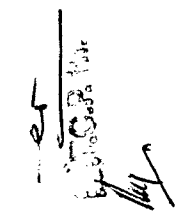


FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT


Licence No. 56 of 2009

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to (i) M/s Robin software Pvt. Ltd., Sh. Sanjay Passi, S/o Sh. B.L. Passi, in collaboration with M/s Emaar MGF Land Ltd. C/o M/s Emaar MGF Land Ltd., ECE House, 28 KG Marg, New Delhi-110001, to develop a Group Housing on the land measuring 24.477 acres falling in revenue estate village Shikhopur, Tehsil and Distt. Gurgaon in sector 77.
2. The particulars 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, Town & Country Planning, and Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the residential 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 and for the approval of zoning plan.
4. 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.
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 you will have 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 service. The decision of the competent authority shall be binding in this regard.
8. That you shall obtain approval/NOC from competent authority to fulfil 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 developer will use only CFL fittings for internal lighting as well as campus lighting.

10. That you shall convey the ultimate power load requirement of the project to the concerned power utility with a copy to the Director within two months period from the date of grant of licence.

11. The licence is valid up to 30-8-2013.

Dated: The 31-8-2009
Chandigarh


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

Endst: No.5DP-III -2009/ 9147

Dated: 31-8-09

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

1. To (i) M/s Robin software Pvt. Ltd., Sh. Sanjay Passi, S/o Sh. B.L. Passi,
(ii) M/s Emaar MGF Land Ltd. C/o M/s Emaar MGF Land Ltd., ECE House,
28 KG Marg, New Delhi-110001 along with a copy of agreement, LC-IV B and
Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, 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, and Gurgaon along with a copy of agreement.
8. Land Acquisition officer, Gurgaon.
9. Senior Town Planner, Gurgaon.
10. Senior Town Planner (Enforcement) Chandigarh.
11. District Town Planner Gurgaon along with a copy of agreement.
12. Senior Town Planner (Monitoring Cell) Chandigarh alongwith a copy of agreement.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, and Chandigarh
along with a Copy of agreement.



Hitesh Sharma,
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh

To be read with Licence No. 56 of 2009
Detail of land owned by M/s Robin Software (P) Ltd in village Shikhopur, Tehsil & District
Gurgaon

1

Village	Khasra No.	Area
Shikhopur	761/1/1	B--B--B 1--6--10
	920/2	2--2--12
	919	0--15--0
	774	0--5--0
	775/3	0--15--8
	780/4	0--8--0
	781/3	0--4--0
	927/1	0--4--4
	926/2	0--6--15
	920/1	2--16--0
	767/2	2--2--11
	922/1	0--0--18
	775/2	1--0--14
	780/3	0--11--4
769	2--5--0	
764	0--13--0	
770	0--11--0	
771	1--2--0	

Total = 17--9--16 or 10.932 Acres

2 Detail of land owned by M/s Robin Software (P) Ltd. 14/44share, Sanjay Passi s/o Sh.
B.L.Passi 30/44 share in village Shikhopur, Tehsil & District Gurgaon

Village	Khasra No.	Area
Shikhopur	765	B--B--B 2--4--0

Total = 2--4--0 or 1.375 Acres

3 Detail of land owned by M/s Robin Software (P) Ltd. 60/207share, Sanjay Passi s/o Sh.
B.L.Passi 147/207 share in village Shikhopur, Tehsil & District Gurgaon

Village	Khasra No.	Area
Shikhopur	768	B--B--B
	772	4--1--0
	773	3--8--0 2--18--0


Total = 10--7--0 or 6.4687 Acres

4 Detail of land owned by Sanjay Passi s/o Sh. B.L.Passi in village Shikhopur, Tehsil & District
Gurgaon

Village	Khasra No.	Area
Shikhopur	778/2	B--B--B
	779/1	0--4--4
	776/3	1--7--6
	788/3	1--14--10
	786/1	0--0--14
	776/2	0--2--0
	777/3	1--3--0
	778/1	0--5--5
	788/2	0--15--15
	782/1	0--2--0
	785/1	0--0--18
	786/2/2	0--3--12
	776/4	0--0--6
	779/2-5	1--3--0 1--19--19

Total = 9--2--9 or 5.7016 Acres

B--B--B
G.T 39--3--5 or 24.477 Acres


Town & Country Planning,
Haryana, Chandigarh
Jitendra

Directorate of Town & Country Planning, Haryana

SCO-74-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcharyana.gov.in - e-mail: tcphry@gmail.com

Regd. To

Robin Software Pvt. Ltd. and others,
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi-1.

