

**Directorate of Town & Country Planning, Haryana**

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

Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

FORM LC-V  
(See Rule 12)

LICENCE NO. 54 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to St. Patricks Realty Pvt. Ltd., Sh. Chandī Ram-Partap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal- Jagan Singh Ss/o Sh. Tirkha Ram, Sh. Arun-Tarun Ss/o Sh. Om Prakash, Smt. Shakuntla Devi w/o Sh. Chandī Ram, Smt. Premwati w/o Sh. Partap Singh, Smt. Geeta Devi w/o Sh. Ajit Singh, Smt. Leela Devi w/o Sh. Jagan Singh, Smt. Santosh Devi wd/o Sh. Om Parkash, Sh. Vijay Kumar- Ravinder Singh- Balkaran Singh Ss/o Sh. Surinder Pal Singh in collaboration with St. Patricks Realty Pvt. Ltd., Floor-3, Tower-D, Global Business Park, M.G. Road, Gurgaon-122002 for development of Residential Plotted Colony over an area measuring 105.4083 acres, situated in the revenue estate of Village Dhunela & Berka, Sector-29, 30, 32 & 33 of Sohna, District Gurgaon.

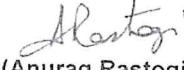
2. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:
  - i) That Residential Plotted Colony 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 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.
  - iv) 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.
  - v) That licensee shall take permanent access from service road proposed along the development plan road.
  - vi) That licensee shall deposit an amount of Rs. 17,34,01,253/- on account of Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 175 % FAR, 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.
  - vii) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - viii) That licensee shall 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.

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

- ix) 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.
- x) That development/construction cost of 24 m/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.
- xi) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- xii) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xiii) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xiv) 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.
- xv) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xvi) That licensee shall not create 3<sup>rd</sup> party right before approval of layout/building plans.
- xvii) 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/flat holders for meeting the cost of internal development works in the colony.
- xviii) 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.
- xix) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- xx) That licensee shall abide with the policy dated 14.06.2012/ 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 Applicant Company 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 pay differential license fee amounting to Rs. 3,63,03,660/- with in a period of 30 days of issuance of demand notice.
- xxiv) 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.
- xxv) That licensee shall maintain the ROW along GAIL pipe line and obey all the directions/restrictions intimated by GAIL Authorities for safety and security of the GAIL pipe line as well as the prospective residents of the colony.
- xxvi) That licensee shall maintain the ROW along 66 KV HT line and licensee shall shift the 66 KV HT line underground from one extreme <sup>end</sup> land of the colony to the other <sup>land</sup> at their own cost as and when directed by this office (if recommended by HVPNL). *AL*

xxvii) That licensee shall obtain permission of competent Authority for constructing a culvert over the drain on spots where internal roads cross the drain, construct a box drain on the entire stretch of the drain flowing in the licenced colony as per the design approved by XEN Public Health of either HUDA or Public Health Engineering Department.

4. The license is valid up to 19-06-2019

  
(Anurag Rastogi)  
Director General, Town & Country Planning  
Haryana, Chandigarh

Place: Chandigarh


Dated: 20-06-2014

Endst.No.LC-2841-JE (S)-2014/

Dated:

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

- Regd. 1. St. Patricks Realty Pvt. Ltd., Sh. Chandi Ram-Partap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal- Jagan Singh Ss/o Sh. Tirkha Ram, Sh. Arun-Tarun Ss/o Sh. Om Prakash, Smt. Shakuntla Devi w/o Sh. Chandi Ram, Smt. Premwati w/o Sh. Partap Singh, Smt. Geeta Devi w/o Sh. Ajit Singh, Smt. Leela Devi w/o Sh. Jagan Singh, Smt. Santosh Devi wd/o Sh. Om Parkash, Sh. Vijay Kumar- Ravinder Singh- Balkaran Singh Ss/o Sh. Surinder Pal Singh in collaboration with St. Patricks Realty Pvt. Ltd., Floor-3, Tower-D, Global Business Park, M.G. Road, Gurgaon-122002, alongwith copy of agreement/bilateral agreement, schedule of land and zoning 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.

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

To be read with LOI Memo No. 59592 Dated 4/12/13.

1. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 1/2 share  
Dharampal – Jagan Singh s/o Tirkha Ram 1/3 share  
Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/5 share

Village	Rect No.	Killa No.	Area K.M	
Dhunela	36	14/2/1	0-8	
		14/2/2	1-5	
		16	8-0	
	35	34	17	7-6
			20	8-0
			22	8-0
			23	8-0
	27	27	24	8-0
			10/1/2min	1-6
			10/2 min	2-15
			22/1	4-8
			22/2	2-0
			23	8-0
	33	33	1	8-0
			8	8-0
			10	7-0
			18	8-0
			19	8-0
			22	8-0
	27	27	11/2	0-16
			12	8-0
			18/1	4-0
			18/2	4-0
			19	6-0
			25	8-0
	28	28	21	8-0
	36	36	15/2	4-0
	35	35	13/2	2-16
			18/1	3-6
			16	8-0
			25	8-0
			19	8-0
			22	8-0
23			8-0	
13/1			5-4	
18/2	4-14			

*[Signature]*  
B&TCD (HR)  
Smt  
Aravind K  
10/12/13

Contd.....Serial No.1 Chandi Ram – Partap Singh s/o Shiv Charan 1/2 share  
 Dharampal – Jagan Singh s/o Tirkha Ram 1/3 share  
 Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/6 share

Village	Rect No.	Killa No.	Area K.M	
Dhunela	34	2	6-12	
		3	8-0	
		1	8-0	
		4	8-0	
		5	8-0	
		6	8-0	
		7	8-0	
		8	8-0	
		9/1	5-0	
		9/2	1-16	
		10	7-12	
		12	5-16	
		13	8-0	
		18/1	5-7	
		18/2	1-2	
		19/1	6-12	
		19/2	0-12	
		20	8-0	
		40	2	8-0
			3	8-0
	34	11	8-12	
	35	17	8-0	
		24	8-0	
	40	4	8-0	
	35	6/2	7-7	
	43	6/2/2	0-3	
			7/1	3-8
			7/3	0-16
			7/4	0-12
		8	8-0	
		9	8-0	
		10	8-0	
		11	8-0	
		6/2/1	5-0	
		12	8-0	
		13	8-0	
		14/1	6-8	
		14/2	0-6	
		14/3	1-6	
		18/1	2-9	
		18/2	5-11	
	35	5	8-0	
	Total Sr.No.1		463-11	

DGTCP (HR)  
 CHD  
 Bmawjtk

2. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 2/5 share  
 Dharampal – Jagan Singh s/o Tirkha Ram 2/5 share  
 Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/5 share

Village	Rect No.	Killa No.	Area K.M	
Dhunela	28	23	7-13	
	33	2	8-0	
		3	8-0	
		4	6-18	
		5	8-0	
		6	8-0	
		7	8-0	
		40	1	8-0
	43	10	8-0	
		16	0-17	
	26	17	6-16	
		6 min	6-0	
	Total Sr.No.2		84-04	

3. Detail of land owned by Vijay Kumar – Ravinder Singh - Balkaran Singh s/o  
 Surinder Singh urf Surinderpal Equal share

Village	Rect No.	Killa No.	Area K.M	
Dhunela	28	24	8-0	
	33	4	8-0	
		5/1	7-12	
		6/2	7-12	
		32	16	8-0
			17	8-0
			18	8-0
			19	8-0
			20	8-0
			21	8-0
			22	8-0
	33	23	8-0	
		24	8-0	
		25	8-0	
		7	8-0	
		14	8-0	
		15	8-0	
	16/1	0-9		

*[Handwritten Signature]*  
 DGT (HR)  
 Smt. Manjinder Kaur

Contd.....Serial No.3 Vijay Kumar – Ravinder Singh - Balkaran Singh s/o Surinder Singh  
urf Surinderpal Equal share

Village	Rect No.	Killa No.	Area K.M
Dhunela	33	16/2	7-11
		17/1	0-9
		17/2	7-11
		23	8-0
		24	8-0
		25	8-0
Total Sr.No.3		175-04	

4. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 3/8 share
- |  |            |
|--|------------|
| Dharampal – Jagan Singh s/o Tirkha Ram | 1/4 share  |
| Arun – Tarun s/o Om Prakash            | 1/12 share |
| Smt Shakuntla Devi w/o Chandi Ram      | 1/16 share |
| Smt Prem wati w/o Partap Singh         | 1/16 share |
| Smt Geeta devi w/o Ajit Singh          | 1/24 share |
| Smt Leela Devi w/o Jagan Singh         | 1/24 share |
| Smt Santosh Devi wd/o Om Parkash       | 1/12 share |

