

i. Details of Land owned by M/S ROSE REALTY PVT. LTD., DISTT. GURGAON.

VILLAGE	RECT. NO.	KILLA NO.	AREA		
			K	M	
KADARPUR	12	23/2/2	4	1	
	14	2/1/2	3	10	
		1/1/2	0	7	
		1/2/1	1	2	
		2/2/1	2	0	
		3/1	6	0	
		4/1/1	4	13	
		28	11/1/2	0	6
			11/2	0	15
			11/3/1	0	15
			11/3/2	4	3
	14	16	8	0	
		25/1	7	2	
		25/2	0	18	
	15	20/3/2	1	15	
	28	1	8	0	
		2/1	3	16	
	29	5/2	4	0	
		4/2	3	0	
		5/1	4	0	
	14	24	8	0	
	16	11/1/1	4	15	
		12/1/2	4	17	
		26/1	0	7	
	15	22	8	0	
	11	8/2	4	8	
		12/2	3	11	
		13/1	4	0	
		10	6	2	
	14	11/2/2	4	11	
		28	3/2	5	13
	29	4	7	0	
		15/2	5	10	
14	22/2	3	13		
	22/3	3	5		
	23/2	2	8		
TOTAL			144	3	

2. Details of Land owned by M/S ANANTRAJ INDUSTRIES LTD.,

KADARPUR	28	9	8	0
		10	8	0
		11/1/1	1	12
	29	6	8	0
		10	23	9
	16	3	8	0
		4	3	0
		7/1	0	15
		8/1	0	13
		TOTAL	47	12

[Signature]
D.G.T.C.P. (Mr.)
21/01/11

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OLYMPIA BUILDTECH PVT. LTD.

3. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD.

KADARPUR

Director

29

3/1

1

7

3/2

6

7

3/3

0

7

4/1

5

0

8/1/1

1

7

8/1/2

2

0

10

11/1/2

0

15

11/2/1

1

3

20/1/3

3

7

12

17/2

4

0

18/1/2

0

8

15

25/2

1

2

16

21

8

0

22/1

0

8

28

5

8

0

16

7/2/2/1

1

14

7/2/1/1

3

1.5

14/1/2/2

3

4.5

TOTAL

51

11 ✓

4. Details of Land owned by M/S HAMARA REALTY PVT. LTD.

KADARPUR

29

17/1

5

14

7/2/2

0

8

14/1

4

11

11

4/2

0

18

8/1/2

0

4

21

8

0

22/1

2

0

12

25/2

0

9

14

5

8

0

6/1

3

12

15/1

6

9

15

1/1

5

8

9/1

5

4

10/2

7

4

11/1/1

5

16

12/1/2

4

4

11

9/2/1/1

0

4.5

16

8/2/1

3

11

9/1/1

2

2.5

10

9

6

3

10/1

5

16

11/2/3

2

4

12/1

4

4

19/2/1/1

2

8

20/1/1

0

1

16

2/2

2

16

2/1/2

3

4

TOTAL

101

15 ✓

D.G.T.C.P. (Mr.)
CUSTIP 123

5. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD.

KADARPUR	15	20/2/2	3	10
		21/1	3	16
	14	20/2	2	0
		21/1	5	11
		11/2	0	13
		TOTAL	15	10 ✓

6. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROPOTERS PVT. LTD.

KADARPUR	15	17/1/2/1	5	6 ✓
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7. Details of Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

KADARPUR	14	11/3	0	15
		19/2	7	16
		20/1/2	6	0
		22/1	1	2
		23/1	0	7
		TOTAL	16	0 ✓

8. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD.

KADARPUR	14	12/2/2	6	9
		13/1/1	5	6
		TOTAL	11	15 ✓

9. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD.

KADARPUR	16	19	8	0
		20	8	0
		22/2/1	6	0
		TOTAL	22	0 ✓

10. Details of Land owned by M/S EXCELLENT INFRAMART PVT. LTD. (236/476 SHARE)
M/S ROSE REALTY PVT. LTD. (240/476 SHARE)

KADARPUR	14	1/2/2	1	4
		2/2/2	2	0
		3/2	2	0
		4/1/2	1	1
		4/2	1	18
		8/2	7	13
		9	8	0
		TOTAL	23	16 ✓

D.G.T.C.P. (Hr.)
24/05/11

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11. Details of Land owned by M/S ROSE REALTY PVT LTD. (94/490 SHARE)
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD (396/490 SHARE)

KADARPUR	15	23/2	0	4
	28	2/2	3	19
		3/1	1	18
		TOTAL	6	1 ✓

12. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD
(1/2 SHARE) M/S FOUR CONSTRUCTION PVT LTD (1/2 SHARE)

KADARPUR	14	23/3	0	11
		23/4	3	12
		TOTAL	4	3 ✓

13. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD
(1/29 SHARE) M/S FOUR CONSTRUCTION PVT LTD (28/29 SHARE)

KADARPUR	15	19/2/2	2	18
		TOTAL	2	18 ✓

14. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (1/ 8 SHARE)
M/S SOVEREIGN BUILDWELL PVT. LTD. (1/ 8 SHARE), M/S ROSE REALTY PVT LTD.
(1/ 2 SHARE) M/S HAMARA REALTY PVT. LTD. (1/4 SHARE)

KADARPUR	15	17/2/2	0	19
		18/2	7	16
		19/1/2	4	17
		23/1	5	16
		TOTAL	19	8 ✓

15. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (1/18 SHARE),
M/S SOVEREIGN BUILDWELL PVT. LTD. (1/18 SHARE),
M/S ROSE REALTY PVT LTD. (1/9SHARE),
M/S FOUR CONSTRUCTION PVT LTD (209/314 SHARE) ,
M/S HAMARA REALTY PVT. LTD. (1/9 SHARE)

KADARPUR	15	16/2	7	18
		17/1/2/2	0	18
		25/1	6	18
		TOTAL	15	14 ✓

[Signature]
D.G.T.C.P. (Mr.)
Gulab Singh

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16. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (146/224SHARE),
M/S ROSE REALTY PVT LTD. (78/224 SHARE),

KADARPUR	15	5/2	2	0
		6/1	5	19
		15/2/1/2	1	15
	16	1/2/1/1	0	6
		10/2/1	1	4
		TOTAL	11	4 ✓

17. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD. (61/432SHARE)
M/S ROSE REALTY PVT LTD. (1/2SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (77.5 / 216 SHARE)

KADARPUR	29	9/2	2	16
		10	8	0
		TOTAL	10	16 ✓

18. Details of Land owned by M/S HAMARA REALTY PVT. LTD. (34/35 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. 1/35 SHARE)

KADARPUR	29	7/2/1	0	5
		15/1	2	2
		14/2	2	13
		TOTAL	5	0 ✓

19. Details of Land owned by M/S HAMARA REALTY PVT. LTD. (64/109 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (13/210 SHARE)
M/S SOVEREIGN BUILDWELL PVT. LTD. (6/109 SHARE)
M/S NORTH SOUTH PROPERTIES PVT LTD (7/109 SHARE)
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD, (25/109 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD.(7/981 SHARE)

KADARPUR	14	21/2	2	9
	29	1/1	3	0
		TOTAL	5	9 ✓

20. Details of Land owned by M/S ROSE REALTY PVT LTD. (17/21 SHARE)
M/S GLAZE PROPERTIES PVT. LTD. (32/167 SHARE))

	12	23/3	1	3
		24	7	4
		TOTAL	8	7 ✓

D.S.T.C.P. (Mr.)
C/115/11/1/1/1

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21. Details of Land owned by M/S HAMARA REALTY PVT LTD. (2/3 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD. (1/3 SHARE)

KADARPUR	11	6/2/2	0	4
		7	8	0
		14	8	0
		15/1	1	16
		TOTAL	18	0

22. Land owned by M/S GLAZE PROPERTIES PVT. LTD. (122/370 SHARE)
M/S NORTH SOUTH PROPERTIES PVT LTD (204/370 SHARE)
M/S FOUR CONSTRUCTION PVT LTD. (41.5/370 SHARE)
MRS. ALKA GUPTA W/O RANJAN GUPTA (2.5/370 SHARE)

KADARPUR	12	15/2	2	19
		16	8	0
		25/1	7	11
		TOTAL	18	10

23. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD (2/3 SHARE)
M/S HAMARA REALTY PVT. LTD. (1/6 SHARE)
M/S FOUR CONSTRUCTION PVT. LTD. (1/6 SHARE)

KADARPUR	10	12/2	2	14
		18	3	19
		19/1	3	16
		22/2	6	0
		TOTAL	16	9

24. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD. (21/400 SHARE),
M/S SOVEREIGN BUILDWELL PVT. LTD. (79/400 SHARE),
M/S NORTH SOUTH PROPERTIES PVT LTD. (21/400 SHARE),
M/S SARTAJ DEVELOPERS AND PROMOTERS PVT LTD (79/400 SHARE) ,
M/S HAMARA REALTY PVT. LTD. (200/400 SHARE)

Ullawas	29	1/2	5	0
		2	8	0
		8/2/2	1	16
		9/1	5	4
		TOTAL	20	0

[Signature]
D.G.T.C.P. (Hr.)
Chitab 10/20

25. Details of Land owned by M/S SOVEREIGN BUILDWELL PVT. LTD.

ULLHAWAS	38	17/2	1	4
	42	4/3	3	3
		4/4	1	9
		5	5	12
		6	1	16
	38	25/1	2	13
		25/2	4	15
		24/1	0	16
	38	18/1 Min East	3	2
		TOTAL	24	10 ✓

26. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD.

ULLHAWAS	40	20	6	18
		21/1	2	2
		TOTAL	9	0 ✓

27. Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD.

ULLHAWAS	42	10/2	3	7
		11/1	3	11
	43	24	8	0
	46	4/1/2	5	16
		TOTAL	20	14 ✓

28. Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD.

ULLHAWAS	38	24/2	7	4
	43	14/2/2	5	2
		15/1	2	16
		15/2	5	4
		16/1	2	16
		17/1	5	2
		TOTAL	28	4 ✓

29. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.

ULLHAWAS	39	24/2	2	12
		25	8	0
	40	21/1/1	0	8
	42	4/3/1	0	18
		TOTAL	11	18 ✓

D.G.T.C.P. (Hr.)
C.A. 11/12/15

30. Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

ULLHAWAS	38	13/2	2	19
			TOTAL	2 19 ✓

31. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD. (1/3rd.SHARE) M/S GLAZE PROPERTIES PVT. LTD. (2/3rd. SHARE)

ULLHAWAS	39	14	8	0
			TOTAL	8 0 ✓

32. Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD. (1/3rd. SHARE) M/S GLAZE PROPERTIES PVT. LTD. (1/3rd.SHARE) M/S FOUR CONSTRUCTION PVT. LTD (1/3rd. SHARE)

ULLHAWAS	39	15	8	0
			TOTAL	8 0 ✓

33. Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD (2/3rd. SHARE) M/S SARTAJ DEVELOPERS & PROMOTERS PVT. LTD. (1/3rd. SHARE)

ULLHAWAS	39	6	8	0
		16	8	0
			TOTAL	16 0 ✓

34. Details of Land owned by M/S HAMARA REALTY PVT. LTD (1/2 SHARE) M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD. (1/2 SHARE)

ULLHAWAS	39	7	8	0
		8/1	4	0
		8/3	3	0
		13	8	0
		17/1/1	3	2
		18/1	3	6
			TOTAL	29 8 ✓

35. Details of Land owned by M/S HAMARA REALTY PVT. LTD (241 / 328 SHARE) M/S SOVEREIGN BUILDWELL PVT. LTD. (87/328 SHARE)

ULLHAWAS	38	7/1/2	0	8
		7/2	1	17
		14	7	7
		17/1	6	16 ✓

D&T.C.P. (Hr.)
 @ 11/5/11 10/5

total 16-8

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36 .Details of Land owned by M/S ROSE REALTY PVT. LTD.

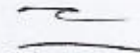
MAIDAWAS	46	16	1	11
		17/1	7	4
TOTAL			8	15

37. Details of Land owned by TARACHAND S/O CHHOTAY LAL

KADARPUR	11	11/2	5	11
		20	8	0
TOTAL			13	11

38. Details of Land owned by SMT. USHA GEHLOT W/O SH.CHANDER PRAKASH

KADARPUR	13	16/2	3	8
TOTAL			3	8
			KANAL	MARLA
GRAND TOTAL			802	2
			100.262 ACRES	


Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandra Singh

Directorate 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

Rose Realty Pvt. Ltd., Annatraj Industries Ltd.,
Glaze Properties Pvt. Ltd., Hamara Realty Pvt. Ltd.,
Four Construction Pvt. Ltd., Sartaj Developers & Promoters Ltd.,
Excellent Inframart Pvt. Ltd., North South Properties Pvt. Ltd.,
Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta W/o Ranjan Gupta,
Sh. Tara Chand S/o Sh. Chhotey Lal, Smt. Usha Gehlot W/o Chander Prakash
C/o Anant Raj Industries Ltd.
H-65, Connaught Circus,
New Delhi-110001.

Memo No. LC-2543-V-JE (VA)-2019/ 13942 Dated: 12-06-2019


Subject: Renewal of licence no. 119 of 2011 dated 28.12.2011 granted for setting up of a Residential Plotted Colony on the land measuring 100.262 acres in the revenue estate of village Kadarapur, Sector-63A, Gurugram-Manesar Urban Complex.

Ref: Your request received on 15.12.2017, 28.05.2018 & 07.06.2019.

Licence no. 119 of 2011 dated 28.12.2011 granted to you vide this office Endst No. LC-2543-DS (R)-2011/19761-777 dated 28.12.2011 for setting up of a Residential Plotted Colony on the land measuring 100.262 acres in the revenue estate of village Kadarapur, Sector-63A, Gurugram-Manesar Urban Complex is hereby renewed upto 27.12.2019 on the terms & conditions laid down therein and further subject to 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 get the licence renewed till the final completion of the colony is granted.

The renewal of license will be void ab-initio, if any of the above conditions are not complied with.

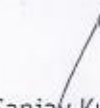

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2543-V-JE (VA)-2019/

Dated:

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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

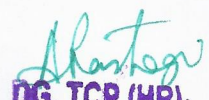
Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 71 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder- Sh.Parhlad Ss/o Sukhvair in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 for development of Residential Plotted Colony over an additional area measuring **7.8625 acres** (in contagious with licence no 119 of 2011) in the revenue estate of village Kadarapur and Ullahawas, Distt. Gurgaon, Sector-63-A, Gurgaon-Manesar Urban Complex.

2. The particulars of land, wherein the aforesaid Residential Plotted Colony over an additional area 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 License is granted subject to the following conditions:
 - i) That Residential Plotted Colony over an additional area shall 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 layout plan.
 - ii) That 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.
 - iii) That portion of Sector/Master plan road/green belt, if any which shall form part of the licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is to be granted, 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.
 - iv) That licensee construct its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any intuition including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - v) That licensee shall maintained and upkeep all roads, open spaces, public park and public health services for a period of 5 years from the date of issuance of completion certificate unless earlier relieved of this responsibility and thereon to transfer all such roads, open spaces, public park and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provision of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - vi) 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.
 - vii) That licensee shall take permanent access from service road proposed along the development plan road.


DG, TCP (HR)

- viii) That licensee shall deposit an amount of Rs. 1,59,09,769/- on account of Infrastructural Development Charges @ Rs. 500/- per Sqm for plotted 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, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
- ix) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- x) That licensee 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/Govt. agency.
- xi) That licensee understood that development/construction cost of 24/18 m wide major internal roads is not included in the EDC rates and licensee 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.
- xii) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xiii) That licensee shall obtain clearance from Competent Authority, if required under Punjab Land and Preservation Act, 1900 and any other clearance required under any other law.
- xiv) That licensee shall provide rain water harvesting system at site, as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xv) That 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.
- xvi) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xvii) That licensee shall not create 3rd party right/pre launch before approval of layout/building plans.
- xviii) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, licensee shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount from the plot holders for meeting the cost of internal development works in the colony.
- xix) That at the time of booking of the residential/commercial spaces in the licenced 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, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xx) That licensee shall abide with the policy dated 08.07.2013 instructions issued by Department from time to time, related to allotment of EWS Plots.
- xxi) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred if any.
- xxii) That licensee 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.
- xxiii) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.

- xxiv) That licensee shall be required to plan shifting of HT line upto 66 KV capacity in the entire colony (comprising earlier licence) underground in consultation with DHBVN at your cost.
- xxv) That licensee shall maintain the required right of way along HT line as per prevailing norms till the same could not be underground.

4. The license is valid up to 28/7/2019.


(Anurag Rastogi)

Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh


Dated: 29/7/2014.

Endst.No.LC-2543-B-JE (S)-2014/ 16792.

Dated: 31/7/14.

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

- Regd 1. ✓ Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder-Sh.Parhlad Ss/o Sukhvir in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 (info@anantraj.com) alongwith copy of agreement/bilateral agreement, schedule of land and L.O. plan.
2. The Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. The Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
 4. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. The MD, Haryana State Pollution Control Board, Panchkula.
 6. The Addl. Director, Urban Estates, Haryana, Panchkula.
 7. The Administrator, HUDA, Gurgaon
 8. The 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 along with a copy of layout plan.
 13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
 14. Chief Accounts Officer, of this Directorate.


(Sanjay Kumar)

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

1. Detail of land owned by Glaze Properties Pvt. Ltd. 192/1017 share, Sovereign Buildwell Pvt. Ltd. 135/1017 share, Hamara Realty Pvt. Ltd. 509/1017 share, Sartaj Developers & Developers Pvt. Ltd. 158/1017 share, Four Construction Pvt. Ltd. 23/1017 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	29	7/1/1	5-13

2. Detail of land owned by Glaze Properties Pvt. Ltd. 1/2 share, Four Construction Pvt. Ltd. 1/2 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	14	18/3/2/2	3-0

3. Detail of land owned by Glaze Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	14	13/2/1	0-6

4. Detail of land owned by North South Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	11	10/2	2-17
		11/1	1-15
		Total	4-12

5. Detail of land owned by Advance Buildcon Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	11	6/2/1	6-0

6. Detail of land owned by Hamara Realty Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	10	1/2	4-1

7. Detail of land owned by Four Construction Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area <u>K-M</u>
Kadarpur	4	12/1	2-2
		13/1/1	2-2
		13/2/1	1-14
		Total	5-6
Ullahawas	40	11	8-0
		12/1	1-8
		Total	15-6

8. Detail of land owned by Kausar Leasing Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	23/3	<u>K-M</u> 1-13
		24/2/2	2-18
		24/1	<u>4-10</u>
		Total	9-1

9. Detail of land owned by Smt. Asha Rani Wd/o Baru Ram District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	16	8/2/2/1/1	<u>K-M</u> 1-7

10. Detail of land owned by Four Construction Pvt. Ltd. 11/14 share, Sovereign Buildwell Pvt. Ltd. 3/14 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	12 14	23/2/1	<u>K-M</u> 0-10
		2/1/1	0-10
		1/1/1	<u>1-10</u>
		Total	2-10

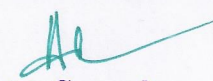
11. Detail of land owned by Anant Raj Industries Ltd. 1/4 share, Bal Raj S/o Sukhbir 1/8 share, Davi Chand S/o Sukhbir 1/8 share, Rajinder-Prhlad S/o Sukhbir 1/2 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	26	<u>K-M</u> 1-2

