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**ORDER**

Whereas licence no. 16 of 2008 dated 31.01.2008 was granted to Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. to develop a group housing colony on the land measuring 17.55 acres in the revenue estate of village Behrampur, District Gurgaon.

A request was received on 24.07.2015 under the policy dated 15.07.2015 regarding rescheduling of licence land between Group Housing and plotted licenced colonies to process of exchange between the licence no 16 of 2008 dated 31.01.2008, 28 of 2008 dated 17.02.2008, 44 of 2011 dated 13.05.2011, 63 of 2009 dated 13.11.2009, 107 of 2010 dated 20.12.2010 and 60 of 2012 dated 11.06.2012, which was examined and in principle approval was granted vide this office memo no 17766 dated 16.09.2015 to comply the terms and conditions as laid down therein within a period of 60 days. Thereafter, the compliance made by you dated 01.10.2015, 19.10.2015 and 26.10.2015 have been examined and found in order.

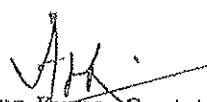
After exchange of licenced land among the licences the revised schedules of land measuring 17.55 acres are annexed as Annexure 'A' in the name of Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Fiverivers Township Pvt. Ltd., Bulls Realtors Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. w.r.t licence no. 16 of 2008 dated 31.01.2008.

The approval of all zoning plans and building plans accorded earlier in the above mentioned licences shall stand annulled and fresh zoning and building plans shall be get approved as per Rules/norms. The terms and conditions as stipulated in above said licences will remain applicable and will be complied with by Base Exports Pvt. Ltd. for licence no. 16 of 2008 dated 31.01.2008.

The company will also abide by the terms and conditions of the agreements LC-IV and Bilateral Agreements executed with the Director.

Dated:

Chandigarh

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


Endst. No. LC-1952/PA(SN) 24336

Dated: 9/12/15

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

1. Base Exports Pvt. Ltd. SCO no 6-8, Sector-9D, Madhaya Marg, Chandigarh alongwith a copy of Agreement LC-IV and Bilateral Agreement, Land schedule & Layout.
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. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Enforcement, Chandigarh.
10. Senior Town Planner, Gurgaon.
11. District Town Planner (Planning), Gurgaon.
12. Chief Accounts Officer, (HQ) O/o Director, Town & Country Planning, Haryana, Chandigarh.

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

Endst. No. LC-1952/PA(SN)

Dated:

A copy is forwarded to District Town Planner (HQ) Sh. P.P. Singh with request to update the status on website.

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

Revised Land Schedule

To be read with License No. 16 of 2008

1	<u>Land owned by Aspirant Builders Pvt. Ltd., District-Gurgaon</u>			Total Area		Taken Area		
	Village	Rect. No.	Killa No.	K	M	K	M	
	Behrampur	12	19/2	5	5	5	5	
			21/2/1	1	7	1	7	
			22/1	2	9	2	9	
							9	1
2	<u>Land owned by RTVS Buildwell Pvt. Ltd. (365/1216 Share), Ornamental Realtors Pvt. Ltd. ( 773/1216 Share), Adson Software Pvt. Ltd. (78/1216 Share)</u>							
	Behrampur	12	21/1/1	1	2	1	2	
			21/1/2	0	4	0	4	
	13		24/2	7	0	4	0	
			25/1	8	0	3	19	
			25/2	0	1	0	1	
			4/1	4	0	4	0	
	19		4/2	3	12	3	12	
			5/1	1	1	1	0	
			5/2	7	0	7	0	
			6	8	0	8	0	
			7	7	12	7	12	
			10	1	3	0	3	0
	20		10	5	1	5	1	
						48	11	
3	<u>Land owned by Base Exports Pvt. Ltd. (227/748 Share), Ornamental Realtors Pvt. Ltd. (521/748 Share)</u>							
	Behrampur	18	6/1	8	7	8	7	
			14/1	6	0	6	0	
			14/2	3	18	3	18	
			15/1/1	0	4	0	4	
			15/1/2	2	1	2	1	
			16/2	2	12	2	12	
			17	8	0	8	0	
							31	2
4	<u>Land owned by Base Exports Pvt. Ltd.</u>							
	Behrampur	19	8/1	7	16	7	16	
			8/2	0	4	0	4	
			9/1/1	0	11	0	11	
			9/1/2	2	1	2	1	
			12/2	2	12	2	12	
			13	8	0	8	0	
					21	4		
5	<u>Land owned by BTVS Buildwell Pvt. Ltd.</u>							
	Behrampur	19	9/2/1	2	4	2	4	
			9/2/2	3	4	3	4	
			10/1	5	16	5	16	
			10/2	2	4	2	4	
					13	8		
6	<u>Land owned by Fiverivers Developers Pvt. Ltd.</u>							
	Behrampur	19	12/1	5	8	4	0	
			19/1/1	0	16	0	16	
					4	16		
7	<u>Land owned by Fiverivers Township Pvt. Ltd.</u>							
	Behrampur	18	18/2	3	19	3	19	
8	<u>Land owned by Bulls Realtors Pvt. Ltd. (3/8 Share), Fiverivers Developers Pvt. Ltd. (1/8 Share), Aspirant Builders Pvt. Ltd. ( 1/2 Share)</u>							
	Behrampur	19	3/2	0	15	0	15	
9	<u>Land owned by Bulls Realtors Pvt. Ltd. (3/4 Share), Fiverivers Developers Pvt. Ltd. (1/4 Share)</u>							
	Behrampur	19	14	7	12	7	12	
						Grand Total	140	8 Or 17.55 acres.

  
**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
 244147-35

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Base Exports Pvt. Ltd.,  
BTVS Buildwell Pvt. Ltd.,  
Adson Software Pvt. Ltd.,  
Ornamental Realtors Pvt. Ltd.,  
Aspirant Builders Pvt. Ltd.,  
C/o Base Exports Pvt. Ltd.  
305, Kanchan House,  
Karampura Commercial Complex,  
New Delhi-110015.

Memo No. LC-1042-II-JE (VA)-2018/ 516

Dated 08-01-2019

**Subject: -** Renewal of licence no. 16 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 01.02.2018 & 24.05.2018 on the subject mentioned above.

Licence no. 16 of 2008 dated 31.01.2008 granted to you for setting up of a Group Housing Colony over an area measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 30.01.2020, after freezing the area measuring 0K-16M (with FAR of 708.19875 sq. mtr.) due to investigation in Khasra no. 19//19/1/1 of village Behrampur, on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No.LC-1042-II-JE (VA)-2018/

Dated

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

/

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

## ORDER

Whereas, licence no 16 of 2008 dated 31.01.2008 has been granted to Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd., C/o Base Exports Pvt. Ltd. for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. 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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 20.04.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,18,000/- and the same has been deposited by the licensee.

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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-1042-II-JE (VA)-2018/ 523

Dated: 08-01-2019

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

1. Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd. C/o Base Exports Pvt. Ltd., 305, Kanchan House, Karampura Commercial Complex, New Delhi-110015.

2. Chief Accounts Officer of this Directorate.

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