

vatika®
creating lasting value

Vatika City Central
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Ambala City 134003
Haryana, INDIA
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Corporate Office
Vatika Limited
Vatika Triangle, 7th Floor
Sushant Lok, Phase I, Block A
Mehrauli - Gurgaon Road
Gurgaon 122 002, Haryana
INDIA

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February 20, 2017

To,

The Director General
Town & Country Planning, Haryana
Chandigarh.

Subject: Request for renewal of license no, 22 of 2011 dated 24.03.2011 for Group Housing Colony on land measuring 11.218 Acres at Sector -82A, Gurgaon being developed by M/s Vatika Limited.(LC-2409)

Dear Sir,

This has reference to the subject cited above.

You are requested to renew the aforesaid license for the Group Housing Colony on land measuring 11.218 Acres at Sector-82A, Gurgaon as there are some works still pending and require some more time for completion.

In this regard, enclosed herewith find application form LC-VI alongwith renewal fee of Rs. 46,20,000/- (Rupees Forty six lakh twenty thousand Only) bearing draft No 073214 dated 20.02.2017 in favour of 'Director, Town & Country Planning, Haryana' Payable at HDFC Bank, Chandigarh.

Enclosed herewith find license No. 22 of 2011 dated 24.03.2011 in original for your necessary action please.

This is for your kind consideration and we hope that our request will be granted to us as soon as possible so that we are able to complete the said project at the earliest.

Thanking You,

Yours Sincerely,
For M/s Vatika Limited

Virendhar

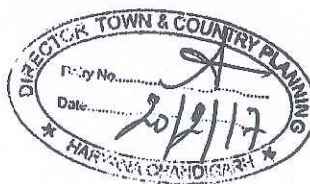
Virendhar Dhar

G.M. (Planning & Co-ordination)

Mob. - 9810566938

Email - virendhar@vatikagroup.com

Encl: As stated above



Registered Office w.e.f. 9th March, 2015 is
VATIKA LIMITED
Vatika Triangle, 4th Floor, Sushant Lok
Phase I, Block A, Mehrauli - Gurgaon Road,
Gurgaon - 122 002, Haryana, INDIA

Registered Office
Vatika Limited
Flat No. 621-A, 6th Floor
Devika Towers, 6, Nehru Place
New Delhi 110 019
INDIA
CIN: U74899DL1998PLC094773



HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

18022017

Pay

DIRECTOR TOWN AND COUNTRY PLANNING, HARYANA

Or Order

अदा करे

या उनके आदेश पर

Rupees

FORTY SIX LAKH TWENTY THOUSAND ONLY.

₹

*46,20,000.00

FC HDFC BANK LTD.

For HDFC BANK LTD.

CHANDIGARH - SECTOR 8C
CHANDIGARH - 160018
REF. No. 0712071485

De Jure
21/09/2017
AUTHORISED SIGNATORIES
Please sign above

⑆073214⑆ 160240005⑆ 999989⑆ 12

SESHASMI/C/CS-2010

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


LICENCE NO. 22. OF 2011

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Stanway Developers Pvt. Ltd, M/s Mandell Developers Pvt. Ltd. M/s Sahar Land and Housing Pvt. Ltd. Sh. Karan Singh S/o Sh. Harnarayan, Sh. Ram Mehar S/o Ram Parsad, Sh. Meer Singh S/o Sh. Kanhi, Sh. Jagmal S/o Sh. Hardev, C/o M/s Vatika Limited, 7th Floor, Vatika Triangle, Sushant Lok I, Block A, Gurgaon to develop a Residential Group Housing Colony on the land measuring 11.218 acre falling on the revenue estates of village Shikohpur, Sector-82 A, Tehsil and District Gurgaon.
2. The particular of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the Group Housing Colony is laid out to conform 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 demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of 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 along with area falling in Green belt.
5. 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.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/flat/floor in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential colony.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
12. The licence is valid up to 23-3-2015.


(T.C.GUPTA, IAS)

Director General

Town & Country Planning

Haryana, Chandigarh. 

Email: - tcphrv @ gmail.com

Chandigarh the Dated: 24-3-2011.


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

1. M/s Stanway Developers Pvt. Ltd, M/s Mandell Developers Pvt. Ltd. M/s Sahar Land and Housing Pvt. Ltd. Sh. Karan Singh S/o Sh. Harnarayan, Sh. Ram Mehar S/o Ram Parsad, Sh. Meer Singh S/o Sh. Kanhi, Sh. Jagmal S/o Sh. Hardev, C/o M/s Vatika Limited, 7th Floor, Vatika Triangle, Sushant Lok I, Block A , Gurgaon along with a copy of agreement LC-IV and Bilateral agreement.
2. Chairman, Haryana State Pollution Control Board, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector 6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Addl. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, M. Cell, Sector-8C, Chandigarh along with a copy of agreements.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ NOC as per condition No.8 above before starting the Development works.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer, Monitoring Cell, along with a copy of agreements.
17. Accounts Officer 0/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Vijay Kumar)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana Chandigarh. 

1 Detail of land owner by M/s Stanway Developers (P) Ltd. 1/2 Share, Karan Singh S/o Harnarayan 1/2 Share Distt. Gurgaon

Village	Khasra No.	Area		B
		B	--	
Sikohpur	147	2	--	0
	148	1	--	8
	149	0	--	12
	150	2	--	0
	162	2	--	4
Total		8		4 Or 5.125 Acres

2 M/s Mandell Developers Pvt. Ltd. 78/2420 Share M/s Stanway Developers Pvt. Ltd. 1812/2420 Share M/s Sahar Land & Housing Pvt. Ltd. 159/2420 Share Ram Mehar S/o Ramparsad 159/2420 Share, Meer Singh S/o Kanhi 106/2420 Share, Jagmal S/o Hardev 106/2420 Share.

Village	Khasra No.	Area		B
		B	B	
Sikohpur	57	0		18
	58/1	0		13
	59/2	0		11
	60	2		5
	61	1		14
Total		6	1	Or 3.781 Acres

3 M/s Mandell Developers Pvt. Ltd. 131/4145 Share M/s Stanway Developers Pvt. Ltd. 3219/4145 Share M/s Sahar Land & Housing Pvt. Ltd. 172/4145 Share, Ram Mehar S/o Ramparsad 267/4145 Share, Meer Singh S/o Kanhi 178/4145 Share, Jagmal S/o Hardev 178/4145 Share.

Village	Khasra No.	Area		B
		B	B	
Sikohpur	152	0		8
	153	0		8
	154	0		8
	155	0		13
	156	1		9
	157min	0		8
Total		3	14	Or 2.312 Acres

Grand Total 11.218 Acres

**Director General
Town & Country Planning
Haryana, Chandigarh**

Chandigarh 12/12/11