Memo No:-LC-1031-JE (S)-2014/ 9770 Dated: 13/10/14

Subject: - Renewal of licence no 56 of 2009 dated 30.08.2009 granted for setting up of a Group Housing Colony over an area measuring 24.477 acres, village Shikhopur, Distt. Gurgaon, Sector-77 of Gurgaon-Manesar Urban Complex - Emaar MGF Land Ltd.

Please refer to your application dated 02.12.2013 on the subject cited above.

- License No. 56 of 2009 dated 30.08.2009 granted for setting up of a Group Housing Colony over an area measuring 24.477 acres in the revenue estate of village Shikhopur, Distt. Gurgaon, Sector-77 of Gurgaon-Manesar Urban Complex is hereby renewed for a further period of 2 years i.e. up to **30.08.2015** on the terms & conditions laid down therein.
2. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
 3. You shall submit the Service plans/estimates within a period of one month from the date of approval of revised building plans.
 4. You shall allot the EWS flats within the current validity period of licence and get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.
 5. You shall give an undertaking within 15 days regarding completion of the construction of all the community buildings within a period of 4 years from the date of amendment of Section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
 6. You will get the licence renewed till the final completion of the colony is granted.

- The original license is returned herewith.

Anurag Rastogi
(Anurag Rastogi)
Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1031-JE (S)-2014/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula
2. Chief Engineer, HUDA, Sector 6, Panchkula
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.

(Savita Jindal)
Assistant Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh.

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-1031/2016/

19054

Dated:

9/9/16

To


Robbin Software Pvt. Ltd and others
C/o Emaar MGF Land Ltd
ECE House, 28 Kasturba Gandhi Marg,
New Delhi

Subject:

Renewal of licence no. 56 of 2009 dated 31.08.2009 granted for Group Housing Colony over an area measuring 24.477 acre in Sector-77, Gurgaon.

Please refer your letter dated 09.06.2016 on the matter cited as subject above.

1. Licence No. 56 of 2009 dated 31.08.2009 granted vide Endst. No. 5DP-III-2009/9147 dated 31.08.2009 granted for Group Housing Colony over an area measuring 24.477 acre in Sector-77, Gurgaon is hereby renewed upto **31.08.2017** on the terms and conditions laid down therein.
2. That you shall float the EWS component and make allotment within the current validity period of the licence.
3. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
4. Original licence is returned herewith.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Dated :

Endst. No. LC-1031/2016/

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

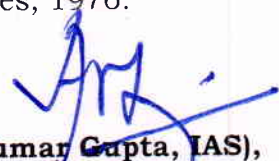
ORDER

Whereas, Licence No. 56 of 2009 dated 31.08.2009 granted vide Endst. No. 5DP-III-2009/9147 dated 31.08.2009 granted for Group Housing Colony over an area measuring 24.477 acre in Sector-77, Gurgaon under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.

2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had not submitted the compliance of Rule-24, 26(2), 27, 28 of Rules, 1976 up to 31.03.2016 within stipulated time period. The licensee vide letter dated 03.08.2016 submitted a request to compound the offence for delay in compliance with the provisions of Rule-24, 26(2), 27, 28 of Rules, 1976.

3. The Government has prescribed the composition rates for compounding the offence of delay in compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be Rs. 12,000/-. Licensee has deposited the same which is in order.

4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of delay in complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1031/2016/


19061-19062

Dated:

9/9/2016

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

1. Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
2. Robbin Software Pvt. Ltd and others, C/o Emaar MGF Land Ltd, ECE House, 28 Kasturba Gandhi Marg, New Delhi


(S.K. Sehrawat)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Robbin Software Pvt. Ltd. and others,
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-1031 Vol-III-JE(VA)-2017/ 22764

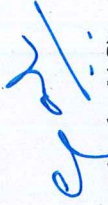
Dated 13-9-2017

Subject: - Renewal of licence no. 56 of 2009 dated 31.08.2009 granted for setting up of Group Housing Colony over an area measuring 24.477 acres falling in the revenue estate of village Shikhopur, Sector-77, Gurugram.

Reference:- Your application dated 27.07.2017 on the subject mentioned above.

Licence no. 56 of 2009 dated 31.08.2009 granted vide this office Endst No. 5DP-III-2009/9147 dated 31.08.2009 for setting up of Group Housing Colony over an area measuring 24.477 acres falling in the revenue estate of village Shikhopur, Sector-77, Gurugram is hereby renewed upto **30.08.2019** on the terms & conditions laid down therein and further subject to the following conditions:-

1. You shall get the licence renewed till the final completion of the colony is granted.
2. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012
3. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.


(T.L Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1031 Vol-III-JE (VA)-2017/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurugram
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.

(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Ayoina Bhawan, Sector-18, Chandigarh, web site tcp.haryana.gov.in

Phone: 0172-2549349; e-mail: tcpnry@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO. 62 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Sanjay Passi S/o Sh. B.L. Passi, Robin Software L.L.P., Neemrana Developers Pvt. Ltd., C/o Emaar MGF Land Ltd., ECE House, 1st Floor, 28 KG Marg, New Delhi-01 for development of Group Housing Colony over an additional area measuring **4.870** acres (in contiguous to earlier licence no 56 of 2009) falling in the revenue estate of village Sikohpur, Sector 77 of Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

1. The particulars of the land, wherein the aforesaid Group Housing 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 Group Housing 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 licensee shall deposit the Infrastructural Development Charges @ Rs. 625/- per Sqm for Group Housing component and @ Rs. 1000/- per Sqm for commercial component, in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) 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.
 - h) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
 - i) 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.
 - j) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - k) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l) That you shall pay the labour cess charges as per policy dated 4.5.2010.

- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) 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.
- o) That the developer will use only CFL fittings for internal as well as for campus lighting.
- p) The new rates of Infrastructure Development Charges/licence fee stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- q) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- r) That at the time of booking of the commercial spaces in the licensed colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched.
- t) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
3. The license is valid up to 04.08.2017.

(Andrag Rastogi, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh

✓

Place: Chandigarh

Dated: 05.08.2013

Endst.No.LC-1031-III-JE (S)-2013/

48446

Dated: 12/8/13.

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

- Regd. 4
1. Sh. Sanjay Passi S/o Sh. B.L. Passi, Robin Software LLP., Neermana Developers Pvt. Ltd., C/o Emaar MGF Land Ltd., ECE House, 1st Floor, 28 KG Marg, New Delhi-01 alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
 2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a 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 (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon.
 13. District Town Planner, Gurgaon along with a copy of agreement.
 14. Chief Account Officer O/o Senior Town Planner (Monitoring), Chandigarh.
 15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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

To be read with Licence No. 62 of 2013/58
2013

1. Sarjaj Passi S/o Sh. B.L.Passi.


<u>Village</u>	<u>Khasra No.</u>	Total Area	Area taken
Shikohpur	914/1	B-B-B 0-10-12	B-B-B 0-10-12
	915	0-14-0	0-14-0
	916/1	0-15-0	0-15-0
	916/2	2-0-0	2-0-0
	767/1	0-9-9	0-9-9
Total		4-9-1	

2. Robin Software L L P.

<u>Village</u>	<u>Khasra No.</u>	Total Area	Area taken
Shikohpur	920/2	B-B-B 3-2-0	B-B-B 0-19-8
	766/2	0-13-8	0-13-8
	Total		1-12-16

3. Neemrana Developers Pvt. Ltd.

<u>Village</u>	<u>Khasra No.</u>	Total Area	Area taken
Shikohpur	763	B-B-B 1-14-0	B-B-B 1-14-0
	Total		1-14-0
Grand Total		7-15-17 or 4.870	Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Amrinder Singh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Sh. Sanjay Passi S/o Sh. B.L. Passi and others,
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-1031 Vol-III-JE(VA)-2017/ 22755

Dated 13-9-17

Subject: - Renewal of licence no. 62 of 2013 dated 05.08.2013 granted for setting up of Group Housing Colony over an area measuring 4.87 acres falling in the revenue estate of village Shikhopur, Sector-77, Gurugram.

Reference:- Your application dated 04.07.2017 on the subject mentioned above.

Licence no. 62 of 2013 dated 05.08.2013 granted for setting up of Group Housing Colony over an area measuring 4.87 acres falling in the revenue estate of village Shikhopur, Sector-77, Gurugram is hereby renewed upto 04.08.2019 on the terms & conditions laid down therein and further subject to the following conditions:-

1. You shall get the licence renewed till the final completion of the colony is granted.
2. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012
3. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.

ef dt.

(T.L Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1031 Vol. III-JE (VA)-2017/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurugram
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.

(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh