


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

Licence No. 189 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to (i) M/s. Heavenly Resorts Pvt Ltd (ii) M/s. Heavenly Resorts Pvt Ltd, Symphony Electronics Pvt Ltd (iii) M/s. Elite Homes Pvt Ltd (iv) M/s. Saraf Synfab Pvt Ltd (v) M/s. Symphony Electronics Pvt Ltd (vi) M/s. Symphony Electronics Pvt Ltd, M/s. Saraf Synfab Pvt Ltd, M/s. Heavenly Resorts Pvt Ltd G-57, Aggarwal Centre Plaza Sector-9, Rohini, Delhi-85 for setting up of a residential colony at village Garhi Alawalpur & Malpur, Tehsil Dharuhera, District Rewari.
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, Haryana.
3. The licence is granted subject to the following conditions:
  - a) That the residential 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 thereunder 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 you will have no objection for the regularization of the boundaries of the licenced land on the basis of give equal take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of service.
6. That you shall obtain approval /NOC from the competent authority to fulfil the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works of the colony.
7. The licence is valid upto 15-6-2009.

Dated: Chandigarh  
The 16-6-2007

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

Endst. No. 5DP-2007/ 15989

Dated:- 18-6-07

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

1. (i) M/s. Heavenly Resorts Pvt Ltd (ii) M/s. Heavenly Resorts Pvt Ltd, Symphony Electronics Pvt Ltd (iii) M/s. Elite Homes Pvt Ltd (iv) M/s. Saraf Synfab Pvt Ltd (v) M/s. Symphony Electronics Pvt Ltd (vi) M/s. Symphony Electronics Pvt Ltd, M/s. Saraf Synfab Pvt Ltd, M/s. Heavenly Resorts Pvt Ltd G-57, Aggarwal Centre Plaza Sector-9, Rohini, Delhi-85 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate 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, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that colonizer obtains approval/NOC as per condition No. 6 above before starting the development works in the colony
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Rewari along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



PHOTO COPY  
ATTESTED

NOTARY DELHI  
(INDIA)

V.1-2  
District Town Planner (Hq) V.K.  
For Director, Town and Country Planning,  
Haryana, Chandigarh. Michael

4506

29 MAY 2008

Old Court Compound  
Parliament St. New Delhi-1

19/12/11  
11.5.11

To be read with licence No. 189 of 2007

1. Details of land owned by M/s. Heavenly Resorts Pvt Ltd village Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M	
Garhi Alawalpur	39	16	7-8	
		25/1	7-5	
	42	14	8-0	
		18	8-0	
	37	23/1/2	23/1/2	5-12
			12	8-0
		13	8-0	
		17	6-18	
		18	8-0	
	42	19	19	8-0
			16	7-8
		17	8-0	
		23/2/1	1-8	
		24	8-0	
	46	25	25	6-16
			3/2	7-8
		3/3	0-6	
	42	23/2/2	23/2/2	0-4
			1	7-14
	46	2/1	2/1	2-11
			9	8-0
		10	4-3	
		12	3-8	
		5	0-13	
	47	5	0-13	
	42	22/2	3-2	
	46	2/2	2/2	5-9
			3/1	0-6
	42	13	13	8-0
			19	8-0
22/1		4-18		
23/1/1		0-16		
11		7-7		
12		8-0		
20/1		5-12		
21/2		5-12		

Total: 198-4 Or 24.775 acres

*S. S. Sharma*

D.T.C.P.  
Hr. CHD.  
*C. S. Sharma*

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NOTARY DELHI  
(INDIA)

29 MAY 2008



4506

Old Court Compound  
Parliament St. New Delhi-1

2. Details of land owned by M/s. Heavenly Resorts Pvt Ltd 1/9 share, Symphony Electronics Pvt Ltd 8/9 share village Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M
Garhi Alawalpur	41	16	6-18
		25	3-16
	42	20/2	1-16
		21/1	1-16
		Total: 14-6 Or 1.787 acres	

