

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

LICENCE NO. 25 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to S/Sh. Ajit Kumar, Surjeet Kumar Ss/o Sh. Bishambar Dayal, S/Sh. Ranbir Singh, Mahinder Singh Ss/o Sh. Raghbir Singh, Smt. Kaushayla Devi Wd/o Sh. Rajaram, Sh. Vijay Kumar S/o Sh. Chander Parkash, Smt. Gaytri Devi W/o Sh. Vijay Kumar, Smt. Shakuntla W/o Sh. Mahinder Partap, Sh. Ajay Kumar S/o Chander Parkash, Sh. Mahinder Partap S/o Sh. Rajaram, Smt. Urmilla Devi W/o Sh. Chander Parkash, S/Sh. Vijay Kumar, Ajay Kumar Ss/o Smt. Rachna alias Pratibha, Smt. Sapna D/o Sh. Chander Parkash, Sh. Anup Arora S/o Ajit Arora, S/Sh. Harvinder Singh, Deshranj Ss/o Sh. Ishwar Singh, Sh. Vikas S/o Sh. Sumer Singh, Smt. Urmilla Devi Wd/o Sh. Sumer Singh, Smt. Khajani Devi Wd/o Ishwar Singh, Paragon Buildwell Pvt. Ltd., Raheja Developers Pvt. Ltd., C/o Raheja Developers Pvt. Ltd., 215-216, Rectangle One, D-4, District Centre, Saket, New Delhi-110017 for development of residential plotted/group housing colony over an area measuring 107.85 acres falling in the revenue estate of village Sohna & Raipur, Distt. Gurgaon, Sector 11 & 14, Sohna.

1. The particulars of the land, wherein the aforesaid residential plotted/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 residential plotted 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.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 750/- per sq m for commercial component, @ ₹ 460/- per sqm for group housing component and @ ₹ 375/- per sqm for plotted component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. 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.
 - j. 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/HSIIDC.
 - k. 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.
 - l. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - m. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - n. That you shall pay the labour cess charges as per policy dated 4.5.2010.

- o. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - p. 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.
 - q. 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 with in a period of two month 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 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 for meeting the cost of internal development works in the colony.
 - t. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of flats as and when scheme is launched.
 - u. 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.
 - v. 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.
 - w. 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 28/3/2016.

Place: Chandigarh
Dated: 29/3/2012

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

Endst.No.LC-2013(II)-JE(B)-2012/ 4574 Dated: 29/3/12

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

1. S/Sh. Ajit Kumar, Surjeet Kumar Ss/o Sh. Bishambar Dayal, S/Sh. Ranbir Singh, Mahinder Singh Ss/o Sh. Raghbir Singh, Smt. Kaushayla Devi Wd/o Sh. Rajaram, Sh. Vijay Kumar S/o Sh. Chander Parkash, Smt. Gaytri Devi W/o Sh. Vijay Kumar, Smt. Shakuntla W/o Sh. Mahinder Partap, Sh. Ajay Kumar S/o Chander Parkash, Sh. Mahinder Partap S/o Sh. Rajaram, Smt. Urmilla Devi W/o Sh. Chander Parkash, S/Sh. Vijay Kumar, Ajay Kumar Ss/o Smt. Rachna alias Pratibha, Smt. Sapna D/o Sh. Chander Parkash, Sh. Anup Arora S/o Ajit Arora, S/Sh. Harvinder Singh, Deshraj Ss/o Sh. Ishwar Singh, Sh. Vikas S/o Sh. Sumer Singh, Smt. Urmilla Devi Wd/o Sh. Sumer Singh, Smt. Khajani Devi Wd/o Ishwar Singh, Paragon Buildwell Pvt. Ltd., Raheja Developers Pvt. Ltd., C/o Raheja Developers Pvt. Ltd., 215-216, Rectangle One, D-4, District Centre, Saket, New Delhi-110017.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
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.
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 along with a copy of agreement.

(DEVENDRA NIMBOKAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh
dtp.hqdn.tcp@gmail.com

To be read with License No. 25 of 2012/29 ³/₂₀₁₂

SCHEDULE OF LAND

1. Detail of land owned by Ajit Kumar, Surjeet Kumar S/o Sh. Bishambar Dayal equal share, Village Sohna, Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Sohna	289	19	8-0 ✓
		22	8-0 ✓
	294	2	7-5 ✓
		Total	

2. Detail of land owned by Ranbir Singh S/o Raghbir Singh, Village Sohna, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M	
Sohna	289	10 Min South	6-17 ✓	
		11/1	3-0 ✓	
	290	13/2/1	1-14	
		14/1	4-0	
		15/1	4-0	
		6	8-0	
		Total		27-11

3. Detail of land owned by Mahinder Singh S/o Raghbir Singh, Village Sohna, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Sohna	289	11/2	5-0
		12	8-0
	290	20/1	6-13
		13/2/2	2-9
		14/2	4-0
		15/2	4-0
		16/1	6-14
		Total	

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4. Detail of land owned by Vijay Kumar S/o Chander Parkash Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	15	2	8-0
		21	8-0
	23	21	8-0
		Total	24-0

5. Detail of land owned by Smt. Kaushayla Devi Wd/o Sh. Raja Ram, 480/2460 share, Smt. Gaytri Devi W/o Vijay Kumar 640/2460 share, Smt. Shakuntla W/o Mahinder Partap 860/2460 share, Ajay Kumar S/o Chander Prakash 480/2460 share, Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M	
Raipur	15	3	8-0	
		8	A8-0	
		9	8-0	
		12	8-0	
		13	8-0	
		19	8-0	
		22	4/2	4-0
			7	8-0
			14	8-0
			15	8-0
	16		8-0	
	23	17	8-0	
		1/2	4-0	
		19	8-0	
		20	8-0	
		Total	112-0	

