-9
		21/1 min	6-16
	24	16/2 min	1-8
		25 min	0-8
	28	1 min	4-0
	23	5/1	6-2

Total: 71-16

Or Say 8.976 Acres

[Signature]

Director

Town and Country Planning,
Haryana, Chandigarh

[Signature]

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphry@gmail.com

Regd.

To

M/s Parbhu Shanti Real Estate Pvt. Ltd,
N-16, Road no.33, Punjabi Bagh Extension,
New Delhi-26.

Memo No. LC-894-JE (S) 2011/ 2851 DT-9-3-11

Subject: Renewal of license no. 179 of 2007 dated 25.4.2007 granted for setting up of a group housing colony over an area 8.976 acres at village Sarai Aurangabad, Tehsil Bahadurgarh, Distt. Jhajjar - M/s Parbhu Shanti Real Estate Pvt. Ltd.

Reference: Your application dated 18.01.2010 on the subject mentioned above.

License No. 179 of 2007 dated 25.4.2007 granted to you vide this office letter Endst. No.DS(II)-2007/11346-57 dated 26.04.2007 for setting up of a Group Housing Colony in revenue estate of village Sarai Aurangabad, Tehsil Bahadurgarh, Distt. Jhajjar is hereby renewed up to **24.04.2011** on the terms & conditions laid down therein.

2. It is further clarified that this renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
3. You will start & expedite the development works at site, after renewal of license.
4. This renewal of permission is being granted in accordance with policy dated 20.12.2010 and is subject to the condition that terms and conditions in the said policy are followed in letter and spirit. Any violation of such terms shall render this renewal null & void.

The original license is returned herewith.

(T. C. Gupta, I.A.S.)
Director General, Town & Country Planning,
Haryana, Chandigarh. ✓

Endst. No. LC-894-JE (S) 2011/

Dated

A Copy is forward to the following for information and necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Jhajjar at Bahadurgarh.
5. Accounts Officer of this directorate.

(P.P. Singh)
District Town Planner (HQ)
For: D.G. Town and Country Planning
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana
Aryojna Bhawan, Sector-18, Chandigarh, web site tcepharyana.gov.in
Phone: 0172-2549349; e-mail: tcephry@gmail.com

Regd.

To

M/s Parbhu Shanti Real Estate Pvt. Ltd,
N-16, Road no.33, Punjabi Bagh Extension,
New Delhi-26.

Memo No. LC-894-JE (S) 2011/ 7662 dt. 8/4/11

Subject: Renewal of license no. 179 of 2007 dated 25.4.2007 granted for setting up of a group housing colony over an area 8.976 acres at Village Sarai Aurangabad, Tehsil Bahadurgarh, Distt. Jhajjar - M/s Parbhu Shanti Real Estate Pvt. Ltd.

Reference: Your application dated 24.03.2011 on the subject mentioned above.

License No. 179 of 2007 dated 25.4.2007 granted to you vide this office letter Endst. No.DS(II)-2007/11346-57 dated 26.04.2007 for setting up of a Group Housing Colony in revenue estate of village Sarai Aurangabad, Tehsil Bahadurgarh, Distt. Jhajjar is hereby renewed up to 24.04.2013 on the terms & conditions laid down therein.

1. It is further clarified that this renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
2. You will start & expedite the development works at site, after renewal of license.
3. This renewal of permission is being granted in accordance with policy dated 20.12.2010 and is subject to the condition that terms and conditions in the said policy are followed in letter and spirit. Any violation of such terms shall render this renewal null & void.

The original license is returned herewith.

(T. C. Gupta, I.A.S.)
Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-894-JE (S) 2011/

Dated

A Copy is forward to the following for information and necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Jhajjar at Bahadurgarh.
5. Accounts Officer of this directorate.

(Dhanraj Nimbekar)
District Town Planner (HQ)
For: Director General, Town and Country Planning
Haryana, Chandigarh.

Memo No: LC-894/2013/ 42054

Dated: 7/6/13

Regd.

To

Prabhu Shanti Real Estate Pvt. Ltd.,
BU-1, SFS Flats, Pitam Pura,
New Delhi - 110088.

Subject: Renewal of Licence No. 179 of 2007 dated 25.04.2007 granted for setting up of Group Housing Colony over an area measuring 8.976 acres village Sarai Aurangabad, Sector-3A, Bahadurgarh Distt. Jhajjar - Prabhu Shanti Real Estate Pvt. Ltd.

