

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

Licence No. 9 of 2009

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to (i) M/s Shyamli Projects Pvt Ltd (ii) M/s Aswamedha Colonizers Pvt Ltd (iii) M/s Joytima Colonizers Pvt Ltd. (iv) M/s Dipesh Realtors Colonizers Pvt Ltd (v) M/s Varadraj Buildwell Pvt Ltd (vi) M/s Satkartar Realtors Pvt Ltd (vii) M/s Bansiwala Realtors Pvt Ltd (viii) M/s T.A. Buildcon Pvt Ltd (ix) M/s Mahaketu Realtors Pvt Ltd (x) M/s Samdarshi Promoters & Developers Pvt Ltd (xi) M/s Sonika Properties Pvt Ltd (xii) M/s Nachiketa Projects Pvt Ltd C/o M/s Sonika Properties Pvt Ltd, N-49, First Floor, Connaught Place, New Delhi - 110001. for setting up of a Residential Plotted Colony at village Para & Rohtak, District Rohtak.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto duly signed by the Director Town and Country Planning, Haryana.
3. The licence is granted subject to the following condition:-
  - a. That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the design and specification shown in the approved plan.
  - b. That the conditions of the agreements already executed all dully fulfilled and the provisions of Haryana Development of Urban Areas Act, 1975 and Rules 1976 framed 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 zoning plan.
4. That the Licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Govt. alongwith area falling in greenbelt.
5. 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 with Provision of Section 3 (3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization to the boundaries of licence land through give equal and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of service. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of residential plots/ commercial space before the approval of layout plan/ Building plan.
8. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India before starting the development works of the colony.
9. That the developer/ owner shall use only CFL fitting for internal lighting as well as for common lights in the residential colony.
10. The licence is valid up to 18-5-2013  
Dated the 19-5-2009  
Chandigarh



(S.S. DHILLON)

Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. 5DP-V-2009/ 4107

Dated: 20-5-09

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

1. (i) M/s Shyamli Projects Pvt Ltd (ii) M/s Aswamedha Colonizers Pvt Ltd (iii) M/s Joytima Colonizers Pvt Ltd. (iv) M/s Dipesh Realtors Colonizers Pvt Ltd (v) M/s Varadraj Buildwell Pvt Ltd (vi) M/s Satkartar Realtors Pvt Ltd (vii) M/s Bansiwala Realtors Pvt Ltd (viii) M/s T.A. Buildcon Pvt Ltd (ix) M/s Mahaketu Realtors Pvt Ltd (x) M/s Samdarshi Promoters & Developers Pvt Ltd (xi) M/s Sonika Properties Pvt Ltd (xii) M/s Nachiketa Projects Pvt Ltd C/o M/s Sonika Properties Pvt Ltd, N-49, First Floor, Connaught Place, New Delhi -110001.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector- 6, Panchkula.
4. Addl. Director, Urban Estate, 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, Rohtak.
9. Senior Town Planner, Rohtak. He will ensure that colonizer obtains approval/ NOC as per condition No. 8 above before starting the development works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Rohtak along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh, along with a copy of agreement.
13. Senior Town Planner, M.Cell, Haryana, Chandigarh.

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

TO BE READ WITH LICENCE NO.....9.....OF 2009

## 1. Detailed of land owned by M/s Shyami Projects Pvt Ltd village Pada Distt. Rohtak.

Village	Rect. No.	Killa No.	Area K-M
Pada	1	6/1	2-0
		15	8-0
		18	3-19
		22	1-12
		16/2	4-5
		25/2	1-19
		25/1	3-19
		14	1-19
		17	4-15
		24	9-2
	2	10/1	3-12
		11/1	3-5
	5	5/1	2-18
		4	8-0
	6	25	8-0
	14	6	8-0
	15	2	8-0
		3/1	4-4
		8/2	1-6
		9	<u>8-0</u>
<b>Total</b>		<b>96-15 or 12.094 acres</b>	

## 2. Detailed of land owned by M/s Ashwamedha Colonisers Pvt Ltd village Pada Distt. Rohtak.

Village	Rect. No.	Killa No.	Area K-M	
Pada	5	1	4-0	
		10	8-0	
		2	8-10	
		9	8-0	
		12	8-0	
		3/1	2-4	
		7	8-0	
		8	8-0	
		6	17/2	2-9
			24	8-0
	6		7-11	
	5		8-0	
	14	20 min	4-7	
		19	7-11	
		22 min	3-5	
		13	3 min	6-17
			7	<u>3-2</u>
	<b>Total</b>	<b>106-4 or 13.275 acres</b>		