6. Detail of land owned by Mahinder Pratap S/o Raja Ram 2/3 share, Vijay Kumar S/o Chander Parkash 1/3 share percentage 13/14 share, Paragon Buildwell (P) Ltd 46/640 share, village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	23	3	8-0
		4	8-0
		7	8-0
		8	8-0
		Total	32-0

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DGTCP (Hr)
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7. Detail of land owned by Smt. Urmilla Devi W/o Chander Prakash 504/720 share, Vijay Kumar, Ajay Kumar S/o Smt Rachna alias Pratibha, Sapna D/o Chander Parkash equal share 96/720 share, Smt Shakuntala Devi W/o Mahinder Pratap 1/6 share, Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	15	1	8-0
		10	8-0
		11	8-0
		20	8-0
		5/2	4-0
	16	Total	36-0

8. Detail of land owned by Smt. Urmilla Kumari W/o Chander Parkash 1/2 share, Paragon Buildwell Pvt.Ltd 1/2 share, Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	15	22	8-0

9. Detail of land owned by Paragon Buildwell Pvt. Ltd, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	23	11/1	4-0

10. Detail of land owned by Raheja Developers (P) Ltd Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	23	10	8-0

D.G.T.C.P. (Mr.)
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11. Detail of land owned by Mahinder Partap S/o Raja Ram, Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	23	2	8-0

12. Detail of land owned by Ajit Arora, Surjeet Arora S/o Bishamber Dayal equal share village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M	
Raipur	12	6/2	1-17	
		14	3-4	
		15	7-19	
		16	8-0	
		17	8-0	
		13	11/2	5-8
			Total	34-8

13. Detail of land owned by Ajit Kumar S/o Bishamber Dayal, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	4	20/3	1-10
		21/2	5-6
	11	5	8-0
		12	8-0
		18	8-0
		20	8-0
		22	8-0
	14	23/1	1-0
		10	8-0
		11	8-0
		20/1	4-0
		15	5
	6		8-0
	15		8-0
	16		8-0
	17		8-0
	Total		99-16

D.G.T.C.P. (Hr.)

C. Singh

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14. Detail of land by Surjit Kumar S/o Bishamber Dayal, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	3	21	0-15
	4	18	0-15
		19	5-0
		22	8-0
		23	7-5
		24	2-11
		25	4-17
	11	4	8-0
	12	1	5-16
		10	9-19
		11	8-0
		12	7-14
		13	5-7
		19	8-0
		21	8-0
	15	4	8-0
		7	8-0
		14/2	4-0
		Total	109-19

15. Details of land owned by Anup Arora S/o Ajit Arora, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	12	24/2	3-0
		25	8-0
	13	21	8-0
		Total	19-0

16. Detail of land owned by Harvider Singh S/o Ishwar Singh 31/514 share, Deshraj S/o Ishwar Singh 483/514 share, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	22	13/2	5-5
		23	8-0
	27	3	3-19
	28	8/1	6-9
		8/2	1-11
		Total	25-4

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D.G.T.C.P. (Hr.)
C. S. Singh

17. Detail of land owned by Harvinder Singh S/o Ishwar Singh $\frac{3}{4}$ share, Deshraj S/o Ishwar Singh $\frac{1}{4}$ share, village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M	
Raipur	21	2 min East.	2-11	
		3	8-0	
		8	8-0	
		9	8-0	
		18/2	6-0	
		19	8-0	
		20	5-8	
		22	2-9	
		23	7-12	
		22	18	8-0
			19	8-0
			20	8-0
		28	3	9-12
			9	4-2
	Total		93-14	

18. Details of land owned by Vikas S/o Sumer Singh, Smt Urmila Devi Wd/o Sumer Singh equal share $\frac{1}{2}$ share, Deshraj S/o Ishwar Singh $\frac{1}{2}$ share, Village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M	
Raipur	21	13	8-0	
		14	8-0	
		15	8-0	
		16	8-0	
		17	8-0	
		18/1	2-0	
		24	8-0	
		25	8-0	
		22	21	8-0
			27	8-0
		28	1	8-0
			2	3-10
			10	7-10
			4	8-0
	5		8-0	
	28	6	8-0	
		7	8-0	
		Total	117-0	

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19. Detail of land owned by Harvinder Singh S/o Ishwar Singh 1/2 share, Smt Urmila Wd/o Sumer Singh Vikas S/o Sumer Singh equal share of 1/2 share, village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	21	10 min South	3-15
		11	6-12
	28	12	8-0
		13/2	2-3
		Total	20-10

20. Details of land owned by Deshraj S/o Ishwar Singh, Vikas S/o Sumer Singh equal share, village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	21	4/2	1-0
		4/3	1-0
		Total	2-0

21. Details of land owned by Smt. Khajani Devi Wd/o Ishwar Singh, Village Raipur, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Raipur	27	11	2-16
		13/1/2	0-7
	28	14	7-13
		15/2	1-0
		16	2-17
		Total	14-13

22. Detail of land owned by Smt. Urmilla Devi Wd/o and Vikas S/o Sumer Singh equal share, village Raipur, Distt Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Raipur	28	15/1	7-0

Grand Total 862-16 or 107.85 Acres

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