

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

From

1. M/s Vatika Landbase Pvt Ltd,
2. M/s. Buzz Technologies Pvt Ltd,
3. M/s Wonder Developers Pvt Ltd,
4. M/s Browz Technologies Pvt Ltd,
5. M/s. Avon Builtech Pvt Ltd,
6. M/s Harinesh Construction Pvt Ltd,
7. M/s Shivam Infratech Pvt Ltd,
8. M/s. Spear Developers Pvt Ltd.,
9. M/s. Mark Builtech Pvt Ltd,
10. M/s. Onkareshwar Properties Pvt Ltd,
11. M/s. Spring Buildcon Pvt Ltd.,
12. M/s Pagasus Developers Pvt Ltd,
13. M/s Pegasus Infrastructure Pvt Ltd,
14. M/s. Crazy Properties Pvt Ltd,
15. M/s Crazy Land & Housing Pvt Ltd
16. M/s. Sahar Land and Housing Pvt Ltd,
17. Shiv Ganesh Pvt Ltd.
18. Sanjay S/o Khem Chand
C/O M/s. Vatika Landbase Pvt Ltd,
Vatika Triangle, 7th floor, Sushant Lok I, Block A,
M.G. Road, Gurgaon.
Memo No.5DP-2007/ 32373
Dated 31-12-07

Subject:

Grant of licence to develop a residential plotted colony on the land measuring 182.796 acres in residential Sector-82, 82 A, 83 & 85 in village Sihi, Shikhopur & Sikanderpur Badha, at Gurgaon..

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Reference your application dated 3.10.2006 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules 1976 framed there under for the development of a residential plotted on the land measuring 182.796 acres falling in the revenue estates of village Sihi, Shikhopur & Sikanderpur Badha, Tehsil and Distt. Gurgaon. has been examined/considered by the Department and it is proposed to grant licence to you. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

To furnish 25% bank guarantee on the estimated cost of internal works which has been worked out as under: -

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	=175.956 acres
ii)	Interim rate for development	=Rs.10.00 lacs per acre
iii)	Total cost of development	=Rs.1759.56 lacs
iv)	Commercial area	=6.84 acres
v)	Interim rate	=Rs.25.00 lacs per acre
vi)	Total cost	=Rs.171.00 lacs
ix)	Total cost of community facilities	=Rs.369.60 lacs
x)	Grand Total	=Rs.2300.16 lacs
iv)	25% bank guarantee required	=Rs.575.04 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	=175.956 acres
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For VATIKA LIMITED

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ii)	Interim rate for development	=Rs.24.18 lacs per acre
iii)	Total cost of development	=Rs.4254.62 lacs
iv)	Commercial area	=6.84 acres
v)	Interim rate	=Rs.121.85 lacs per acre
vi)	Total cost	=Rs.833.454 lacs
viii)	Grand Total	=Rs.5088.074 lacs
iv)	25% bank guarantee required	=Rs.1272.02 lacs

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. With an increase in the cost of construction and increase in the number of facilities in the layout plan, you would be required to furnish additional bank guarantee within 30 days on demand.

The rates of external development charges are tentative and are under consideration and are likely to be finalized soon. In the event of increase in external development charges, you will have to deposit the increased rates and also to submit the proportionate additional bank guarantee on account of increased rates of external development charges as and when demanded by DTCP Haryana and furnish an undertaking in this regard. It is further made clear that only the principal amount deposited on account of external development charges towards the land converted from plotted colony to group housing shall be adjusted.

3. To execute two agreements i.e. LC-IV and Bilateral agreement on the non-judicial stamp paper of Rs.3/-. Copies of the specimen of the said agreements are enclosed herewith for necessary action.

4. To deposit an amount of Rs. 4,06,91,777/- (Rs. Four crores, Six lacs, Ninty one thousand, seven hundred & Seventy Seven only) through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges fee for plotted, group housing and commercial area.

5. To submit an undertaking that you shall deposit Infrastructural Development charges @ Rs. 500/- per sq.mtr. for the area under Plotted development and @ Rs.1000/- per sq. mtr. for the area under 4% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh in two installments. First installment will be due within 60 days of grant of licence and second installment within six months of grant of licence.

6. To furnish an undertaking on non judicial stamp paper of Rs.3/- that the portion of sector/master plan road which shall form part of the licenced area, will be transferred to the Government free of cost in accordance with the provisions of Sector 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

7. To furnish an undertaking that you shall provide 24 meters wide internal circulation road as per approved internal circulation plan of sector-81 to 85 and the same shall be transferred free of cost to the Govt.

8. That you will integrate the services with the HUDA services or any other local authority as and when made available.

9. To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licenced area through give and take with HUDA if

[Signature]

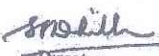
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required for integration of services and for planned development and will abide by the decision of the competent authority.

10. To furnish an undertaking that will demolish the unauthorized construction raised at site before approval of demarcation / zoning plan.
11. To furnish an undertaking that will provide 18 mtrs right of way under 66 KVHT line as per norms.
12. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
13. To submit an undertaking to the effect that you shall make arrangement 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.
14. To submit an undertaking that you will reserve the land for roads, open space, schools, public and community buildings and other common use shall not be less than forty five percent of the gross area of the colony. This will have atleast five percent green areas (open space) out of which not more than one percent will be incidental green areas (open space).
15. The fee and charges calculated above are subject to audit and reconciliation of Accounts.


Director,
Town and Country Planning,
Haryana, Chandigarh.
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