3. Details of land owned by M/s. Elite Homes Pvt Ltd village Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M
Garhi Alawalpur	38	11	8-0
		20/1	5-11
		15/2	3-2
	46	8	8-0
		13	7-18
		Total: 32-11 Or 4.069 acres	

*[Handwritten Signature]*  
KESHAV PRASAD  
DELHI



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4506

PHOTO COPY  
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*[Handwritten Signature]*  
NOTARY DELHI  
(INDIA)

29 MAY 2008

Old Court Compound  
Parliament St. New Delhi-1

4. Details of land owned by M/s. Saraf Synfab Pvt Ltd village Malpur & Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M
Malpur	63	16/2	0-12
		22	8-0
		23	8-0
		24	8-0
		25	8-0
	69	2	5-8
		3	8-4
		4	8-0
		5	6-7
		7	2-6
		7	7-1
		8	4-4
		26	1-13
		11/2	3-12
Garhi Alawalpur	37	2	7-0
		3/2	4-7
	43	4	8-0
		5	7-8
		6	7-19
		15	6-0
		26	1-0
		10	6-10
		11	7-0
		12	4-13
		15	6-16
		7	8-0
	44	8	8-0
		9	8-0
		13	8-0
		14	8-0
		17	4-7
		10	8-0
		21/1/2	0-6
		25/3	1-8
5/1		3-7	
5/2		2-0	
42			
43			
39			
40			
41			

Total: 197-8 Or 24.675 acres

*[Signature]*  
D.T.C.P.  
Hr. CHD  
C44572



PHOTO COPY  
ATTESTED

NOTARY DELHI,  
(INDIA)

219 MAY 2006

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4506

Old Court Compound  
Parliament St. New Delhi-1

5. Details of land owned by M/s. Symphony Electronics Pvt Ltd village Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M
Garhi Alawalpur	42	5/2/1	4-17
		6	7-8
	39	7	8-0
		8	8-0
		19	7-14
		21/2	4-6
	41	22/1	4-0
		6	6-10
		15	8-3
	39	22/2	4-0
		23/1	4-0
	42	3/1	3-2
		6/2	1-11
	38	14	8-0
		15	8-0
		22	8-0
		23	8-0
	37	24	2-14
		3/2	4-18
		20/2	2-9
42	21	8-0	
	5/2/2	0-8	
43	1	8-0	
44	1	8-0	
	2	8-0	
	3	6-4	

Total: 152-19 Or 19.025 acres

6. Details of land owned by M/s. Symphony Electronics Pvt Ltd 5/8 share, M/s. Saraf Synfab Pvt Ltd 2/8 share, M/s. Heavenly Resorts Pvt Ltd 1/8 share village Garhi Alawalpur, Tehsil Dharuhera, District Rewari.

Village	Rect No.	Killa No	Area K-M
Garhi Alawalpur	42		2-0 Or 0.25 acre

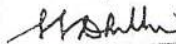
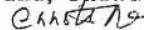


PHOTO COPY  
ATTESTED

NOTARY DELHI  
(INDIA)

27 MAY 2008

G. Total: 74.581 Acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  



4505  
Old Court Compound  
Parliament St. New Delhi-1

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Phone:0172-2549349; e-mail:tcphry@gmail.com; http://tcpharyana.gov.in

**ORDER**

License No.189 of 2007 was granted under the name of M/s Heavenly Resorts Pvt. Ltd. and its associated companies namely M/s Elite Homes Pvt. Ltd., M/s Saraf Synfeb Pvt. Ltd. & M/s Symphony Electronics Pvt. Ltd. to develop a residential plotted colony on land measuring 74.581 acres situated at Sector-5 & 7A, Dharuhera, Distt. Rewari, Haryana.

The licensee company had submitted applications dated 04.11.2019 alongwith orders of Hon'ble High Court Delhi passed on 02.12.2009 in Company Petition no. 235 of 2009 vide which the three licensees companies i.e. M/s Heavenly Resorts Pvt. Ltd., M/s Saraf Synfeb Pvt. Ltd. & M/s Symphony Electronics Pvt. Ltd. of License no. 189 of 2007 had merged/ama&gamated in the 4<sup>th</sup> licensee company namely M/s Elite Homes Pvt. Ltd. In compliance of orders dated 02.12.2009, passed by Hon'ble High Court Delhi in Company Petition no. 235 of 2009, License No.189 of 2007 dated 18.06.2007 is now read with the licencee company M/s Elite Homes Pvt. Ltd. The terms and conditions as stipulated in the above said licenses will remain the same and will be complied with M/s Elite Homes Pvt. Ltd. and also M/s Elite Homes Pvt. Ltd will abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh.

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

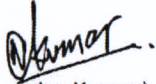
Endst. No. LC-735-Vol-II/ Asstt. (RK)/2019/

3463

Dated: 06-02-2020

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

- ✓ 1. Elite Homes Pvt. Ltd. Shop No. 20, M2K Mall, 16, Manglam Place, Distt. Centre Rohini, New Delhi-110085 with the request to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
2. Chief Administrator, HSVP, Panchkula.
3. Addl. Director, Urban Estates Department, Haryana, Panchkula.
4. Superintending Engineer, HSVP, Gurugram.
5. Land Acquisition Officer, Gurugram.
6. Senior Town Planner, Gurugram.
7. Senior Town Planner (Enforcement), Haryana, Chandigarh.
8. District Town Planner, Gurugram.
9. Accounts Officer of this Directorate.

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

Revised Land Schedule

Detail of land owned by Elite Homes Pvt. Ltd

Village	Rect no.	Killa No.	Area K-M
Garhi Alawalpur	39	16	7-8
		25/1	7-5
	42	14	8-0
		18	8-0
		23/1/2	5-12
	37	12	8-0
		13	8-0
		17	6-18
		18	8-0
		19	8-0
	42	16	7-8
		17	8-0
		23/2/1	1-8
		24	8-0
		25	6-16
		3/2	7-8
		3/3	0-6
	42	23/2/2	0-4
	46	1	7-14
		2/1	2-11
		9	8-0
		10	4-3
		12	3-8
		5	0-13
		22/2	3-2
		2/2	5-9
		3/1	0-6
		13	8-0
	42	19	8-0
		22/1	4-18
		23/1/1	0-16
		11	7-7
		12	8-0
20/1		5-12	
21/2		5-12	
16		6-18	
25		3-16	
20/2		1-16	
41	21/1	1-16	

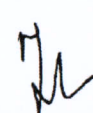

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D.T.C.P (HR)

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Detail of land owned by Elite Homes Pvt. Ltd

Village	Rect no.	Killa No.	Area K-M
Garhi Alawalpur	38	11	8-0
		20/1	5-11
		15/2	3-2
		8	8-0
		13	7-18
Malpur	63	16/2	0-12
		22	8-0
		23	8-0
		24	8-0
		25	5-8
		2	8-4
	69	3	8-0
		4	6-7
		5	2-6
		7	7-1
		8	4-4
		26	1-13
		11/2	3-12
Garhi Alawalpur	37	2	7-0
		3/2	4-7
	43	4	8-0
		5	7-8
		6	7-19
		15	6-0
		26	1-0
		10	6-10
		11	7-0
		12	4-13
		15	6-16
		7	8-0
		8	8-0
		9	8-0
		13	8-0
		14	8-0
		17	4-7
		10	8-0
		21/1/2	0-6
39	25/3	1-8	
	5/1	3-7	
	5/2	2-0	
	5/2/1	4-17	
Garhi Alawalpur	42	6	7-8
		7	8-0
		8	8-0

  
 D.T.C.P (HR)  




Detail of land owned by Elite Homes Pvt. Ltd

Village	Rect no.	Killa No.	Area K-M	
Garhi Alawalpur	39	19	7-14	
		21/2	4-6	
		22/1	4-0	
	41	39	6	6-10
			15	8-3
			22/2	4-0
	42	38	23/1	4-0
			3/1	3-2
			6/2	1-11
	37	38	14	8-0
			15	8-0
			22	8-0
			23	8-0
			24	2-14
			3/2	4-18
			20/2	2-9
			21	8-0
			5/2/2	0-8
			1	8-0
	44	42	1	8-0
			2	8-0
			3	6-4
			27	2-0
		42	<b>Total</b>	<b>596-13</b>

Or 74.581 Acres


Director,  
Town & Country Planning  
Haryana

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

License No. 06 of 2020

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976 made thereunder to Elite Homes Pvt. Ltd. Registered office at Shop no. 30, M2K Mall, 16, Mangalam Place, Dist. Centre, Sector-3, Rohini, New Delhi-110085 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 0.98125 acres in Sector 5 & 7A, Dharuhera, Village Garhi Alawalpur, District Rewari.


1. 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 General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
  - i. That the Residential Plotted Colony area is laid out to conform to the approved layout plan/ zoning plan and development works are executed according to the designs and specifications shown in the approved plan.
  - ii. That you shall pay the Infrastructure Development Charges amounting to Rs. 9,92,780/- @ Rs. 250/- per sq. mtrs for Residential plotted area 0.98125 acres in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - iii. 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.
  - iv. That the portion of Sector/Development plan road which shall form part of the licensed area shall be transferred free of cost to the Government/HUDA in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - v. 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 of 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 Govt. 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 Rules, 1976.
  - vi. That you shall take permanent access from proposed service road along the development plan road.
  - vii. That you shall integrate the services with HUDA services as and when made available.
  - viii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

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

- ix. That you understand that the development/construction cost of 24/18 m 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- x. That there is no further sale of the land applied for license till date and applicants are the owners of the applied land.
- xi. That you shall not create 3<sup>rd</sup> party rights and not give any advertisement for sale of plot/ shops before approval of layout/building plans.
- xii. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
- xiii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP Haryana till these services are made available from External Infrastructure to be laid by HUDA. Since the provision of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- xiv. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xv. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xvi. That the provision of solar power system shall be as per the HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvii. That you shall use only LED lamps for internal lighting as well as campus lighting.
- xviii. That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xix. 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 percentum of the amount from the plot/flat/shop owners for meeting the cost of internal development works in the colony. Haryana State  
Development  
Corporation  
Gurgaon
- xx. That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the plots/flats as and when scheme is launched, after approval of layout/building plans.
- xxi. That you shall not claim for licence on the balance land till having clear title of land and will apply afresh for said land alongwith licence fee (as the earlier deposited licence fee stands adjusted in the instant case).
- xxii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plots/flats owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- xxiii. That the land in question did not exceed the permissible limit under the Haryana Ceiling on Land Holdings Act, 1972 as and when it was purchased.
- xxiv. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxv. That you will abide by with the Act/Rules and the policies notified by the Department for development of residential plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
- xxvi. The license is valid up to 19.01.2025.

Dated: The 20.01.2020.  
Place: Chandigarh


  
(K. Makrand Pandurang, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-735-B- Asstt.(RK)-2019/ 2149

Dated: 23-01-2020

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

1. Elite Homes Pvt. Ltd. Registered office at Shop no. 30, M2K Mall, 16, Mangalam Place, Dist. Centre, Sector-3, Rohini, New Delhi-110085 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, Panchkula.
10. Superintending Engineer HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Rewari along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

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

To be read with License No 06 of 20.01.2020.

Detail of land owned by Elite Homes Pvt. Ltd.

Village	Rect no.	Killa No.	Area K-M
Garhi Alawalpur	39	13/2 Min	2-5
		14 Min	4-2
	42	10 Min	1-10
		<b>Total</b>	<b>7-17</b>
			<b>Or</b>
			<b>0.98125 acres</b>

  
Director,  
Town & Country Planning  
Haryana 