## 3. Detailed of land owned by M/s Jyotima Colonisers Pvt Ltd village Pada Distt. Rohtak.

Village	Rect. No.	Killa No.	Area K-M
Pada	5	13	8-0
		14	5-2
	6	20	6-9
		21	8-0

*[Signature]*  
D.T.C.R. Hr.  
Jai P. Swari

7	16/1	1 - 12
13	14min	0 - 5
	15 min	5 - 6
	16min	0 - 1
14	15	8 - 0
	1	8 - 0
	2	8 - 0
	8	8 - 0
	9	8 - 0
	12	8 - 0
	13	<u>8 - 0</u>
	<b>Total</b>	<b>90 - 15 or 11.344 acres</b>

**4. Detailed of land owned by M/s Dipesh Realtors Pvt. Ltd village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	14	4	8 - 0
		7	8 - 0
		14	8 - 0
		18	7 - 11
		23 min	<u>7 - 18</u>
		<b>Total</b>	<b>39 - 9 or 4.931 acres</b>

**5. Detailed of land owned by M/s Varadraj Buildwell Pvt. Ltd village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	5	11	<u>8 - 0</u>
		<b>Total</b>	<b>8 - 0 or 1.0 acres</b>

**6. Detailed of land owned by M/s Jyotima Colonisers Pvt. Ltd. 1/2 share and M/s Shyami Project Pvt. Ltd. village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	14	16/1	2 - 13
	15	11	<u>8 - 0</u>
		<b>Total</b>	<b>10 - 13 or 1.331 acres</b>

**7. Detailed of land owned by M/s Shyami Project Pvt. Ltd. 17/24 share, M/s Satkartar Realtors Pvt. Ltd. 1/8 share and M/s Bansiwala Realtors Pvt Ltd. 1/6 share village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	7	24/1	4 - 2
	13	4	8 - 0
		6	8 - 0
		7 min	6 - 4
	14	11/1	<u>4 - 0</u>
		<b>Total</b>	<b>30 - 6 or 3.788 acres</b>

**8. Detailed of land owned by M/s T.A. Buildcon Pvt. Ltd village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	1	16/1	<u>1 - 16</u>
		<b>Total</b>	<b>1 - 16 or 0.225 acres</b>

*[Signature]*  
D.T.C.P. Hr.  
*[Signature]*

**9. Detailed of land owned by M/s Satkartar Realtors Pvt. Ltd. 349/1182 share and M/s Mahaketu Realtors Pvt. Ltd. 833/1182 share village Pada Distt. Rohtak.**

Village	Rect. No.	Killa No.	Area K-M
Pada	5	17/2	2-2
		18	8-0
		19	8-0
		20	8-0
		6	16
	15	17/1	5-11
		22/2	5-7
		23	8-0
		12	<u>6-2</u>
		<b>Total</b>	<b>59-2 or 7.387 acres</b>
<b>Total -1</b>			<b>443-0 55.375 acres</b>

**10. Detailed of land owned by M/s Samdarshi Promoters & Developers Pvt. Ltd. 2/3 share and M/s Sonika P Roperteis Pvt. Ltd. 1/3 share village Rohtak Distt. Rohtak.**


Village	Khasar No.	Area B-B
Rohtak	15704/7297	0-5
	15680/7298	0-10
	15701/7297	0-9
	17587/7299	0-14
	14964/7301	2-3
	7300 min	<u>3-13</u>
	<b>Total</b>	<b>7-14 or 4.813 acres</b>

**11. Detailed of land owned by M/s Samdarshi Promoters & Developers Pvt. Ltd. village Rohtak Distt. Rohtak.**

Village	Khasar No.	Area B-B
Rohtak	17588/7299	3-2
	15681/7298	0-3
	7300 min	0-2
	15703/7297	0-12
	15410/7296/3	2-1
	7294	3-17
	10467/7295	<u>0-2</u>
	<b>Total</b>	<b>9-19 or 6.219 acres</b>

**12. Detailed of land owned by M/s Varadraj Buildwell Pvt. Ltd. village Rohtak Distt. Rohtak.**

Village	Khasar No.	Area B-B
Rohtak	15411/7302	3-14
	7303	3-2
	7304	4-1
	15414/7302	0-3
	14962/7301	0-11
	14964/7301	<u>0-5</u>
	<b>Total</b>	<b>11-16 or 7.375 acres</b>