Please refer your letter dated 11.03.2013 on the matter cited as subject above.

1. Licence No. 179 of 2007 dated 25.04.2007 granted vide Endst. No. 11346-57 dated 26.04.2007 for setting up of Group Housing Colony over an area measuring 8.976 acres village Sarai Aurangabad, Sector-3A, Bahadurgarh Distt. Jhajjar is hereby renewed upto 24.04.2015 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall complete the construction of the community buildings within a period of 4 years from the date of amendment of section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. You shall complete the construction of EWS flats for allotment to BPL families within current validity period of renewal of licence.
5. The Bank Guarantees of EDC & IDW are valid upto 10.04.2015. You shall submit the revalidated Bank Guarantees of EDC & IDW upto 24.04.2015 one month before their expiry.
6. The renewal is being granted in accordance with policy dated 20.12.2010 and is subject to the condition that terms & conditions in the said policy are followed in letter and spirit. Any violation of such terms shall render this renewal null & void.


(Anurag Rastogi, IAS),
Director General,
Town and Country Planning,
Harvana, Chandigarh.

Endst. No. LC-894/2013/

Dated :

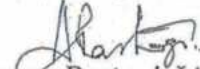
A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Rohtak.
- iv. District Town Planner, Jhajjar.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.

(Babita Goyal)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

ORDER

1. Whereas, Licence No. 179 of 2007 dated 25.04.2007 has been granted to Prabhu Shanti Real Estate Pvt. Ltd. for setting up of Group Housing Colony in Sector-3A, Bahadurgarh Distt. Jhajjar under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.
2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had earlier i.e. before 31.03.2012 not complied with the provisions of Rules 26 (2), 27 & 28 of Urban Areas Rules, 1976. The licensee vide letter dated 23.05.2013 submitted a request to compound the offence of earlier not complying with the provisions of Rule 26 (2), 27 & 28 of Urban Areas Rules 1976.
3. The Govt. vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rules 26 (2), 27 & 28. As per these composition rates, the composition fee worked out to be Rs.20,000/-. The licensee vide D.D No. 026639 dated 22.05.2013 deposited the composition fee of Rs.20,000/-.
4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rules 26(2), 27 & 28 of Urban Areas Rules, 1976.

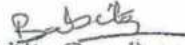

(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC/894/2013/ 42061-62

Dated: 7/6/13

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

1. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
- ✓ 2. Prabhu Shanti Real Estate Pvt. Ltd., BU-1, SFS Flats, Pitam Pura, New Delhi - 110088.


(Babita Goyal)
Assistant Town Planner (HQ)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
<http://tcpharyana.gov.in>

To

Parbhu Shanti Real Estate Pvt. Ltd.
BU-1, SFS Flats, Pitampura,
Delhi-88.

Memo. No. LC-894-PA(B)-2015/ 15367

Dated: 18/8/15

Subject: Renewal of license No. 179 of 2007 dated 25.04.2007.

Reference: Your application dated 13.03.2015 on above cited subject.

2. License No. 179 of 2007 dated 25.04.2007 was granted for setting up of group housing colony on the land measuring 8.976 acre in Sector 3A, Bahadurgarh is hereby renewed upto **24.04.2017** on the same terms & conditions laid down therein.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
4. The community sites will be constructed within four years from amendment in section 3 of Act 8 of 1975 i.e. upto 03.04.2016.
5. The delay in allotment of EWS flats will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. That you shall complete the building and obtain occupation certificate for the minimum 50% of total FAR within current validity of licence

(Arun Kumar Gupta)

**Director General Town & Country Planning
Haryana, Chandigarh**

Endst. No. LC-894-PA(B)/2015/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Rohtak.
- iii. District Town Planner (HQ) Sh. P.P. Singh, with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Jhajjar.
- v. Chief Account Officer of this Directorate.

(Savita Jindal)

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

ORDERS

Whereas, License No. 179 of 2007 dated 25.04.2007 stands granted to Parbhu Shanti Real Estate Pvt. Ltd., BU-1, SFS Flats, Pitampura, Delhi-88 for setting up of group housing colony over an area measuring 8.976 acres under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2015, the licensee has submitted a request for composition of said offence vide application dated 26.06.2015. As per the rates finalized by the Govt. the composition fee has worked out to Rs. 12,000/- and colonizer has deposited composition fee amounting Rs. 12,000/- vide DD No. 030292 dated 24.06.2015.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2015.


