

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


Licence No. 46 of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Saubhagya Colonisers Pvt. Ltd., Sh. Pawan Kumar S/o Mulakh Raj, Smt. Nirja W/o Lucky Gulati, Narender Parkash S/o Des Raj, Samir S/o Iqbal Krishan, Smt. Seema W/o Anil Ahuja, Anil S/o Sai Dittamal, Munish Kumar S/o Satish Kumar C/o Saubhagya Colonisers Pvt. 371, 2<sup>nd</sup> Floor, Nirman Vihar, New Delhi-110092 for setting up of Residential Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna after migration of area measuring 14.90 acres from licence no. 53 of 2012 in the revenue estate of village Naraingarh, Husani, Kullarpur in Sector-4, Naraingarh, Distt. Ambala.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony 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:-
  - a. That the affordable residential plotted colony 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.
  - 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 the Rules 1976 made thereunder are duly complied with.
  - c. That the licensee 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 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. That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e. That the licensee has 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.
  - f. That the licensee have read and understood the contents of the Affordable Plotted Housing Policy - Deen Dayal Jan Awas Yojna 2016 and you shall abide by the terms and conditions of this policy in letter and spirit

- t. That the licensee 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.
  - u. That the licensee 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - v. That the licensee shall follow the provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules framed thereunder in letter and spirit
  - w. That licensee shall construct and maintain the revenue rasta from which access is being taken at your own cost in concurrence with concerned authority upto higher order road.
  - x. That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest
3. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
  4. The licence is valid up to 12/07/2022.

Dated: The 13/07/2017  
Chandigarh

  
(T.L. SATYAPRAKASH, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-3299-JE (VA)-2017/ 16893

Dated: 17-07-2017

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

1. Saubhagya Colonisers Pvt. Ltd., Sh. Pawan Kumar S/o Mulakh Raj, Smt. Nirja W/o Lucky Gulati, Narender Parkash S/o Des Raj, Samir S/o Iqbal Krishan, Smt. Seema W/o Anil Ahuja, Anil S/o Sai Dittamal, Munish Kumar S/o Satish Kumar C/o Saubhagya Colonisers Pvt. 371, 2<sup>nd</sup> Floor, Nirman Vihar, New Delhi-110092 along with a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Panchkula.
8. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Revenue Officer, Ambala.
12. District Town Planner, Ambala along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.

To be read with License No 46 dated 13/7/2017

Saubahgya Colonisers Pvt. Ltd;

Village	Rect No	Killa No	Area
Naraingarh	5	4/2/2	0-5
		4/2/1	0-15
		4/2/3	0-12
		5/1	2-14
		5/2	0-13
		6/3	3-8
		7/1/1	2-14
		7/1/2	2-9
		7/2	2-18
		1	16/2 Min
	25/1 Min	5-8	
Husani	33	3/2/2	1-18
		4	8-0
		5 Min	3-2
		7	9-6
		8/1/2	3-2
		14	4-1
Kullarpur	30	5 Min	0-19
		14	2-16
		15/2	5-16
		16	2-11

L.No. 46 2 13.7.2017.

Saubahgya Colonisers Pvt. Ltd;339/560 share

Pawan Kr. S/o Mulakh Raj 1/20 Sahre

Nirja W/o Lucky 1/32 share

Narender Parkash S/o Desh Raj 1/20 share

Samir S/o Iqbal Krishan 2/28 share

Seema W/o Anil Ahuja 1/32 share

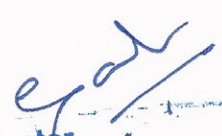
Anil S/o Sai Ditamal 11/112 share

Munish Kumar S/o Satish Kumar 1/16 share

Village	Rect No	Killa No	Area
Naraingarh	5	½	7-7
		2	8-0
		3	8-0
		8	8-0
		9	8-0
		10	8-0
		Total	47-7

Grand total 119 Kanal 4 Marla OR 14.90 Acres

Note;- Killa No 33//3/2/2 Min (1-10),4 Min(5-5),5 Min(1-10),7Min(1-9)) total area 9Kanal-14 Marla having total 42 No of plot out of which 16 plots are of Category A and 26 plots are for Category F are under mortgage.

  
Director,  
Town & Country Planning  
Haryana  
(JEEWAN PATWARI)