


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

Licence No. 51 of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Regal Green Land Pvt. Ltd. M/s High Star Builders Pvt. Ltd. in collaboration with M/s SU Estates Pvt. Ltd., A-11, 1<sup>st</sup> Floor, Neeti Bagh New Delhi for setting up of a commercial colony at Village Ullawas in Sector -62 District Gurgaon.
2. The particulars of land wherein the aforesaid commercial 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 you shall construct the 12 mtr wide service road along the 60 mtr sector road and 24 mtr wide internal circulation plan road, if any, forming part of site area at their own cost and will transfer the same free of cost to the Government.
5. That you shall derive permanent approach from the service road along the development plan road.
6. That you will not give any advertisement for sale of 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, if any, 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. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
10. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
11. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
12. That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
13. The licence is valid upto 26-8-2013

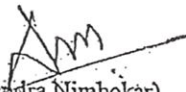
Dated: Chandigarh  
The 27-8-2009

  
(T.C. Gupta, IAS)  
Director  
Town and Country Planning,  
Haryana, Chandigarh.

Endst No. LC-1611-2009/ 8978

Dated:- 28-8-09

- A copy is forwarded to the following for information and necessary action:-  
M/s Regal Green Land Pvt. Ltd. M/s High Star Builders Pvt. Ltd. C/o M/s SU Estates Pvt. Ltd., A-11, 1<sup>st</sup> Floor, Necti Bagh New Delhi along with copy of agreement LC-IV and 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; SCO No. 1-3, Sector - 17D Chandigarh
  6. Addl. Director Urban Estates, Haryana, Panchkula.
  7. Administrator, HUDA, Gurgaon.
  8. Chief Engineer, HUDA, Panchkula.
  9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
  10. Land Acquisition Officer, Gurgaon.
  11. 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.
  12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
  14. District Town Planner, Gurgaon along with a copy of agreement.
  15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
(Devedra Nimbokar)  
District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh

1. Detailed of land owned by M/s. Regal Green Lands Pvt. Ltd. (288/305) & M/s. High Star Builders Pvt. Ltd. (17/305), village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect.No.	Killa No.	Area		
			K	M	
Ullawas	9	22min	4	4	
		Total	4	4	or 0.53 Acres

2. Detailed of land owned by M/s. Regal Green Lands Pvt. Ltd. (171/182) & M/s. High Star Builders Pvt. Ltd. (11/182), village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect.No.	Killa No.	Area		
			K	M	
Ullawas	17	1/2/3	1	4	
		2	7	18	
		Total	8	22	or 1.14 Acres

3. Detailed of land owned by M/s. Regal Green Lands Pvt. Ltd. (131/139) & M/s. High Star Builders Pvt. Ltd. (8/139), village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect.No.	Killa No.	Area		
			K	M	
Ullawas	17	9/1/1/1	1	2	
		9/2	2	17	
		10	3	0	
		Total	6	19	or 0.869 Acres

4. Detailed of land owned by M/s. Regal Green Lands Pvt. Ltd., village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect.No.	Killa No.	Area		
			K	M	
Ullawas	17	1/2/2min	0	5	
		9/1/1/2	0	16	
	9	23/1Min.	0	14	
		Total	0	35	or 0.22 Acres

Grand Total 22K-0M 2.75 Acres

Director  
Town and Country Planning,  
Haryana, Chandigarh.

*[Signature]*



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

LICENCE NO. 58 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Regal Green Lands Pvt. Ltd. & High Star Builders Pvt. Ltd., C/o SU Estates Pvt. Ltd., A-11, 1<sup>st</sup> Floor, Neeti Bagh, New Delhi-49 for development of commercial colony over an additional area measuring 0.60 acres falling in the revenue estate of village Ullawns, Sector 62, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid commercial colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
  - a. That the commercial colony will be laid out in confirmation to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
  - c. That the portion of Sector/Master plan road which shall form part of the licensed 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.
  - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - e. That you shall take permanent access from service road proposed along the development plan road.
  - f. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - h. That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
  - i. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
  - j. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
  - k. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - l. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - m. That you shall pay the labour cess charges as per policy dated 4.5.2010.
  - n. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
  - o. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
  - p. That the developer will use only CFL fittings for internal as well as for campus lighting.

- r. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two months from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
  - s. That you shall submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
  - t. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the floor owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
  - u. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 4/6/2016.

Place: Chandigarh  
Dated: 5/6/2012


Endst.No.LC-1611-JE(B)-2012/ 9991

Dated: 8/6/12

(T.C. GUPTA, IAS)  
Director General  
Town & Country Planning  
Haryana, Chandigarh

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

1. Regal Green Lands Pvt. Ltd., High Star Builders Pvt. Ltd., C/o SU Estates Pvt. Ltd., A-11, 1<sup>st</sup> Floor, Neeti Bagh, New Delhi-492. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement, bilateral agreement & layout plan/zoning plan.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. *along with zoning plan.*
13. District Town Planner, Gurgaon along with a copy of agreement. *& zoning plan.*
14. Chief Accounts Officer, O/o Senior Town Planner (Monitoring), Chandigarh alongwith original BG.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

  
District Town Planner (HQ) PPS.  
For Director General, Town & Country Planning  
Haryana, Chandigarh  
[dtp.hqdn.tcp@gmail.com](mailto:dtp.hqdn.tcp@gmail.com)

TO BE READ WITH LICENCE NO.....<sup>58</sup>.....OF 2012 DATED / 6 / 5 / 2012

- 1 Details of land owned by Regal Green Lands Pvt. Ltd. (288/305) share, High Star Builders Pvt. Ltd. (17/305) share. Tehsil Sohna, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area		Area Taken	
			K	M	K	M
Ullahwas	9	22	8	0	3	16
		28	0	7	0	7
		Total			4	3

- 2 Land owned by Regal Green Lands pvt. Ltd.

Ullahwas	17	1/2/2	0	18	0	13
Grand Total					4	16 or 0.60 acres.

**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
21.1.12