

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 97 of 2010

- 1 This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Vishnu Apartments Pvt. Ltd., M/s Melroline (Shivpriti) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Gemet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s ToF Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishna Kumar, Harom, Bijender, Virender S/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash S/o Sh. Govind Lal, Sh. Yogesh, Vikas alias Vilash, S/o Ved Prakash, Sh. Anil, Sh. Mukesh S/o Sh. Pratap Singh Smt. Fremwah w/o Sh. Parlap Singh, Smt. Asha D/o Sh. Parlap Singh, Sh. Muresh Kumar, Sh. Antesh Kumar S/o Hari Parkash, Ramesh w/o Sh. Hari Parkash, Smt. Urmila, Pramila, Santosh S/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit, S/o Sh. Khacharu, Smt. Saksha M/o Hari Parkash, Tarun Kumar, S/o Hari Parkash, Nalasha d/o Sh. Hari Parkash, Smt. Suman W/o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar S/o Sh. Shera, Sh. Asraj Singh, Sunder Singh S/o Sh. Sohan Lal, Sh. Krishna Kumar, Harom, Bijender, Virender S/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the land measuring 108.006 acres falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
- 2 The particulars of 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, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
- That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - 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.
 - That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - That you shall derive permanent approach from the service road only.
 - That you will not give any advertisement for sale of Plots/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - 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)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - 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.
 - That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - That the licensee shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 - That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
 - That you will use only CFL fittings for internal lighting as well as campus lighting.
 - That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence 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.
 - The licence is valid upto 17-11-2014

Dated: 18-11-2010.

Place Chandigarh

(T. C. GUPTA, IAS)

Director

Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

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

1. M/s Vishnu Apartments Pvt. Ltd. M/s Melodine (Shivpur) Estates Pvt. Ltd. M/s Foyer Propbuild Pvt Ltd, M/s Garnet Propbuild Pvt Ltd, M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd M/s Sonex Projects Pvt Ltd., M/s Active Promoters Pvt. Ltd. M/s Foray Propbuild Pvt. Ltd., M/s Form Propbuild Pvt. Ltd. M/s Frond Propbuild Pvt. Ltd, M/s Footh Propbuild Pvt. Ltd, M/s Gagel Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd. M/s Loginal Developers Pvt. Ltd, M/s Toff Builders Pvt. Ltd. M/s Gems Buildcon Pvt. Ltd, M/s Fontani Propbuild Pvt. Ltd, Sh. Krishan Kumar, Haroon, Bijender, Virender S/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash S/o Sh. Govind Lal, Sh. Yogesh, Vikas alias Vikesh, S/o Ved Prakash, Sh. Anil, Sh. Manikesh S/o Sh. Pratap Singh, Smt.Premwali w/o Sh. Pratap Singh, Smt.Asha D/o Sh. Pratap Singh, Sh. Munesh Kumar, Sh. Anlesh Kumar S/o Man Parkash, Rameshwari w/o Sh. Hari Parkash, Smt.Umilla, Pramila, Santosh D/o Sh. Hari Parkash, Sh. Satparkash, Salbu, Anil S/o Sh. Khacharu, Smt Shiksha M/o Hari Parkash, Tarun Kumar S/o Hari Parkash, Narasimha d/o Sh. Hari Parkash, Smt.Suman W/o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar S/o, Sh. Smera, Sh. Asraj Singh, Sunder Singh S/o Sh. Sohan Lal, Sh. Krishan Kumar, Haroon, Bijender, Virender S/o Sh. Ram Niwas, Sh. Jaswant Singh, Charambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyag, C/o M/s Emerald MGF Land Ltd., ECH House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bawan, Sector-6, Panchkula
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Piyalar Bhavan, Sector-2 Panchkula.
7. Add. Director Urban Estates, Haryana, Panchkula
8. Administrator, HUDA, Gurgaon
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 10) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) along with original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, C/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement

(Deverendra Nimbekar)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

1 Land owned by M/s Foyer Propbuild Pvt Ltd village Maidawas Distt. Gurgaon

Village	Rect. No.	Killa No	Area k-m
Maidawas	34	10	8-0
	17	22	8-0
		23/1	6-4
	34	7	8-0
			Total= 30-4 or 3.775 Acre

2 Land owned by M/s Jive Propbuild Pvt Ltd Village

Village	Rect. No.	Killa No	Area k-m
Maidawas	11	13	8-0
		18	8-0
	12	19	8-0
		20/2min	1-10
		21 min	5-10
		22	8-0
	16	15	8-0
		18	8-0
		19n	5-8

3 Land owned by M/s Kamdhenu Projects Pvt Ltd

Village	Rect. No.	Killa No	Area k-m
Maidawas	17	14/1	3-4
		14/2 min	4-8
			Total= 7-12 or 0.95 Acre

4 Land owned by M/s Metroline (Shivpuri) Estates Pvt. Ltd

Village	Rect. No.	Killa No.	Area k-m
Maidawas	19	11/1/3	4-7
		11/1	1-12
		18/2 min	5-5
		20/2 min	3-16
		21/1	2-9
		21/2	5-3
		21/3	0-8
		22/2	7-8
		22/1/1	0-5
		22/1/2	0-4
		23	8-0

5 Land owned by M/s Garner Propbuild Pvt Ltd 7/59 share Sonex Projects Pvt Ltd 56/55 share

Village	Rect. No.	Killa No.	Area k-m
Maidawas	21	14/2	1-12
		21	2-2
		1	7-15
		2/1	3-5
			Total= 14-15 or 1.844 acre

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DTCE
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Amojit K. 1/20

- 6 Land owned by Sh Jaswant Singh, Sh. Dharmbir, Sh. Mahabir, Sh Surender Kumar Ss/o Sh Sankar La

Village	Recd. No.	Killa No	Area k-m
Maldawas	34	7/2	1--2
		14	8--0
			Total= 9--2 or 1.138 Acre

- 7 Land owned by Sh Krishan Kumar, Sh Hariom, Sh Brender, Sh Virender Ss/o Sh Ramn-was

Village	Recd. No	Killa No	Area k-m	
Maldawas	33	6/1	0--4	
		6/2	1--0	
		6/3	3--16	
		6/4	3--0	
		7	8--0	
	32	10/1	7--5	
		10/2	0--9	
		11/1	2--12	
	33	14	8--0	
		15	8--0	
	39	9/1	2--0	
				Total= 44--6 or 5.537 Acre

- 8 Land owned by Sh Om Prakash, Sh Ved Prakash both Ss/o Sh Govind Lal equal 1/2 Share Sh. Anil, Sh. Munikesh both Ss/o Sh Pratap Singh equal 1/8 share Smt. Asha D/o Sh Pratap Singh 1/16 share Smt Premwati Wd/o Sh Pratap Singh 1/16 share Sh. Munesh Kumar, Sh Anlesh Kumar both Ss/o Sh. Harprakash Smt. Umila, Smt Pramila Smt Santosh Ds/o Sh. Harprakash, Smt Rameswari Wd/o Sh. Harprakash equal 1/4 share

Village	Recd. No	Killa No	Area) k-m	
Maldawas	35	11/1	4--18	
		11/2	3--2	
		13	8--0	
		17/2/1	1--8	
		18	8 0	
		20	8--0	
		21	8--0	
		22	8--0	
		36	15	8--0
			16	8--0
	17/2 min		1--0	
	39	25 min	4 0	
		1 min	3--9	
		2 min	6--18	
		3 min	4--0	
		10/2	2--18	
		11	1--9	
		12/1	0--12	
	35	17/2/2	1--18	
				Total= 91--12 or 11.45 Acre

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Amritsar

- 9 Land owned by Sh Satparkash, Sh. Satbir both Ss/o Sh. Khacheru equal 2/3 share. Smt Shiksha M/o Hari Parkash, Tarun S/o Hari Parkash, Natasha D/o Hari Parkash Suman Wd/o Hari Parkash equal 1/3 share

Village	Rect. No	Killa No	Area k-m
Maidawas	16	16	8--0
	17	11	8--0
			Total= 16-0 or 2 Acre

- 10 Land owned by Sh Anil Kumar S/o Sh Khacheru

Village	Rect No	Killa No.	Area k-m
Maidawas	17	10	8--0
			Total= 8--0 or 1 Acre

- 11 Land owned by Sh Raj Kumar, Sh. Rajender Kumar, Sh Mahesh Kumar, Sh Umash Kumar Ss/o Sh Shera

Village	Rect. No	Killa No	Area k-m
Maidawas	13	5/2	1-16
		6	8--0
	35	3/1	1--0
		7/2	0--13
		8	7--0
		14	6--5
	15/1	0--6	
			Total= 25--9 or 3.181 Acre

- 12 Land owned by Sh Om Prakash, Sh. Ved Prakash both Ss/o Sh. Govind Lal equal 1/3 share. Sh. Anil S/o Sh. Pratap Singh 1/8 share, Sh. Mumkesh S/o Sh. Pratap Singh 1/24 share, Smt Premwati Wd/o Sh. Pratap Singh 1/24 share, Smt Asha D/o Sh. Pratap Singh 1/24 share, Sh. Antesh, Kumar S/o Sh. Hariprakash, Smt Rameswari Wd/o Sh. Hariprakash, Smt Umila, Smt Paramita, Smt Santosh all D/o Sh. Hariprakash equal 5/33 share, Sh. Munesh Kumar S/o Sh. Hariprakash 1/9 share Sh. Vikas @ c=Vikesh s/o Om Prakash 1/12 share, Yogesh s/o Ved Prakash 1/12 share

Village	Rect No	Killa No.	Area k-m
Maidawas	35	12	8-0
		15	8--0
		23	8--0
			Total= 24--0 or 3.00 Acres

- 13 Land owned by Sh Asraj Singh, Sh. Sunder Singh both Ss/o Sh. Sohanlal

Village	Rect No	Killa No	Area k-m
Maidawas	17	4/1/11	0--3
			Total= 0-3 or 0.0188 Acre

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- 14 Detail of land owned by M/s Active Promoters Pvt Ltd
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------------|
| | | | K--M |
| Maidawas | 2 | 21 | 8--0 |
| | 16 | 17 | 8--0 |
| | 17 | 16/1min | 0--4 |
| | 18 | 12/2 | 2--6 |
| | | 19 min | 7--18 |
| | | 23 min | 1--3 |
| | 33 | 16 | 8--0 |
| | | 17 min | 6--14 |
| | | 24 min | 2--17 |
| | | | Total= 45K 2 M or 5.6375 Acre |
- 15 Detail of land owned by M/s Foray Propbuild Pvt Ltd
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|------------------------------|
| | | | K--M |
| Maidawas | 2 | 12 | 1--1 |
| | | 18/2 | 0--11 |
| | | 19 | 7--17 |
| | | 20/2 | 4--0 |
| | | 23/1 | 4--0 |
| | 12 | 1 | 8--0 |
| | | | Total= 25K-0M or 3 1813 Acre |
- 16 Detail of land owned by M/s Fount Propbuild Pvt Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-----------------------------|
| | | | K--M |
| Maidawas | 17 | 2 | 8--0 |
| | | 3/1 | 4--0 |
| | | 3/2 | 4--0 |
| | | 8/1 | 4--0 |
| | | 8/2 | 4--0 |
| | | 9 | 8--0 |
| | | 13/1 | 5--7 |
| | | | Total= 37K-7M or 4.669 Acre |
- 17 Detail of land owned by M/s Front Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 34 | 3 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |
- 18 Detail of land owned by M/s Gadge Propbuild Pvt. Ltd
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 13 | 8--0 |
| | | 14 | 8--0 |
| | | | Total= 16K-0M or 2 Acre |
- 19 Detail of land owned by M/s Genis Buildcon Pvt Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 17 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |

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- 20 Detail of land owned by M/s Logical Developers Pvt Ltd
- | Village | Rect. No | Killa No | Area |
|----------|----------|----------|-------|
| | | | K--M |
| Maidawas | 12 | 11 min | 5--10 |
- Total= 5K-10M or 0.667 Acre
- 21 Detail of land owned by Adesh Tyagi s/o Mahavir Singh
- | Village | Rect. No | Killa No. | Area |
|----------|----------|-----------|-------|
| | | | K--M |
| Maidawas | 34 | 17 min | 5--3 |
| | | 18/1 | 4--0 |
| | | 22/2 min | 3--16 |
| | | 23 min | 4--16 |
| | | 24 min | 6--0 |
| | | 25 | 7--7 |
| | 39 | 2/1 min | 1--3 |
| | | 2/2 min | 2--2 |
| | | 3 min | 5--16 |
- Total= 40--3 or 5.018 Acres
- 22 Detail of land owned by Sh Rajender S/o Sh Sat Parkash
- | Village | Rect. No | Killa No. | Area |
|----------|----------|-----------|------|
| | | | K--M |
| Maidawas | 39 | 18 | 8--0 |
| | | 23/1 | 7--5 |
- Total= 15K-5M or 1.906 Acre
- 23 Detail of land owned by M/s Toff Builders Pvt Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 12 | 10 | 8--0 |
- Total= 8K--0M or 1 Acre
- 24 Detail of land owned by M/s Foray Propbuild Pvt Ltd 25/36 share. M/s Gadget Propbuild Pvt Ltd. 11/36 share
- | Village | Rect. No | Killa No | Area |
|----------|----------|----------|-------|
| | | | K--M |
| Maidawas | 18 | 6 | 8--0 |
| | 19 | 10/2 | 1--12 |
- Total= 9K-12M or 1.2 Acre
- 25 Details of Land owned by M/s Foray Propbuild Pvt Ltd 2/3 share. M/s Gadget Propbuild Pvt. Ltd 1/3 share
- | Village | Rect. No. | Killa No | Area |
|----------|-----------|----------|-------|
| | | | K--M |
| Maidawas | 18 | 15 | 8--0 |
| | | 16 min | 5--16 |
- Total= 13K-16M or 1.725 Acre
- 26 Details of Land owned by M/s Fount Propbuild Pvt. Ltd. 1/2 share M/s Foyer Propbuild Pvt Ltd 1/40 share and M/s Froth Propbuild Pvt. Ltd. 19/40 share
- | Village | Rect. No | Killa No | Area |
|----------|----------|----------|------|
| | | | K--M |
| Maidawas | 34 | 8 | 8--0 |
- Total= 8K--0M or 1 Acre

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- 27 Details of Land owned by M/s Foyer Propbuild Pvt Ltd 1/20 share. M/s Froth Propbuild Pvt Ltd 19/20 share

Village	Rect. No.	Killa No	Area K--M
Maidawas	17 35	20	8--0
		6/1	5--2
		Total= 13K--2 M or 1.637 Acres	

- 28 Details of Land owned by M/s Foyer Propbuild Pvt Ltd 1/20 share. M/s Glass Propbuild Pvt Ltd 19/20 share

Village	Rect. No	Killa No	Area K--M
Maidawas	33	18/1/1	0--1
		19/1min	2--7
		Total= 2K--8 M or 0.3 Acre	

- 29 Details of land owned by M/s Foyer Propbuild Pvt Ltd. 1/10 share M/s Fount Propbuild Pvt. Ltd. 4/5 share, M/s Vishnu Apartments Pvt. Ltd., 1/10 share

Village	Rect. No.	Killa No.	Area K M
Maidawas	17	4/2 min	0--18
		5/1min	2--9
		6/2min	0--13
		7min	4--10
		15 min	0--12
	18	1	8--0
		2	8--0
		11/1min	0--11
		Total= 25K--13 M or 3.206 Acre	

- 30 Details of land owned by M/s Foyer Propbuild Pvt. Ltd 21/40 share M/s Froth Propbuild Pvt. Ltd. 19/40 share

Village	Rect. No	Killa No.	Area K--M
Maidawas	34	5	6--0
Total= 6K--0M or 1 Acre			

- 31 Details of land owned by M/s Froth Propbuild Pvt Ltd 19/20 share. M/s Garnet Propbuild Pvt Ltd 1/20 share

Village	Rect. No.	Killa No	Area K--M
Maidawas	17	3 min	7--17
		9	8--0
Total= 15K--17M or 1.981 Acre			

- 32 Details of land owned by M/s Garnet Propbuild Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd 19/20 share

Village	Rect. No	Killa No	Area K--M	
Maidawas	16	5	6--0	
		7/1	6--16	
		25	8--0	
		17	18	5--0
			19	9--0
	18	18	8--0	
		24 min	4--4	
		25 min	5--16	
	Total= 56K--16M or 7.1 Acre			

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- 33 Details of land owned by M/s Logical Developers Pvt. Ltd. 1/20 share. M/s Sorex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	1	8--0
			Total= 8K--0M or 1 Acre

- 34 Detail of land owned by M/s Fondant Propbund Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	21/1	1--12
		21/2	1--12
		21/3	1--2
		2/2	2--4
		9/1	7--1
		9/2	0--13
		12/2/1min	1--1
		12/2/2	3--17
			Total= 19--2 or 2.387 Acre

- 35 Detail of land owned by Kiran Tyagi w/o Aadesh Tyagi

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	40	75/1	7--11
			Total= 7--11 or 0.844 Acre

- 36 Detail of land owned by Aadesh Tyagi s/o Mahavir Singh 1/2 share. Kiran Tyagi w/o Aadesh Tyagi 1/2 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	36	4	7--7
		5/1	6--14
		6/2	7--11
		7	8--0
		7/1	6--0
		8/2	1--0
		8/3	1--0
		14	8--0
		15/1	7--12
		16/2	7--12
		17	8--0
		24/1/1	2--13
		26	0--8
	40	11	8--0
		12	8--0
		13	8--0
			Total= 95--17 or 11.981 Acre

K M
Grand Total = 864--1 or 108.006 Acres

Director
Town and Country Planning,
Haryana, Chandigarh

Amritha
Kaye

Directorate of Town & Country Planning, Haryana

SCO No. 71/75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.tcp.haryana.gov.in
Phone: 0172-2549349; email: tcpbry@gmail.com

Regd.

✓

Vishnu Apartments and others,
C/o Emaar MGF Land Pvt. Ltd.,
ECE House, 1st Floor, 28 KG Marg,
New Delhi-11001.

Memo No. LC 2169 B-JE(MS)-2017/ 2799.

Dated. 14-02-2017


Subject: Renewal of license No 97 of 2010 dated 18.11.2010 granted for setting of Residential Plotted Colony over an area measuring 106.856 acres at village Maidawas, Sector-65 & 66 of GMUC -Emaar MGF Land Ltd.

Reference: Your application dated 18.11.2014 & 31.08.2016 on the subject mentioned above.

License no. 97 of 2010 dated 18.11.2010 granted to Emaar MGF Land Pvt. Ltd. for setting up of Residential Plotted Colony over area 108.006 acres (now reduced to 106.856 acres after De licensing) in Sector 65 & 66 of GMUC, Distt. Gurgaon is hereby renewed up to **17.11.2018** on the terms and conditions laid down therein -

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of license
2. That you shall get electrical service plan estimate approved from competent authority within validity of renewal permission.
3. You shall transfer the portion of Sector/master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a);(iii) of the Haryana Development and Urban Area's Act, 1975 within the validity of this renewal.
4. That you shall get the renewal of the license till the final completion of the colony is granted.

- License No. 97 of 2010 dated 18.11.2010 is returned herewith


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh. *ALOK*

Encls: no. LC 2169-B-JE(MS)-2017/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o D,TCP.
4. Senior Town Planner, Gurgaon.
5. Project Manager (IT Cell) O/o D,TCP with request to update the status on website.
6. District Town Planner (P, Gurgaon).

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director, Town and Country Planning,
Haryana, Chandigarh

o/c

October 12, 2018

The Director General
Town & Country Planning
Haryana, Chandigarh

Sub : Renewal of Licence No. 97 of 2010 dated 18.11.2010 for Residential Plotted Colony on an area measuring 108.006 Acres in the revenue Estate of Village Maidawas, Sector-65 & 66, Gurgaon (LC No. 2169)

Dear Sir,

Please find enclosed herewith the FORM LC-VI alongwith explanatory note for renewal of licence no. 97 of 2010 dt. 18/11/2010 for two years from 17/11/2018 to 18/11/2020.

We have made online payment of Rs.2,44,82,000/- (Rupees Two Crore Forty Four Lacs Eighty Two Thousand Only) vide transaction bearing no. TCP3645518101519464 dated 15/10/2018 on account of renewal fees as per the statement attached.

You are requested that the licence may be renewed at an early date.

Thanking you,

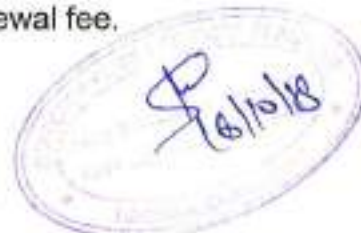
Yours sincerely,
For Emaar MGF Land Ltd.,



(Vijay Singh)

Head – Coordination and Corporate Affairs

- Encl: 1. LC-VI.
2. Transaction ID No. TCP3645518101519464 dated 15/10/2018 for Rs.2,44,82,000/-
3. Explanatory Note.
4. Statement showing licence renewal fee.



**FORM LC-VI
(See Rule 13)**

To,

The Director,
Town & Country planning Department,
Chandigarh, Haryana.


Sir,

I/We apply for renewal of Licence No. 97 of 2010 dated 18/11/2010 for 108.006 Acres (now reduced to 106.856 Acres) Plotted Colony in Village Maidawas, Sector-65 for two years from 18/11/2018 to 17/11/2020 in favour of M/s. Tanmay Developers Pvt Ltd. & Others

As required I/We submit:

- (1) We have made online payment of Rs.2,44,82,000/- (Rupees Two Crores Forty Four Lacs Eighty Two Thousand Only) vide Transaction ID No. TCP34905181015754611 . . . dt. 12/10/2018 in favour of Director, Town and Country Planning, Haryana, on a/c of Renewal Fee.
- (2) Income Tax Clearance Certificate – Not required.
- (3) Reasons for non-completion of Development works
&
- (4) An explanatory note indicating the details of development works which have been completed or are in progress or yet to be undertaken.
- (5) Original Licence no. 97 of 2010 is attached

For Emaar MGF Land Ltd.,


(Vijay Singh)
Authorised Signatory

Date: 12/10/2018

Place: Gurgaon

Encl: As above.

(E-Payment Receipt)

(To be shared by applicant)

Case Type	License	Application Type	Renewal
Change type	Renewal fee		

Mobile No.	9873542042	Email id	gurishaham.praveen@e-surat.in@gmail.com
License No.	97 OF 2010	License year	2010
Case Id	LC-2159	Applicant Id	LC-2159A

(1) Transaction No.	TCPS64551R*015*9404
(2) Transaction Date	10/11/2018 14:50:12
(3) QR No./Len. No.	41500592
(4) Status	Success
(5) Received Amount (Rs)	551012010
(6) Total Amount	24482000.00
(7) Remarks	Renewal fee for two years from 10/11/2018 to 17/11/2020
(8) Payment Mode	Online NEFT/RTGS

NOTE: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

1. Install QR scanner app on your mobile, which can be downloaded free from App Store/Play Store.
2. Once QR scanner app is installed, open the app and point it to code on the receipt.
3. The application will scan the QR code and a page will open with, <Open Website> <Open URI> This option is app dependent.
4. Click on this option. Payment status Verification page will open.

Requirement:

1. User needs to have a QR scanner on his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
2. Internet connection on Mobile.

Explanatory Note for License No. 97 of 2010 dated 18th November 2010 & 41 of 2011 dated 3rd May 2011 for Residential Plotted colony on the Land admeasuring 107.919 (108.006 (now reduced to 106.856 Acres) +1.063) Acres falling in Revenue Estate Village Maidawas, Sector 65 & 66, Gurgaon Manesar Urban Complex.

Status of Development Works is as follows -

1 – Service Plan Estimate for the above said License has approved.
Construction Works for the Services are as follows:

- i- External Sewerage, Storm water Drainage and Water Supply: Work completed 70% approximate and balance is in Progress.
- ii- ii- Construction of Roads, Pathways and Kerb Stones: Work completed 70% approximate and balance is in Progress.
- iii- Development of Parks: Works completed 75% approximate and balance work is in progress.
- iv- Construction of Main Gate and Approach Road: Completed.
- v- Installation of Street Light Pole: Completed 70% approximate.
- vi- Construction of Sewage Treatment Plants: Structure works completed Electromechanical works is in progress
- vii- Construction of Underground water tank . Completed

Status of Building Plans is as follows -

- i- Building Plan approved till date for 176 Plots.
- ii- Constructions for the Building are undertaken for 160 Plots.
- iii- Structure completed for 160 Plots and finishing under progress.
- iv- Masonry works Completed for 150 Villas
- v- Plastering completed 140 Villas
- vi- Waterproofing completed 140 Villas

A handwritten signature in black ink, appearing to be 'Kishan', written over a diagonal line.

Detail calculation for licence renewal fee for 108.006 Acres (now reduced to 106.856 Acres) Plotted Colony Village Maidawas, Sector-65 & 66, w.r.t. licence no. 97 of 2010 dated 18/11/2010.

Total Area of Licence = 106.856 Acres

Plotted Component

102.5357 Acres x 10% x 12.50 lacs p.a. = Rs.1,28,16,962/-

Commercial Component

4.3203 Acres x 10% x 270 lacs p.a. = Rs. 1,16,54,810/-
(FAIR 1.50)

Total = Rs.2,44,81,772/-

Say Rs.2,44,82,000/-

A handwritten signature in black ink, appearing to be 'Hijangal', written over a diagonal line.









FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 41 of 2011

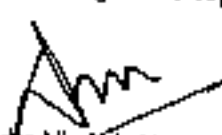
1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandh Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the additional land measuring 1.063 acres (108.006+1.063= 109.069 acres) falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of 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, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions.-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - h) 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.
 - i) 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.
 - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010
 - m) That colonizer shall abide by the policy dated 03.02.2010 relating to allotment of EWS plot.
 - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Stations/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- p) The licence is valid upto 2-5-2015.
Dated: 3-5-2011.
Place: Chandigarh

(T.C. GUPTA, IAS)
Director General
Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

Dated:- 4-5-11

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

1. M/s Foyer Probuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., O/o M/s Smaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement. *EtcP.*
2. Chairman, Pollution Control Board, Haryana. Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana. Sector-6, Panchkula along with copy of land schedule.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Priyatan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of land schedule.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval as per condition No. (i) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of land schedule.
15. Chief Accounts Officer (Monitoring Cell) with copy of land schedule
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of land schedule


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

To be read with Licence No. 111 of 2011/2012

1 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.

Village	Recl. No.	Killa No.	Area
Maidawas	2	22	K--M <u>8--0</u>
			Total= <u>8--0</u> or 1.00 Acre

2 Detail of land owned by M/s Toff Builders Pvt. Ltd.

Village	Recl. No.	Killa No.	Area
Maidawas	32	12/2/1min	K--M <u>0--10</u>
			Total= <u>0--10</u> or 0.063 Acre
			K--M
			G.Total= 8--10 or 1.063 Acres

Director-General
Town & Country Planning
Haridwar, Chandigarh
Amrit K...

Directorate of Town & Country Planning, Haryana

SCD No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.topharyana.gov.in
Phone: 0172-2549349; email: tophry@gmail.com

Recd.

To

Buyer Propbuild Pvt. Ltd. and others,
C/o Emaar MGF Land Pvt. Ltd.,
ECC House, 1st Floor, 28 KG Marg,
New Delhi-11001.

Memo No. LC-2169 D-JE(MS)-2017/ 2790

Dated: 14-02-2017

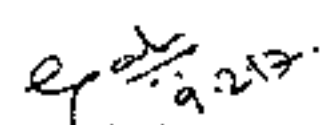
Subject: Renewal of license No 41 of 2011 dated 03.05.2011 granted for setting of Residential Plotted Colony over an area measuring 1.063 acres at village Maldawas, Sector-65 & 66 of GMUC -Emaar MGF Land Ltd.

Reference: Your application dated 30.03.2015 on the subject mentioned above.

License no. 41 of 2011 dated 03.05.2011 granted to Emaar MGF Land Pvt Ltd. for setting up of Residential Plotted Colony over area 1.063 acres in Sector 65 & 66 of GMUC, Distt: Gurgaon is hereby renewed up to **02.05.2017** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall get electrical service plan estimate approved from competent authority within validity of renewal permission.
3. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Area's Act, 1963 within validity of renewal permission.
4. That you shall get the renewal of the licence till the final completion of the colony is granted

- Licence No 41 of 2011 dated 03.05.2011 is returned herewith.


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst no: LC 2169-B-JE(MS)-2017/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o D,TCP.
4. Senior Town Planner, Gurgaon
5. Project Manager (T Cell) O/o D,TCP with request to update the status on website.
6. District Town Planner (P) Gurgaon

(Hresh Sharma)
District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

Foyer Propbuild Pvt. Ltd. and others,
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-2169 Vol-II-B-JE(VA)-2017/23582 Dated 20-9-17

Subject: - Request for renewal of licence no. 41 of 2011 dated 03.05.2011 granted for setting up of Additional Residential Plotted Colony over an area measuring 1.063 acres in Sector-65&66, Gurugram.

Reference:- Your application dated 16.09.2016 on the subject mentioned above.

Licence no. 41 of 2011 dated 03.05.2011 granted vide this office Endst No. DS(R)-LC-2169-B/2011/5839 dated 04.05.2011 for setting up of Residential Plotted Colony over an additional area measuring 1.063 acres falling in the revenue estate of village Maidawas Sector-65 & 66, Gurugram is hereby renewed upto 02.05.2019 on the terms & conditions laid down therein and further subject to the following conditions:-

1. You shall get approved the electrical service plan estimate approved from competent authority within validity of renewal permission.
2. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
3. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
4. You shall get the licence renewed till the final completion of the colony is granted
5. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.


(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2169 Vol-II-B-JE(VA)-2017/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurugram
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



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

ORDER

Whereas, licence no 97 of 2010 dated 18.11.2010 has been granted to Vishnu Apartments Pvt. Ltd. and others vide this office Endst. No. LC-2169-B/DS(R)-2010/16341-57 dated 19.11.2010 for an area measuring 108.006 acres (further reduced to 106.856 acres vide order dated 09.02.2017) and 41 of 2011 dated 03.05.2011 has been granted to Foyer Propbuild Pvt. Ltd. and others C/o Emaar MGF Land Ltd. vide this office Endst No. DS(R)-LC-2169-B/2011/5839 dated 04.05.2011 for additional area measuring 1.063 acres for setting up of Residential Plotted Colony falling in the revenue estate of village Maidawas, Sector-65 & 66, District Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide letter dated 04.09.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,000/-. Colonizer vide DD no. 662517 dated 04.09.2017 has deposited the composition fee.

3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.



(T.L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2169 Vol-II-B-JE(VA)-2017/ 23589

Dated: 20-9-17

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

1. Foyer Propbuild Pvt. Ltd. and others C/o Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi.
2. Chief Accounts Officer of this Directorate.


