FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 39 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
   b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
   c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licencee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licencee shall derive permanent access from the existing colony.
6. That the licencee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. 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.
8. 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.
9. That the licencee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-2-2013

Dated Chandigarh
The 11-2-2009

(T.C. Gupta, IAS),
Director
Town and Country Planning,
Haryana, Chandigarh

Endst No. DS-2009/ 6825 Dated:- 13-2-09

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

1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar),
District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 32 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	18	20	8-0
		21	8-0
		Total	16-0or 2.00 acres

Director
Town and Country Planning,
Haryana, Chandigarh

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 33 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
   b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
   c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licencee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licencee shall derive permanent access from the existing colony.
6. That the licencee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. 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.
8. 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.
9. That the licencee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-7-2013

Dated Chandigarh
The 11-7-2009

(T.C. Gupta, IAS),
Director
Town and Country Planning,
Haryana, Chandigarh.

Endst No. DS-2009/ 6888 Dated:- 13-7-09

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

1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar),
District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 33 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	35	2/2	5-0
		9	8-0
		Total	13-0or 1.625 acres

Director
Town and Country Planning,
Haryana, Chandigarh

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

LICENCE NO. 21. OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 for development of Group Housing Colony on the additional land measuring 0.19375 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The Licence is granted subject to the following conditions:-

a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.

b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.

c) That licensee shall submit 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 Building Plans, you 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.

d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.

D.G.T.C.P. (Hr.)

e) That licensee 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 of the completion certificate unless earlier relieved of this responsibility and thereupon 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 be in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

f) That licensee shall construct at their 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 form 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 specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any Institution including a local

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

h) 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.

i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licencee 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.

j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.

k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.

l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.

m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.

n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.

o) 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.

p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.

q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.

r) That licensee shall arrange power connection from HVPN/DHBVNL 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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.

s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

t) That licensee 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.

u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

w) That licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.

x) That licensee shall not create third party rights/pre-launch before approval of building plans.

y) That licensee shall obey all the directions issued by this Department from time to time in public interest.

z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.

4. The licence is valid up to 16/11/2021.

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

Place: Chandigarh
Dated: 17/11/2016

Endst.No.LC-224(F)-PA(SN)-2016/ 25547 Dated: 18-11-2016

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

1. Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.

5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

To be read with Licence No. ....21..... of 2016

Detail of land owned by Moonlight Continental Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	8/2	1-11
		Total	**1-11 or 0.19375 acres**

Director General
Town & Country Planning
Haryana, Chandigarh.

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

LICENCE NO. 22 OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration wtih Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurgaon for development of Group Housing Colony on the additional land measuring 1.75 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The Licence is granted subject to the following conditions:-

a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.

b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.

c) That licensee shall submit 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 Building Plans, you 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.

d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.

e) That licensee 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 of the completion certificate unless earlier relieved of this responsibility and thereupon 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 be in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

D.G.T.C.P. (HR)

f) That licensee shall construct at their 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 form 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 specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any Institution including a local

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

h) 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.

i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licencee 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.

j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.

k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.

l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.

m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.

n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.

o) 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.

p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.

q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.

r) That licensee shall arrange power connection from HVPN/DHBVNL 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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.

s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

t) That licensee 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.

u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

w) That licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.

x) That licensee shall not create third party rights/pre-launch before approval of building plans.

y) That licensee shall obey all the directions issued by this Department from time to time in public interest.

z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.

4. The licence is valid up to 16/11/2021.

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

Place: Chandigarh
Dated: 17/11/2016

Endst.No.LC-224(G)-PA(SN)-2016/ 25562 Dated: 18-11-2016

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

1. Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration wtih Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurgaon alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.

6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

To be read with Licence No. 22 of 2016

Detail of land owned Sh. Ranbir Singh S/o Tek Chand (1/5 share) & Sh. Ajay S/o Ranbir Singh (4/5 share), District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	18/1	7-0
		23/2	7-0
		Total	**14-0 or 1.75 acres**

Director General
Town & Country Planning
Haryana, Chandigarh