  
**D.T.C.P. Hr.**  
*Patel*

**13. Detailed of land owned by M/s Nachika Projects Pvt. Ltd. village Rohtak Distt. Rohtak.**

Village	Khasar No.	Area
		<b>B – B</b>
Rohtak	7345	0 – 2
	9002/7343 min	1 – 14
	9003/7344	0 – 10
	9004/4344	0 – 12
	16209/9005/7344	0 – 16
	16212/9005/7344	0 – 13
	12090/7346	0 – 2
	12091/7346	0 – 2
	12092/7346	0 – 2
	12093/7346	0 – 2
	12094/7346	<u>0 – 2</u>
	<b>Total</b>	<b>4 – 17 or 3.030 acres</b>
	<b>Total (2)</b>	<b>34 – 6 or 21.437 acres</b>
	<b>G-Total (1) + (2)</b>	<b>76.812 Acres</b>

  
 Director  
 Town & Country Planning,  
 Haryana, Chandigarh

*fatpaleri*

Memo No. LC-1606 Vol-II/AD(NK)/2019/ 4977 Dated:- 21-02-2019

To

✓ Sonika Properties Pvt. Ltd.,  
Suncity Business Tower,  
2<sup>nd</sup> Floor, Golf Course Road,  
Sector-54, Gurugram-122002.

Subject:-Approval of revised layout plan of residential plotted colony area measuring 76.812 acres (License no. 09 of 2009 dated 19.05.2009) in sector-36-A, Rohtak being developed by Sonika Properties Pvt. Ltd. and Others.

Reference:-Your letter dated 13.11.2018 on the subject cited above.

With reference to the revision in the layout plan and the detailed statement of proposed revision along with justification thereof has been considered by this office and in-principle approval for the said revision in layout plan for the purpose of inviting objections as per policy dated 28.01.2013 is granted on the following conditions:-

- a) That you shall invite objections from the general public regarding the said amendment in the layout plans through an advertisement to be issued in at least three of the following daily newspaper i.e. Times of India, Hindustan times, Indian Express, The Tribune, (English) Dainik Jagran, Dainik Bhaskar and Hindustan (Hindi) having wide circulation, within a period of 10 days from the issuance of approval.
- b) That you shall submit certificate from concerned District Town Planner about hosting the revised layout plan showing changes in the earlier approved plan on the website of the licensee.
- c) A copy of the earlier approved layout plan and the revised layout plan being approved in principle shall be hosted on your company's website and site office for information of all such general public.
- d) To display the revised layout plan showing changes from the approved layout plan at your site office.
- e) That the general public may be granted 30 days time to file their objections in the office of District Town Planner, Rohtak. During this 30 days period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of District Town Planner, Rohtak for reference of the general public.
- f) The objections received, if any, shall be examined by the office of District Town Planner, Rohtak and report shall be forwarded to DTCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DTCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the layout plan, which shall be binding upon you.
- g) That you shall submit a report clearly indicating the objection if any, received by you from the general public and action taken thereof alongwith undertaking


to the effect that the rights of the general public have not been infringed, and that no objection on the changes in location of the green space has been received from any general public.

- h) That you shall not give the advertisement for booking/sale of plots and shall not book any plot in the applied area till the final approval of revised layout plan.

Thereafter, "Final" approval of the "Provisional" layout plan will be conveyed after examination of the objections, if any received in this regard from the General Public/existing allottees within 30 days after issuance of communication as and when issued by you.

A copy of revised land schedule alongwith revised layout plan bearing drawing No. DTCP/6779 dated 24.01.2019 approved in principle and public notice for the purpose of inviting objections alongwith draft notice for inviting objections is enclosed for further necessary action.

DA/As above

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

Endst. No. LC-1606 Vol-II/AD(NK)/2019/\_\_\_\_\_ Dated:-\_\_\_\_\_

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

1. The Senior Town Planner, Rohtak
2. The District Town Planner, Rohtak alongwith a copy of the provisional revised layout plan. At the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in layout plan and certified about hosting the revised layout plan showing changes in the earlier approved plan on the website of the licensee. The revised layout plan shall be made available for general viewing in your office during the said observation period. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.

DA/As above

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

Endst. No. LC-1606 Vol-II/AD(NK)/2019/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to Nodal Officer, Website Updation alongwith scanned approved provisional revised layout plan in CD format with a request to host the list of such revised layout plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period, the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.

  
(Hitesh Sharma)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh.

## Revised Land Schedule

1 Shyamli Projects Private Limited					
Village	Rect. No.	Kila	Area		
			Kanal	Marla	
PADA	1	6/1	2	0	
		15	8	0	
		18	3	19	
		22	1	12	
		16/2	4	5	
		25/2	1	19	
		25/1	3	19	
		14	1	19	
		17	4	15	
		24	9	2	
	2	10/1	3	12	
		11/1	3	5	
	5	5/1	2	18	
		4	8	0	
	6	25	8	0	
	14	6	8	0	
	15	2	8	0	
		3/1	4	4	
		8/2	1	6	
		9	8	0	
		Total	96	15	
2 Ashwamedha Colonizers Private Limited					
Village	Rect. No.	Kila	Area		
			Kanal	Marla	
PADA	5	1	4	0	
		10	8	0	
		2/2	6	4	
		9	8	0	
		12	8	0	
		3/1/2	0	15	
		7	8	0	
		8	8	0	
	6	17/2	2	9	
		24	8	0	
		6	7	11	
	14	5	8	0	
		20 Min	4	7	
		19	7	11	
		22 Min	3	5	
	13	3 Min	6	17	
	7	23	3	2	
		Total	102	1	


  
 D.T.C.P (HR)




3	Jyotima Colonizers Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	5	13	8	0
			14	5	2
		6	20	6	9
			21	8	0
		7	16/1	1	12
		13	14 Min	0	5
			15 Min	5	6
			16 Min	0	1
		14	15	8	0
			1	8	0
			2	8	0
			8	8	0
			9	8	0
			12	8	0
			13	8	0
			Total	90	15
4	Dipesh Realtors Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	14	4	8	0
			7	8	0
			14	8	0
			18	7	11
			23 Min	7	18
			Total	39	9
5	Varadraj Buildwell Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	5	11	8	0
			Total	8	0
6	Jyotima Colonizers Private Limited		1/2 Share		
	Shyamli Projects Private Limited		1/2 Share		
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	15	11	8	0
			Total	8	0
7	Shyamli Projects Private Limited		17/24 Share		
	Satkartar Realtors Private Limited		1/8 Share		
	Bansiwala Realtors Private Limited		1/6 Share		
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	7	24/1	4	2
		13	4	8	0
			6	8	0
			7 Min	6	4
		14	11/1	4	0
			Total	30	6

  
 D.T.C.P (HR)

8	T.A. Buildcon Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	1	16/1	1	16
			Total	1	16
9	Satkartar Realtors Private Limited		349/1182 Share		
	Mahaketu Realtors Private Limited		833/1182 Share		
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	5	17/2	2	2
			18	8	0
			19	8	0
			20	8	0
		6	16	8	0
			17/1	5	11
			22/2/2	4	9
			23	8	0
		15	12	6	2
			Total	58	4
10	Sonika Properties Private Ltd 25/803 Share,				
	Varadraj Buildwell Private Limited 15/803 Share,				
	Samdarshi Promoters Private Limited 125/803 Share,				
	Nachiketa Realtors Private Limited 485/803 Share,				
	Ashwamedha Colonizers Pvt Ltd 83/803 Share,				
	Jyotima Colonizers Private Limited 27/803 Share,				
	Satkartar Realtors Private Limited 5/803 Share,				
	Mahaketu Realtors Private Limited 12/803 Share,				
	Shyamli Projects Private Limited 26/803 Share,				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	Para	14	3	8	0
		7	16/2/2	0	18
			24/2/2	2	17
			25	8	0
		13	5	8	0
		14	10	8	0
		14	11/2	4	0
		6	18/1	0	8
			Total	40	3
		TOTAL (1)		475	9

  
D.T.C.P (HR)  
*Jr*

11	Samdarshi Promoters & Developers Private Limited				2/3 Share	
	Sonika Properties Private Limited				1/3	
			Area			
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	15701/7297	0	9		
		17587/7299	0	14		
		14964/7301	2	3		
		7300 Min	3	13		
		Total	6	19		
12	Samdarshi Promoters & Developers Private Limited					
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	17588/7299	3	2		
		7300 Min	0	2		
		15410/7296/3	2	1		
		7294	3	17		
		10467/7295	0	2		
		Total	9	4		
13	M/s Varadraj Buildwell Private Limited					
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	15411/7302	3	14		
		7303	3	2		
		7304	4	1		
		14962/7301	0	11		
		14964/7301	0	5		
		Total	11	13		
		TOTAL (2)	27	16	17.375	Acres
		GRAND TOTAL	(1) + (2)		76.806	

  
 Director,  
 Town & Country Planning  
 Haryana  
*Jeevan Arora*