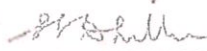


FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 134 of 2008

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder to M/S Wellworth Housing Pvt. Ltd., 1497, Bhardwaj Bhawan, Wazir Nagar, Kotla Mubarakpur, New Delhi for setting up of a Commercial Colony at Viliage Badshahpur, District 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 and Regulation of Urban Areas Act, 1975 and Rules, 1976 made 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 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.
That the licensee shall derive permanent approach from the service road only.
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.
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)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. 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.
6. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
7. The licence is valid upto 27-6-2010.

Dated Chandigarh
The 22-6-2008

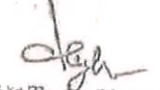

(S.S. Dhillon)
Director
Town and Country Planning,
Haryana, Chandigarh.

Endst No. DS-2008/ 5276

Dated:- 2-7-2008

A copy is forwarded to the following for information and necessary action:-
M/S Wellworth Housing Pvt. Ltd., 1497, Bhardwaj Bhawan, Wazir Nagar, Kotla Mubarakpur, New Delhi along with copy of agreement LC-IV and bilateral agreement.

1. Chief Administrator, HUDA, Panchkula.
2. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Administrator, HUDA, Gurgaon.
5. Chief Engineer, HUDA, Panchkula.
6. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3 above before starting the Development Works.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. Senior Town Planner (Monitoring Cell), Haryana, Sector-3, 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.
13. agreement.


Senior Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh


TO BE READ WITH LICENCE NO...1.3.4.....OF 201

1. Detail of land owned by M/s Wellworth Housing Pvt. Ltd. village Badshapur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	62	2061 20	8-0
		1991 21/1	3-2
		2061 21/2	2-18
		2061 22	6-0
		Total	20-0 or 2.5 Acre

2. Detail of land owned by M/s Raj Realtech Pvt. Ltd. village Badshapur District Gurgaon.

Village	Rect. No.	Kill- No.	Area K-M
Badshapur	61	2060 16/1	4-7
		2060 16/2 min	0-8
		2060 17/1	6-18
		Total	11-13 or 1.456 Acres
G-Total			31K-13 M or 3.956 Acre


Director
Town & Country Planning,
Haryana, Chandigarh,
J. P. Tewari

Directorate of Town & Country Planning, Haryana

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

To

Raj Realtech Pvt. Ltd.
Wellworth Housing Pvt. Ltd.
Spazedge, Sector 47, Gurugram-Sohna Road,
Gurugram.

Memo No. LC-1843-JE (VA)-2019/ 7450

Dated: 11-03-2019


Subject: Renewal of licence no. 134 of 2008 dated 28.06.2008 granted for setting up of Commercial Colony on the land measuring 3.956 acres in the revenue estate of village Badshahpur, Sector-69, Gurugram Manesar Urban Complex.

Ref: Your application dated 10.07.2018, 17.01.2019 & 21.02.2019 on the subject mentioned above.

Licence no. 134 of 2008 dated 28.06.2008 granted to you vide this office Endst No. DS-2008/5276-88 dated 02.07.2008 for setting up of a Commercial Colony over an area measuring 3.956 acres in the revenue estate of village Badshahpur in Sector-69, Gurugram Manesar Urban Complex is hereby renewed upto 27.06.2020 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
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
Dated:

Endst. No. LC-1843-JE (VA)-2019/

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, vide this office endst. no. DS-2008/5276-88 dated 02.07.2008, the licence No. 134 of 2008 dated 28.06.2008 was granted to Wellworth Housing Pvt. Ltd. & Raj Realtech Pvt. Ltd. for development of a Commercial Colony on the land measuring 3.956 acres falling in the revenue estate of Village Badshahpur, Sector 69, Distt. Gurugram.

2. And, whereas, the request for grant of permission for change in developer from Wellworth Housing Pvt. Ltd. & Raj Realtech Pvt. Ltd. to the name of Spaze Towers Pvt. Ltd. was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the change in developer from Wellworth Housing Pvt. Ltd. to the name of Spaze Towers Pvt. Ltd. in licence no. 134 of 2008 dated 28.06.2008 for the area measuring 3.956 acres is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, Spaze Towers Pvt. Ltd., shall comply with the same in letter & spirit. Spaze Towers Pvt. Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Spaze Towers Pvt. Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 134 of 2008 dated 28.06.2008 issued by this office. The copy of LC-IV agreement & Bilateral agreement are hereby enclosed.

DA/As above.


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

Endst. No. LC-1843-JE (VA)/2019/ 23928

Dated: 20-09-19

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

1. Raj Realtech Pvt. Ltd. & Wellworth Housing Pvt. Ltd., Spazedge, Sector 47, Gurugram-Sohna Road, Gurugram.

2. Raj Realtech Pvt. Ltd. & Wellworth Housing Pvt. Ltd. C/o Spaze Towers Pvt. Ltd., Spazedge, Sector 47, Gurugram-Sohna Road, Gurugram alongwith a copy of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HSVP, Panchkula.
6. Superintending Engineer, HSVP, Gurugram.
7. Land Acquisition Officer, Gurugram.
8. Senior Town Planner, Gurugram.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurugram; and
11. Chief Accounts officer of this Directorate.



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