

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Chintels India Ltd. A-11, Kailash Colony, New Delhi for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 8.294 acres in the revenue estate of village Babupur, Sector 109, 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 granted is subject to the following conditions:
 - a) That the Group Housing Colony area 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you 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 integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 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.
10. 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 HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

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13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
 14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
 15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
 16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
 17. The license is valid up to 16/5/2016.

Dated: The 17/5/2012
Chandigarh


(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1108-B-JE(VA)-2012/ 9162

Dated: 28/5/12

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

1. Chintels India Ltd. A-11, Kailash Colony, New Delhi alongwith a copy of agreement, LC-IV B & Bilateral Agreement. & Zoning plan
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

(7)

To be read with Licence NO. 50 of 2012/17

1. Detail of land owned by Chintels India Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
<u>Babupur</u>	2	21	K—M
	3	24	0—11
		25	8—4
	11	4/1	3—18
		5/1	6—18
	12	1/1	6—18
	11	4/2	6—14
		5/2	1—2
		6/1	1—2
		7	6—16
		8/1	8—0
		14	2—16
		17/2	8—0
	12	1/2	1—4
		10/1	1—2
			3—2
Total			66—7 or 8.294 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
21/5/17

ORDER

In pursuance of this office Endst. No. 5DP-2007/28323-334 dated 05.11.2007 vide which licence no. 250 of 2007 dated 02.11.2007 was granted for an area measuring 19.768 acres. As per your request dated 28.02.2011 received in this office on 01.03.2011 through Chintel India Ltd. The site measuring 7.893 acres (63 Kanal 03 Marla of village Babupur) which is part of the license no. 250 of 2007 dated 02.11.2007 granted to you in collaboration with Raj Kiran Pvt. Ltd., Vidu Properties Pvt. Ltd., Ashok S/o Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o Chintel India Ltd. is hereby de-licensed. The revised schedule of land for the above said license no. 250 of 2007 for an area measuring 11.875 acres after excluding the de-licensed area of 7.893 acres is enclosed. The terms & conditions as stipulated in the above said license and terms & conditions of the agreement LC IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh shall remain unaltered, except the licensed area mentioned as 19.768 acres in the said agreements be read as 11.875 acres. The fee and charges paid against the said 7.893 acres site stand forfeited in accordance with the policy dated 17.06.2010.

The approval of Zoning Plan/Building Plan if any accorded in favour of original license, shall stand cancelled and same is required to be got approved/revised from the competent authority for the 11.875 acres site.

The de-licensing is further subject to the condition that you shall apply for license for this land falling in the alignment of 24 m wide road within 60 days of de-license or will transfer this land free of cost to Government.

Dated: The 18-1-2012.
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1108-JE(VA)-2012/1587-1602 Dated: 23/1/12

A copy of above is forwarded to the following for information and necessary

action:-

1. Chintel India Ltd. A-11, Kailash Colony, New Delhi-48 alongwith copy of revised land schedule.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
4. Chief Administrator, Housing Board, Panchkula.
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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon alongwith copy of revised land schedule.
15. Chief Accounts Officer (Monitoring) O/o DG TCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of revised land schedule.

(P. P. SINGH)
District Town Planner(HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

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To be read with Licence No-250 of 2007

Revised Schedule of land

- Detail of land owned by Raj Kiran Pvt. Ltd. 748/2684 Share, Vidu Properties Pvt. Ltd. 588/2684 Share, Ashok S/o Sh. E.H. Soloman 668/2684 Share, Madhyanchal Leasing Ltd. 680/2684 share, Village-Babupur Distt. Gurgaon.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K-M	K-M	K-M
Babupur	3	11	5-7	0-0	5-7
		18	4-13	0-0	4-13
		19	9-4	0-0	9-4
		20	8-0	0-0	8-0
		21	8-0	0-0	8-0
		22	8-0	0-0	8-0
		23	8-0	0-0	8-0
	10	15	7-4	7-4	0-0
		16	6-12	6-12	0-0
	11	1	8-0	0-8	7-12
		2	8-0	0-0	8-0
		3	8-0	0-0	8-0
		9/2	2-12	0-19	1-13
		10	6-14	5-19	0-15
		11	8-0	8-0	0-0
		12/1	2-12	2-12	0-0
		20	8-0	8-0	0-0
		26	1-6	1-6	0-0
			Total 118-4	41-0	77-4

- Detail of land owned by Smt. Sukendra w/o Sh. Ramesh.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K-M	K-M	K-M
Babupur	11	8/2	5-4	0-0	5-4
		9/1	5-8	0-0	5-8
		12/2	5-8	4-13	0-15
			Total 16-0	4-13	11-7

- Detail of land owned by Tara Chand S/o Sh. Raja Ram $\frac{3}{4}$ Share, Smt. Sushama w/o Sh. Tara Chand $\frac{1}{4}$ share.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K-M	K-M	K-M
Babupur	11	13	8-0	1-11	6-9
		18	7-19	7-19	0-0
		19	8-0	8-0	0-0
			Total 23-19	17-10	6-9

Grand Total= 158-3 63-3 95-0
Or 19.768 7.893 11.875
Acres Acres Acres

Director General

Town and Country Planning,
Haryana, Chandigarh

24.6.11

(29)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT


Licence No. 250. 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. Raj Kiran Pvt Ltd, M/s. Vidu Properties Pvt Ltd, M/s. Ashok S/o Shri E.H. Soloman, M/s. Madhyanchal Leasing Ltd (ii) Smt. Sukendra W/do Sh. Ramesh (iii) Tara Chand S/o Sh. Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o M/s. Chintel India Ltd A-11, Kailash Colony New Delhi for setting up of a Group Housing Colony at village Babupur, District Gurgaon.
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 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 Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development work in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land through giving equal and take equal 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.
7. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the group housing complex.
9. The licence is valid upto 1-11-2009.

Dated: Chandigarh

The 2-11-2007

Endst. No. 5DP-2007/ 28323


(S.S. Dhillon)

Director,



Town & Country Planning,
Haryana, Chandigarh.

Dated:- 5-11-07

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

- ✓ 1. M/s. Raj Kiran Pvt Ltd, M/s. Vidu Properties Pvt Ltd, M/s. Ashok S/o Shri E.H. Soloman, M/s. Madhyanchal Leasing Ltd (ii) Smt. Sukendra W/do Sh. Ramesh (iii) Tara Chand S/o Sh. Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o M/s. Chintel India Ltd A-11, Kailash Colony, New Delhi along with 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 the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

PHOTOCOPY


District Town Planner (Hq) 
For Director, Town and Country Planning,
Haryana, Chandigarh.

1. Detail of land owned by M/s. Raj Kiran Pvt Ltd 748/2689 share, M/s. Vidu Properties Pvt Ltd 588/2684 share, M/s. Ashok S/o Shri E.H. Soloman 668/2684 share, M/s. Madhyanchal Leasing Ltd 686/2684 share village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M
Babupur	3	11	5-7
		18	4-13
		19	9-4
		20	8-0
		21	8-0
		22	8-0
		23	8-0
	10	15	7-4
		16	6-12
	11	1	8-0
		2	8-0
		3	8-0
		9/2	2-12
		10	6-14
		11	8-0
		12/1	2-12
		20	8-0
		26	1-6

Total: 118-4 Or 14.775 Acres

2. Detail of land owned by Smt. Sukendra W/do Sh. Ramesh village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M
Babupur	11	8/2	5-4
		9/1	5-8
		12/2	5-8

Total: 16-0 Or 2.00 Acres

3. Detail of land owned by Tara Chand S/o Sh. Raja Ram $\frac{3}{4}$ share, Smt. Sushama W/o Sh. Tara Chand $\frac{1}{4}$ share village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M
Babupur	11	13	8-0
		18	7-19
		19	8-0

Total: 23-19 Or 2.993 Acres

G.Total: 158-3 Or 19.768 Acres

S. S. Shrivastava
Director
Town and Country Planning,
Haryana, Chandigarh
Chandigarh