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

etc



April 1, 2019

The Director General
Town & Country Planning
Haryana, Chandigarh

Sub : Renewal of Licence No. 41 of 2011 dated 03/05/2011 for Plotted Colony of 1.063 Acres in village Maidawas, Sector-65 & 66(LC No. 2169).

Dear Sir,


Please find enclosed herewith the FORM LC-VI alongwith explanatory note for renewal of licence nos. 41 of 2011 dt. 03/05/2011 for two years from 03/05/2019 to 02/05/2021.

We are also submitting ~~Transaction~~ DD No. 200765 dt. 04.04.2019 for payment of Rs.2,42,500/- on account of renewal fees.

You are requested that the licence may be renewed at an early date.

Thanking you,

Yours sincerely,
For Emaar MGF Land Ltd.,


(Vijay Singh)
Authorised Signatory

- Encl: 1. LC-VI
- 2. Transaction No.
- 3. Explanatory Note
- 4. Statement showing licence renewal fee
- 5. Original Licence No. 41 of 2011 → seen and returned

Rec
05-479



FORM LC-VI
(See Rule 13)

To,

The Director,
Town & Country planning Department,
Chandigarh, Haryana

Sir,

I/We apply for renewal of Licence No. 41 of 2011 dated 03.05.2011 for 1.063 Acres Plotted Colony in Village Maidawas, Sector-65 & 66 for two years from 03/05/2019 to 02/05/2021 in favour of M/s. Foray Propbuild Pvt. Ltd., & Others

As required I/We submit:

- (1) Online payment for Rs.2,42,500/- (Rupees Two Lacs Forty Two Thousand Five Hundred Only) made vide ~~Transaction~~ DTJ No. 2018 765 dated 24.04.2019 in favour of Director, Town and Country Planning Haryana, Payable at Chandigarh on a/c of Renewal Fee is attached.
- (2) Income Tax Clearance Certificate – Not required
- (3) Reasons for non-completion of Development works
&
- (4) An explanatory note indicating the details of development works which have been completed or are in progress or yet to be undertaken.
- (5) Original Licence no 41 of 2011 is attached.

For Emaar MGF Land Ltd .


(Vijay Singh)
Authorised Signatory

Date 01/04/2019

Place: Gurugram

Encl: As above.

Explanatory Note for License No. 97 of 2010 dated 18th November 2010 & 41 of 2011 dated 3rd May 2011 for Residential Plotted colony on the Land admeasuring 107.919 (108.006 (now reduced to 106.856 Acres) +1.063) Acres falling in Revenue Estate Village Maidawas, Sector 65 & 66. Gurgaon Manesar Urban Complex.

Status of Development Works is as follows -

1 – Service Plan Estimate for the above said License has approved Construction Works for the Services are as follows:

- i- External Sewerage, Storm water Drainage and Water Supply: Work completed 80% approximate and balance is in Progress.
- ii- ii- Construction of Roads, Pathways and Kerb Stones: Work completed 80% approximate and balance is in Progress
- iii- Development of Parks: Works completed 85% approximate and balance work is in progress.
- iv- Construction of Main Gate and Approach Road: Completed.
- v- Installation of Street Light Pole: Completed 75% approximate.
- vi- Construction of Sewage Treatment Plants: Structure works completed. Electromechanical works is in progress
- vii- Construction of Underground water tank : Completed

Status of Building Plans is as follows –

- i- Building Plan approved till date for 176 Plots.
- ii- Constructions for the Building are undertaken for 160 Plots.
- iii- Structure completed for 160 Plots and finishing under progress.
- iv- Masonry works Completed for 160 Villas
- v- Plastering completed 160 Villas
- vi- Waterproofing completed 160 Villas



Detail calculation for licence renewal fee for 1.063 Acres Addl. Plotted Colony Village Maidawas, Sector-65 & 66, w.r.t. licence no. 41 of 2011 dated 03/05/2011.

Total Area of Licence = 1.063 Acres

Plotted Component

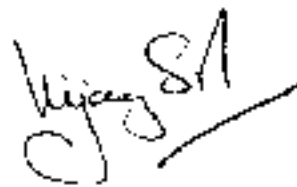
1.02048 Acres x 10% x 12.50 lacs p.a. = Rs.1,27,500/-

Commercial Component

0.04252 Acres x 10% x 270 lacs p.a. = Rs. 1,14,364/-
(FAR 1.50)

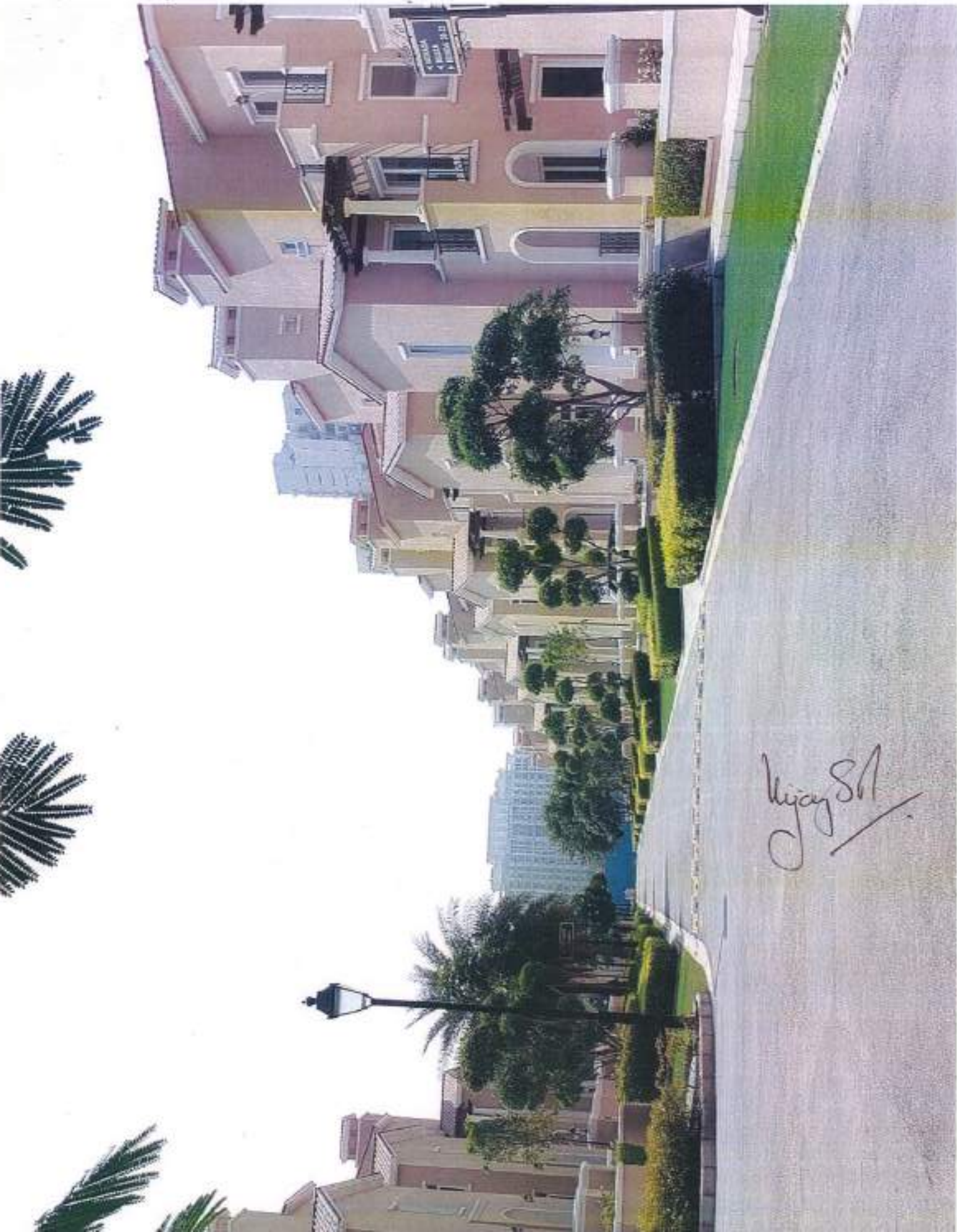
Total = Rs.2,42,364/-

Say: Rs.2,42,500/-





Aljazeera



Vijay SA

hijaz SA





Handwritten signature

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 41 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder under M/s Foyer Propbuild Pvt. Ltd., M/s To-F Builders Pvt. Ltd., Cro M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi - 110001 for setting up of a Residential Plotted Colony on the additional land measuring 1.063 acres (109.106+1.063= 109.069 acres) falling in revenue estate village Maidawas, Section-85 & 56, Gurgaon-Manesar Urban Complex.
 2. The particulars of 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, Town and Country Planning, Haryana.
 3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - h) 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.
 - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2005 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
 - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) To furnish an undertaking that applicant shall pay labour-less charges as per policy dated 04.05.2010.
 - m) That colonizer shall abide by the policy dated 03.02.2010 relating to allotment of EWS plot.
 - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence 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.
 - p) The licence is valid upto 2-5-2015.
- Dated 3-5-2011.

Place: Chandigarh

(T.C.GUPTA, IAS)

Director General

Town and Country Planning,

Haryana, Chandigarh.


tcphry@gmail.com

Encl: No.- DS/R/-LC-2169-B/2011/ 5939

Dated: 4-5-11

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

1. ✓ M/s Foyer Propbuild Pvt. Ltd., M/s Tuli Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd. ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC IV and Bilateral Agreement. *E.A.P.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-3, Panchkula along with copy of and schedule
5. Managing Director, HVPN Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Piyalan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer HUDA, Gurgaon along with a copy of land schedule.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval as per condition No. (i) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of land schedule.
15. Chief Accounts Officer (Monitoring Cell) with copy of land schedule
16. Accounts Officer, C/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of land schedule


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



To be read with Licence No. 111 of 2011/8-11-2011.

1 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Maidawas	2	22	<u>8--0</u>
			Total= <u>8--0</u> or 1.00 Acre

2 Detail of land owned by M/s Toff Builders Pvt Ltd.

Village	Rect. No.	Killa No.	Area
			K-M
Maidawas	32	12/2/1min	<u>0--10</u>
			Total= <u>0--10</u> or 0.063 Acre
			K-M
			G.Total= <u>8--10</u> or 1.063 Acres

Director General
Town & Country Planning
Haridwar, Chandigarh
Amey Kumar
12/11

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To: The Hongkong and Shanghai Banking Corporation Limited
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Authorized Signatory

KASHIRAM SHARMA
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