(Arun Kumar Gupta)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-894-PA(B)/2015/ 15373-15374

Dated: 18/8/15

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

1. Chief Accounts Officer, O/o Director General Town and Country Planning Haryana Chandigarh.
- ✓ 2. Parbhu Shanti Real Estate Pvt. Ltd., BU-1, SFS Flats, Pitampura, Delhi-88.


(Savita Jindal)
Asstt. Town Planner (HQ)
For Director General, Town and 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: tcpharyana7@gmail.com

Regd.

To

Prabhu Shanti Real Estates Pvt. Ltd.,
Regd. off D-5/2, Sector-15,
Rohini

Memo. No. LC-894-PA (SS)-2018/ 13312

Dated: 01-05-18

Subject: - Renewal of licence no. 179 of 2007 dated 25.4.2007 issued for setting up of residential group housing colony over an area 8.976 acres in the revenue estate of village Sarai Aurangabad, Sector-3A, Bahadurgarh, Distt. Jhajjar - Parbhu Shanti Real Estate Pvt. Ltd.

Please refer to your application received on 10.04.2018 on the subject cited above.

Licence No. 179 of 2007 dated 25.4.2007 granted to develop a Residential Group Housing Colony over an area measuring 8.976 acres falling within the revenue Estate of village Sarai Aurangabad, Sector-3A, Bahadurgarh, Distt. Jhajjar is hereby renewed up to 24.04.2019 on the same terms and conditions laid down therein and further on the following condition that:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall comply with the terms and conditions of policy dated 20.12.2010 in payment of external development charges.
3. You shall get the licence renew till final completion certificate.

(K. Makrand Pandurang, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-894-PA (SS)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Rohtak.
3. District Town Planner, Jhajjar.
4. Chief Account officer of this Directorate.
5. Project Manager (IT) to update the status on website.

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

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

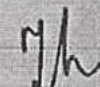
Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence No. 179 of 2007 dated 25.04.2007 granted to Prabhu Shanti Real Estates Pvt. Ltd., under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder for setting up of residential group housing colony over the land measuring 8.976 acres falling within the revenue Estate of village Sarai Aurangabad, Sector-3A, Bahadurgarh, Distt. Jhajjar. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 2,24,000/-. Colonizer has deposited the composition fee through Demand Draft no 035826 dated 02.12.2017.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2017.


(K. Makrand Pandurang, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-894-PA (SS)-2018/ 13318

Dated: 01-05-18

A copy is forwarded to the following for information:-

- ✓ 1. Prabhu Shanti Real Estates Pvt. Ltd., Regd. off D-5/2, Sector-15, Rohini.
2. Chief Accounts Officer of this Directorate.


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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg
Chandigarh; e-mail: tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

Prabhu Shanti Real Estate Pvt. Ltd.
PDM Homes, Sector 3A, Sarai Aurangabad
Bahadurgarh, Distt, Jhajjar.

Memo No:-LC-894-II-PA (MK)-2026/

Dated: 14-08-2026

Subject: Renewal of Licence No. 179 of 2007 dated 25.04.2007 granted for setting up of Group Housing Colony over an area measuring 8.9768 acres in Sector 3A, Bahadurgarh, District-Jhajjar- Prabhu Shanti Real Estate Pvt. Ltd.

Please refer to your email dated 03.08.2026 on the subject cited above.

2. Your request for renewal of Licence No. 179 of 2007 dated 25.04.2007 granted for setting up of Group Housing Colony over an area measuring 8.9768 acres in Sector 3A, Bahadurgarh, District-Jhajjar has been considered and the licence is hereby renewed up **24.04.2028** on the same terms and conditions laid down therein and further subject to following conditions:-

- i. That this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
- ii. That you shall keep the bank guarantee revalidate submitted on account of IDW one month before its expiry.
- iii. That you shall complete the development works & get the completion certificate within validity of licence.
- iv. That you shall apply for change of share holding pattern as per policy dated 18.02.2015 along with requisite documents within a period of 90 days from the date of issuance of this renewal.
- v. That you shall submit the draft mortgage deed for mortgage of 10% built-up area in lieu of deficit BG on account of EDC within a period of 60 days from the date of issuance of this renewal.
- vi. That you shall get obtain the extension of community sites within a period of 90 days from the date of issuance of this renewal.

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-894-II/PA (MK)/2026/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Rohtak.
5. District Town Planner, Jhajjar.
6. PM (IT) for updation the status on website.

(Sanjay Saini)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh.