

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

Licence No. 18. of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules, 1976 made thereunder to (i) M/s Rainbow Promoters (P) Ltd, (ii) M/s Valley side Developers (P) Ltd C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Connaught Circus, New Delhi-110001 for setting up of a Group Housing Colony falling in the revenue estate of Village- Babupur, Tehsil & Distt.- 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 & 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 specification shown in the approved plan.
 - (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 framed thereunder are duly complied with.
 - (c) That the demarcation plan of the colony is submitted for approval of the zoning plan and before starting the development works in the colony.
4. That the Licencee 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 Government alongwith area falling in green belt.
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 in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That the Licencee will not give any advertisement for sale of Flats in Group Housing Colony before the approval of Layout plan/ Building plan.
7. 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 competent authority shall be binding in this regard.
8. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated ~~14-9-2006~~ of Ministry of Environment and Forest, Govt. of India before starting the development works of the colony.
9. That the developer will use only CFL fittings for internal lighting as well as for campus lights in the group housing complex.
10. The licence is valid upto 1-2-2010.

Dated the 2-2-2008.
Chandigarh


(S.S.DHILLON)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. 5DP- -2008/ 2822

Dated : 5-2-8

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

1. M/s Rainbow Promoters (P) Ltd C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Connaught Circus, New Delhi-110001, alongwith copy of agreement.
2. Chief Administrator, Haryana Urban Development Authority, Panchkula.
3. Managing Director, HVPN, Planning Director, Shakti Bhawan, Sectro-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer in Chief, HUDA, Panchkula
7. Superintending Engineer, HUDA, Gurgaon, alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon
9. Senior Town Planner, Gurgaon, to ensure that colonizer obtains approval / NOC as per clause 5 above before starting the development works of the colony.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon, alongwith a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh, alongwith a copy of agreement.

DA/As above

V.1 - 3
District Town Planner (Hq.)
For Director Town & Country Planning
Haryana, Chandigarh

To be read with licence no. 18 dated 2008.

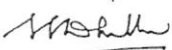

1. Detail of land owned by M/s Rainbow Promoters (P) Ltd, village Babupur, Distt.- Gurgaon

Village	Rect. No.	Killa No.	Area	
Babupur	28	13/2	4-16	
		14	8-0	
		16	8-0	
		17	8-0	
		18 /1	7-4	
		19 /1/1	2-2	
		23/2	0-16	
		24/1/2	6-6	
		1/1	3-4	
		10	7-8	
		11/1	5-18	
		13/1	2-0	
		12/1	7-14	
		29	5	8-0
			6	8-0
			15/1	2-9
			Total	89-17 or 11.231 Acres

2. Detail of land owned by M/s Rainbow Promoters (P) Ltd 2/3 share, M/s Valley side Developers (P) Ltd 1/3 share, village Babupur, Distt.- Gurgaon

Village	Rect. No.	Killa No.	Area
Babupur	28	6	7-7
		7	7-7
		8	7-7
		9/2	6-9
		Total	28-10 or 3.562 Acres

Grand Total 118-7 or 14.793 Acres


Director
Town and Country Planning,
Haryana, Chandigarh


DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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

http://tcpharyana.gov.in

Regd. To

Rainbow Promoters Pvt. Ltd.
Valleyside Developers Pvt. Ltd.
In collaboration with Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi-01

Memo No. LC-1017-PA(SN)-2017/ 9321.

Dated: 11-05-2017

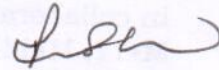
Subject:- Request for transfer of license & change of developer in favour of Godrej Real View Developers Pvt. Ltd. against license No. 18 of 2008 granted for setting up of group housing colony over an area measuring 14.4793 acres in Sector 106, Gurugram Manesar Urban Complex.

Please refer to your application 10.01.2017 on the matter as subject cited above.

2. The request made vide above referred application for transfer of license & change of developer in favour of Godrej Real View Developers Pvt. Ltd. against license No. 18 of 2008 granted for setting up of group housing colony over an area measuring 14.4793 acres in Sector 106, Gurugram has been considered and in principle approval is hereby granted in accordance with the provisions of Rule 17 of Rules 1976 and policy parameters dated 18.02.2015 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. An amount of Rs. 9,04,890/- on account of composition fee.
2. Revenue documents in favour of transferee company.
3. Original licences and schedule of land.
4. Fresh agreement LC-IV & bilateral agreement on behalf of the new entity and BGs to be furnished by the bank on behalf of the new entity against IDW & EDC.
5. An undertaking on behalf of new entity to abide by the provisions of Act/Rules and all the directions that may be given by the DTCP in connection with the above said license.
6. A demand draft for the balance 60% of the applicable administrative charges i.e. Rs. 90,79,405/-.
7. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees as per provisions of policy dated 03.01.2017.
8. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.
9. An undertaking that all the liabilities of the existing Developer shall be owned by new entity.
10. An undertaking on behalf of new entity that the company will liable to pay all outstanding dues on account of EDC and interest thereon as on date in future given in agreement LC-IV executed by the transferor at the time of grant of license.

11. That you shall inform all the allottees/public about the proposed transfer of license through publication in the leading newspapers (Two English & One Hindi) and also host on his website and give time to the allottees/public for giving their objections to proposed transfer of license limited to adverse effect on their rights, if any in the office of concerned Senior Town Planner within a period of 30 days.



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

Endst. No. LC-1017-PA(SN)-2017/

Dated:

A copy is forwarded to Godrej Real View Developers Pvt. Ltd., Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai-4000079 for information and necessary action.

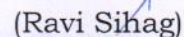


(Ravi Sihag)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1017-PA(SN)-2017/

Dated:

A copy is forwarded to Senior Town Planner, Gurugram with a request to send the objections, if any received from the third party right holders after the expiry of 30 days of the advertisement made by the developer regarding proposed transfer of license.

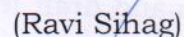


(Ravi Sihag)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1017-PA(SN)-2017/

Dated:

A copy is forwarded to District Town Planner(P), Gurugram for information and necessary action.

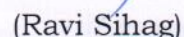


(Ravi Sihag)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1017-PA(SN)-2017/

Dated:

A copy is forwarded to District Town Planner(E), Gurugram for information and necessary action.



(Ravi Sihag)
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: tcpharyana6@gmail.com

Regd.

To

Godrej Realview Developers Pvt. Ltd.,
Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway,
Vikhroli (E), Mumbai-400079

Memo No. LC-1017-PA(SN)-2018/5993 Dated: 15-02-2018

Subject: Renewal of Licence No. 18 of 2008 dated 02.02.2008 granted for setting up Residential Group Housing Colony over an area measuring 14.793 acres falling in Sector 106, Gurugram Manesar Urban Complex -Godrej Realview Pvt. Ltd.

Reference: Your application dated 27.12.2017 on the subject cited above.

1. Licence No. 18 of 2008 dated 02.02.2008 granted for setting up Residential Group Housing Colony over an area measuring 14.793 acres in Sector 106, Gurugram Manesar Urban Complex is hereby renewed up to 01.02.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get compound the delay in allotment of EWS flats as per provisions of Departmental policy dated 16.08.2013.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
5. You shall get approved the Service Plan/ Estimates within the current validity period of licence.
6. You shall make substantial progress regarding development work at site within the current validity period of licence after getting approval of building plans and NOC from MoEF.
7. You shall get the licence renewed 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.

(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1017/PA(SN)/2018/

Dated:

- A copy is forwarded to following for information and further necessary action.
1. Chief Administrator, HUDA, Panchkula.
 2. Chief Engineer, HUDA, Panchkula.
 3. Chief Account officer of this Directorate.
 4. Senior Town Planner, Gurugram.
 5. District Town Planner, Gurugram.
 6. Nodal Officer (website) for updation on website.

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