Village	Rect No.	Killa No.	Area K.M
Dhunela	41	2	8-0
		3	8-0
		4	8-0
		Total Sr.No.4	

5. Detail of land owned by Chandi Ram – Partap Singh son's of Shiv Charan 290/741 share
- |   |               |
|---|---------------|
| Dharampal – Jagan Singh son's of Tirkha Ram | 192/741 share |
| Arun – Tarun son's of Om Prakash            | 66/741 share  |
| Smt Santosh Devi wd/o Om Prakash            | 59/741 share  |
| Smt Shakuntla Devi w/o Chandi Ram           | 40/741 share  |
| Smt Prem wati w/o Partap Singh              | 40/741 share  |
| Smt Geeta devi w/o Ajit Singh               | 27/741 share  |
| Smt Leela Devi w/o Jagan Singh              | 27/741 share  |

Village	Rect No.	Killa No.	Area K.M.S
Dhunela	35	8/2	4-2-3
Total Sr.No.5		4-2-3	

*H*  
DGTCP (HR)  
CHD  
Ranjit Kgo

6. Detail of land owned by Chandni Ram S/o Shiv Charan

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	23/2	4-2
		24/1	0-17
		Total Sr.No.6	

7. Detail of land owned by Smt Santosh Devi wd/o Om Parkash

Village	Rect No.	Killa No.	Area K.M
Dhunela	35	15/1	2-0
		15/2	6-0
		Total Sr.No.7	

8. Detail of land owned by Smt Premwati w/o Partap Singh

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	19	8-0
		20/1	3-12
		20/2	4-8
		Total Sr.No.8	

9. Detail of land owned by Chandni Ram, Dharampal ss/o Trikha 332/909 share

Jagan Singh s/o Tirkha Ram	166/909 share
Smt Leela wati w/o Jagan Singh	122/909 share
Arun – Tarun son's of Om Prakash	111/909 share
Smt Santosh Devi wd/o Om Prakash	178/909 share

Village	Rect No.	Killa No.	Area K.M	
Berka	19	3/2	1-16	
		4	8-0	
		7	8-0	
		8	4-0	
		13	4-8	
		14	8-0	
		17/1	5-7	
		18	5-18	
		Total Sr.No.9		45-9

DGTCP (HR)  
CHD  
Amay Kgo




10. Detail of land owned by Smt Shakuntla Devi w/o Chandi Ram,  
Smt Prem wati w/o Partap Singh 1/2 share  
Smt Geeta devi w/o Ajit Singh, Smt Leela Devi w/o Jagan Singh  
Smt Santosh Devi wd/o Om Prakash 1/2 share

Village	Rect No.	Killa No.	Area K.M
Dhunela	34	25	8-0
Total Sr.No.10			8-0

11. Detail of land owned by St.Patrick's Realty Private Limited Full Share

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	7/2	3-4
		6/1	2-0
		15	4-12
Total Sr.No.11			9-16

G.TOTAL K - M - S  
843 - 5 - 3 or 105.4083 acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Omajit Singh*

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

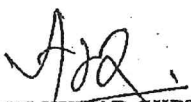
Licence No. 28 of 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to St. Patricks Realty Pvt. Ltd., S.F.I Infraprojects and Realtors Pvt. Ltd., Chandi Ram-Partap Ss/o Shiv Charan, Dharampal-Jagan Singh Ss/o Trikha, Arun - Tarun Ss/o and Santosh Devi Wd/o Om Parkash, Premwati W/o Partap Singh, Wharton Engineers and Developers Pvt. Ltd., Smt. Shakuntla Devi W/o Chandiram, Premwati W/o Pratap Singh, Manish Kumar S/o Ram Nath, Ashima W/o Aman, F I Engineers and Developers and St. Ambrose Buildcon Pvt. Ltd., 3<sup>rd</sup> Floor, Tower-D, Global Business Park, M.G. Road, Gurgaon, Haryana for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 23.05 acres (schedule of land enclosed) in the revenue estate of village Dhunela, Sector-29, 30, 32 & 33, Sohna, District Gurgaon.

1. The Licence granted is subject to the following conditions:
  - a) That the 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 construct the portion of internal sector road and service road falling within licenced area at your own cost and entire road shall be transferred to the Government free of cost.
  - e) That the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost to the Government.
  - f) 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.
  - g) 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.

- h) That you shall arrange electric connection from outside source for electrification of your colony from HVPN/DHVN 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 external electric services i.e. HVPN/DHVN Haryana and complete the same before obtaining completion certificate for the colony.
- i) 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.
- j) That you will integrate the services with the HUDA services as per the approved service plans and as and when made available
- k) That you shall use only LED fittings for internal lighting as well as campus lighting.
- l) 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.
- m) 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.
- n) 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.
- o) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- p) 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.
- q) 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.
- r) That you shall deposit the labour cess, as applicable as per Rule before approval of Building Plans.
- s) That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/Plots.
- t) The licence is valid up to 22/12/2021.

Dated: The 23/12/2016  
Chandigarh

  
(ARUN KUMAR GUPTA)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana4@gmail.com](mailto:tcpharyana4@gmail.com)

Endst. No. LC-2841-B+C-JE (BR)-2016/27854-27869. Dated: 23-12-2016

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

1. St. Patricks Realty Pvt. Ltd., S.F.I Infraprojects and Realtors Pvt. Ltd., Chandi Ram- Partap Ss/o Shiv Charan, Dharampal-Jagan Singh Ss/o Trikha, Arun - Tarun Ss/o and Santosh Devi Wd/o Om Parkash, Premwati W/o Partap Singh, Wharton Engineers and Developers Pvt. Ltd., Smt. Shakuntla Devi W/o Chandiram, Premwati W/o Pratap Singh, Manish Kumar S/o Ram Nath, Ashima W/o Aman, F I Engineers and Developers and St. Ambrose Buildcon Pvt. Ltd., 3<sup>rd</sup> Floor, Tower-D, Global Business Park, M.G. Road, Gurgaon, Haryana.
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 & Layout Plan.
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.

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(S K SEHRAWAT)

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

1. Detail Land Owned by S.F.I. Infraprojects and Realtors Pvt. Ltd. District-Gurgram.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
Dhunela	28	7	8—0
		8	8—0
		9	8—0
		12	8—0
		13	8—0
		18	8—0
		19	8—0
		22	8—0
		<b>Total</b>	

2. Detail Land Owned by St. Patricks Reality Pvt. Ltd. 13/80 share, Chandi-Ram-Pratap Ss/o Shiv Charan 67/160 Share, Dharampal-Jagan Singh Ss/o Tirkha 45/160 share, Arun-tarun Ss/o and Santosh Devi Wd/o Om Parkash 22/160 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
	35	11/2	4—0

3. Detail Land Owned by St. Patricks Realty Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
	36	15/1	4—0

4. Detail Land Owned by Premwati W/o Partap Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
	43	23/1/2	1—15

5. Detail Land Owned by Wharton Engineers and Developers Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M		
Dhunela	43	21	8—0		
		22	8—0		
		23/1/1	1—19		
	44		1	8—0	
			2	8—0	
			3	4—8	
			9	7—14	
			10	8—0	
			11	8—0	
			12	3—4	
			20	5—13	
			<b>Total</b>		<b>70—18</b>

  
D.G.T.C.P.  
(H.O.)

6. Detail Land Owned by Smt. Shankuntla Devi W/o Chandi Ram 114/591 share, Premwati W/o Pratap Singh 1325/5319 share, Manish Kumar S/o Ram Nath 305/5319 share, Ashima W/o Aman 305/5319 share, F.I. Engineers and Developers 262/591 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
Berka	18	1	7—7
		10	8—0
	19	5	6—16
		6	7—8
		<b>Total</b>	<b>29—11</b>

7. Detail Land Owned by Shankuntla Devi W/o Chandi Ram 28/56 share, F.I. Engineers and Developers Pvt. Ltd. 28/56 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
Berka	18	2/1	2—16

8. Detail Land Owned by Ambrose Buildcon Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> K—M
Berka	18	9	7—8

**Grand Total 184—8**

**Or 23.05 acres**

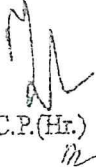
  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh  


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

Licence No. 07 of 2020

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Chandī Ram-Pratap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal-Jagan Singh Ss/o Tirkha Ram, Arun-Tarun, Ss/o Smt. Santosh Devi Wd/o Omparkash, St. Patricks Realty Pvt. Ltd., SFI Infraprojects and Realtors Pvt. Ltd., St. Columbus Infrastructure Development Pvt. Ltd., St. Dominic Estates Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. Asset 5 B, Hospitality Distt., Delhi Aerocity, IGI Airport, New Delhi-37 for setting up of Residential Plotted Colony on the additional land measuring 20.225 acres revenue estate of village Dhunela, Sector32, Sohna, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Plotted 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 Licence is granted subject to the following conditions:
  - a. That you will pay the Infrastructure Development Charges amounting to Rs. 3,22,44,978/- @ Rs.750/- per sq. mtr for the commercial area (150 FAR) and Rs. 375/- per Sq. Mtr. For Plotted component 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.
  - b. That the area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - c. That you shall maintain and upkeep of all roads, open spaces, public park 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 Act, 1975.
  - d. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
  - f. That you shall construct the community sites at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose as per provision of section 3(3)(a)(iv) of Act, 1975.
  - g. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - h. 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,

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

1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- i. That you have understood that the development/construction cost of 24 m/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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director General or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- s. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- u. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.



- v. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- w. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- x. That you shall complete the demarcation at site within two months from the date of license and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- y. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
3. The licence is valid up to 28/01/2025.

Dated: The 29/01/2020  
Chandigarh


  
(K. Makrand Pandurang, I.A.S.)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Endst. No. LC-2841/Asstt.(AK)/2020/2995

Dated: 31-01-2020

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

1. ✓ Sh. Chandi Ram-Pratap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal-Jagan Singh Ss/o Tirkha Ram, Arun-Tarun, Ss/o Smt. Santosh Devi Wd/o Omparkash, St. Patricks Realty Pvt. Ltd., SFI Infraprojects and Realtors Pvt. Ltd., St. Columbus Infrastructure Development Pvt. Ltd., St. Dominic Estates Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. Asset 5 B, Hospitality Distt., Delhi Aerocity, IGI Airport, New Delhi-37 alongwith a copy of agreement, LC-IV B, Bilateral agreement and layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Gurugram.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram alongwith layout plan.
12. District Town Planner, Gurugram along with a copy of agreement and layout plan.
13. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
14. Nodal Officer (Website) to update the status on the website.

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

1. Detail of land owned by Chandiram-Pratap Singh S/o Shivcharan 1/2 Share  
Dharampal-Jagan Singh S/o Tirkha Ram 1/3 Share  
Arun-Tarun S/o Omprakash, Smt. Santosh Devi wd/o Omprakash 1/6 Share

Village	Rect. No.	Killa No.	Area K - M
Dhunela	42	12	8 - 0

2. Detail of Land Owned By St. Patricks Reality Pvt Ltd 3/47 Share,  
S.F.I. Infraprojects and Realtors Pvt Ltd 13/47 Share,  
Chandiram 13/47 Share-Pratap Singh Ss/o Shivcharan 3/47 Share  
Dharampal 7/47 Share -Jagan Singh Ss/o Tirkha Ram 7/47 Share  
Arun-Tarun Ss/o Omprakash, Smt. Santosh Devi wd/o Omprakash 1/47 Share

Village	Rect. No.	Killa No.	Area K - M
Dhunela	41	6/2	2 - 7


3. Detail of Land Owned By St. Columbus Infrastructure Development Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhunela	42	2	8 - 0
		6	8 - 0
		7	8 - 0
		8	8 - 0
		9	8 - 0
		15/2	6 - 0
		Total	46-0

4. Detail of Land Owned By St. Dominic Estates Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M	
Dhunela	41	16	8 - 0	
		3	8 - 0	
		4	8 - 0	
	43	5	8 - 0	
		1	8 - 0	
		2	8 - 0	
	33	3/1	5 - 12	
		20	7 - 0	
		21	6 - 18	
	34	16	8 - 0	
		41	15	8 - 0
	42		1	6 - 16
			10/1	1 - 3
			10/2	6 - 0
			11	8 - 0
Total			105 - 9	

Grand Total 161 - 16 or 20.225 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Jeevan Kishan*