12. Detail of land owned by Bal Raj S/o Sukhbir 57 1/2/200 share, Davi Chand S/o Sukhbir 35 1/2/200 share, Rajinder S/o Sukhbir 51/200 share, Prhlad S/o Sukhbir 56/200 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	1/2	<u>K-M</u> 2-3
		2 min	1-7
		9/2	2-16
		10/1	0-16
		11/1/2	0-13
		12/1/1	2-5
		Total	10-0
		Grand Total	62-18

Or 7.8625 Acres


Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chhota

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

To

Anantraj Industries Ltd., Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd., Hamara Reality Pvt. Ltd., Sartaj Developers & Promoters Pvt. Ltd., Four Construction Pvt. Ltd., North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd., Kausar Leasing Pvt. Ltd., Smt. Asha Rani W/o Sh. Baru Ram, Sh. Balraj, Sh. Devi Chand, Sh. Rajinder, Sh. Parhlad Ss/o Sh. Sukhbir
C/o Anant Raj Industries (formerly known as Anantraj Industries Ltd.)
H-65, Connaught Circus,
New Delhi-110001.

Memo No. LC-2543-B-JE (VA)-2019/ 24896

Dated 04-10-2019

Subject:

Renewal of license no. 71 of 2014 dated 29.07.2014 granted for setting up of a Residential Plotted Colony over an area measuring 7.8625 acres in the revenue estate of village Kadarapur & Ullawas, Sector-63A, Gurugram-Manesar Urban Complex.

Ref:

Your application dated 28.06.2019 on the subject mentioned above.

Licence no. 71 of 2014 dated 29.07.2014 granted vide this office endst. no. LC-2543-B-JE (S)-2014/16792-16805 for setting up of a Residential Plotted Colony over an area measuring 7.8625 acres in the revenue estate of village Kadarapur & Ullawas, Sector-63A, Gurugram-Manesar Urban Complex is hereby renewed upto 28.07.2024 on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. The copy of MOEF clearance shall be submitted within 90 days from issuance of the renewal letter.
3. That you shall submit the service plan estimate for Public Health Services, Horticulture and Street Lighting from competent authority within validity of this renewal.
4. That you shall convey ultimate power load requirement of the project and got approved from the competent authority.
5. 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, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.
6. That you shall get the licence renewed till the final completion of the colony is granted.

The renewal of license 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

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

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

Licence No. 104 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 2.08125 acres in addition to their already granted Licence No. 119 of 2011 dated 28.12.2011 (100.262 acres) and Licence no. 71 of 2014 dated 29.07.2014 (7.8625 acres) falling in the revenue estate of village Kadarapur and Ullawas, Sector 63A of Gurugram-Manesar Urban Complex.


1. The Licence is granted subject to the following conditions:
 - a) That the Residential Plotted 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 plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the 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 Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall have no objection in 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 of services. The decision of the competent authority shall be binding in this regard.
 - f) That you shall arrange electric connection from outside source for electrification of your colony from HVPN/DHBVNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of


Director
Town & Country Planning
Haryana, Chandigarh

- external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- g) That you 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.
 - h) That you shall use only LED fittings for internal lighting as well as campus lighting.
 - i) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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.
 - j) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
 - k) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
 - l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
 - m) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - n) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - o) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
 - p) You shall get the 66 KV HT line laid underground/shifted before approval of zoning plan of Nursing Home.
 - q) That you shall deposit the labour cess, as applicable as per Rule.

2. The licence is valid up to 06/09/2024.

Dated: The 07/09/2019.
Chandigarh



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

Endst. No. LC-2543-C-JE (VA)-2019/ 21912

Dated: 09-09-2019

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

1. ✓ Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with License no...104.....dated.....07/09/2019

1. Detail of land owned by Hamara Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	21/2	4-4
Ullawas	38	16/2	0-12
	39	8/2	1-0
		Total	5-16

2. Detail of land owned by Four Star Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	4	12/2	3-10
		13/1/2	2-2
		13/2/2	1-14
Ullawas	40	12/2	1-0
		Total	8-6

3. Detail of land owned by Kausar Leasing Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	20/1/2	2-11
		Grand Total	16-13

OR 2.08125 Acres

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Director,
Town & Country Planning
Haryana