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FORM LC-V
(See Rule-12)

(TRUE COPY)

Haryana Government
Town and Country Planning Department.

Licence No. 219 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Automax Unit of M/s. Omax Autos Ltd, Sohna Road, Village Tikri District Gurgaon for setting up of a Commercial Colony at village Tikri in sector-47, 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 Commercial 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 & Regulations of Urban Areas Act, 1975 and the Rules, 1976 made thereunder 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 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 Government.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Commercial 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. The licence is valid upto 10.9.2009.

Dated Chandigarh
The 11-9-2007.

S.S. Dhillon
(S.S. Dhillon)
Director

Town and Country Planning,
Haryana, Chandigarh

Endst. No. DS(II)-2007/ 23285

Dated:- 12-9-07

- A copy is forwarded to the following for information and necessary action:-
1. M/s. Automax Unit of M/s. Omax Autos Ltd, Sohna Road, Village Tikri District Gurgaon along with copies of agreement, LC-IV and Bilateral.
 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 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. District Town Planner, Gurgaon, along with a copy of agreement.
 12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

Self Certified True Copy
For Automax Constructions Ltd. For: *JS*
District Town Planner(Hq)JS
Haryana, Chandigarh

Q. Omax
Managing Director

(TRUE COPY)

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To be read with licence No. 219 of 2007

Details of land owned by M/s. Automax Unit of M/s. Omax Autos Ltd village Tikri District Gurgaon

| Village | Rect No. | Killa No | Area B-B-B |
|---------|----------|---------------|---------------|
| Tikri | 14 | 4/2 min | 0-12-0 |
| | | 5/1/2 min | 1-12-0 |
| | | 6/1/1 | 1-17-3 |
| | 17 | 10/2/2/1 | 0-10-2 |
| | | Total: | |

[Signature]

Director

Town and Country Planning,
Haryana, Chandigarh

[Signature]

Self Certified True Copy

For Automax Constructions Ltd.

[Signature]

Managing Director

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349, e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

Regd.

To

Automax (Unit of Omax Autos Ltd.)
5/13, Sohna Road, Village Tikri,
Gurugram.


Subject:

Memo No. LC-1126-Asstt(RK)/2019/25728
Renewal of licence No. 219 of 2007 dated 11.09.2007

Dated: 16-10-19

Please refer to application dated 24.11.2015 on the matter as subject cited above.

- Licence No. 219 of 2007 dated 11.09.2007, granted for setting up of commercial colony on the land measuring 2.851 acres in Sector 47, Gurugram Manesar Urban Complex is hereby renewed upto **10.09.2024** on the same terms & conditions laid down therein.
- This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
- That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, you shall deposit the increased renewal fees in accordance with the final notification or as decided by the Department as undertaking dated 16.10.2019 submitted by you.
- The copy of MoEF clearance shall be submitted within 3 months from issuance of the renewal letter.
- Service plan estimates of the colony shall be submitted for approval in the office of competent authority after approval of revised building plans.
- The BGs submitted on account of EDC/IDW shall be got revalidated well before their expiry.

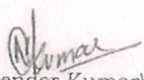

(K. Markrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1126-Asstt(RK)/2019/

Dated:

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

- Chief Administrator, HUDA, Panchkula.
- Senior Town Planner, Gurugram.
- Website Administrator with a request to update the status of renewal of license on the website of the Department.
- District Town Planner, Gurugram.
- Chief Account Officer of this Directorate.


(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

ORDER

License No. 219 of 2007 dated 11.09.2007 was granted in favour of Automax (a unit of Omax Autos Ltd.) over an area measuring 2.851 acres for setting up of a commercial colony in the revenue estate of village Tikri, Sector-47, Gurugram-Manesar Urban Complex.

The licensee company had submitted applications dated 16.05.2019 to transfer of license and change of developer in the project from Automax (a unit of Omax Autos Ltd.) to Spaze Tower Pvt. Ltd. under the policy parameters dated 03.01.2017 & 18.02.2015. The request of the licensee company has been considered and the transfer of license & Change of developer in the present case is changed to Spaze Tower Pvt. Ltd. under the ibid policy parameters. The terms and conditions as stipulated in the above said licenses will remain the same and will be complied with new entity. The new entity will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh.

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

Endst. No. LC-1126-Asstt. (RK)/2019/ 30231-240

Dated: 09-12-2019

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

1. Automax (a unit of Omax Autos Pvt.), 5/13, Sohna Road, Village Tikri, Gurugram.
2. Spaze Towers Pvt. Ltd., Spazedge, Sector-47, Gurugram-Sohna Road, Gurugram-122002 with the request to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. Senior Town Planner (Enforcement), Haryana, Chandigarh.
9. District Town Planner, Gurugram
10. Accounts Officer of this Directorate.

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

To be read with License No 219 of 2007

Revised Land Schedule

Detail of land owned by Spaze Towers Pvt.Ltd. District Gurgaon

| Village | Rect.No | Killa No | Total Area (B-B-B) | Area Taken (B-B-B) |
|---------|---------|--------------|-----------------------|-----------------------|
| Tikri | 14 | 4/2 | 0-14-0 | 0-12-0 |
| | | 5/1/2 | 2-0-0 | 1-12-0 |
| | | 6/1/1 | 1-17-3 | 1-17-3 |
| | 17 | 10/2/2/1 | 0-10-2 | 0-10-2 |
| | | Total | 4-11-5 | |

Or 2.851 Acres


Director,
Town & Country Planning
Haryana 