

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

LICENCE NO. 58 OF 2010

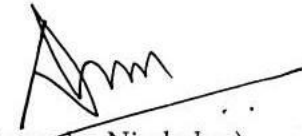
1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Shivanand Real Estate Pvt Ltd., M/s Precision Infrastructure Pvt Ltd, Sh. Kanwar Lal, Yadram, Satish Kumar, Kailash Kumar Ss/o Sh. Chhote Lal, M/s Saraswati Kunj Infrastructure Pvt Ltd, M/s Sunglow Overseas Pvt Ltd, M/s Super Belts Pvt Ltd, M/s Countrywide Promoters Pvt Ltd, M/s Utkarsh Realtech Pvt Ltd, M/s Eventual Builders Pvt Ltd C/o M/s Countrywide Promoters Pvt Ltd, M-11, Middle Circle, Connaught Circus, New Delhi -110001 for setting up of a residential plotted Colony at Village Kherki Majra & Dhankot, Sector-102 & 102A, Tehsil and District Gurgaon.
2. The particular of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the 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 plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green belt.
5. That the portion of Sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That licensee shall has no objection to 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 services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/office/floor/plots in colony before the approval of layout plan/building plans.
8. That licensee 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.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential complex.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. The licence is valid up to 2-8-2014

Chandigarh the Dated: 3-8-10


(T.C. GUPTA, IAS)
Director
Town & Country Planning
Haryana, Chandigarh. ✓
Email: - tcphry@gmail.com

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

- ✓ 1. M/s Shivanand Real Estate Pvt Ltd., M/s Precision Infrastructure Pvt Ltd, Sh. Kanwar Lal, Yadram, Satish Kumar, Kailash Kumar Ss/o Sh. Chhote Lal, M/s Saraswati Kunj Infrastructure Pvt Ltd, M/s Sunglow Overseas Pvt Ltd, M/s Super Belts Pvt Ltd, M/s Countrywide Promoters Pvt Ltd, M/s Utkarsh Realtech Pvt Ltd, M/s Eventual Builders Pvt Ltd C/o M/s Countrywide Promoters Pvt Ltd, M-11, Middle Circle, Connaught Circus, New Delhi -110001 along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ NOC as per condition No.8 above before starting the Development works.
10. Senior Town Planner (Enforcement) Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
13. Senior Town Planner, M. Cell, Sector-8C, Chandigarh.


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

To be read licence No. 58. of 2010

1. Detail of land owned by M/s Shivanand Real Estate P. Ltd., Vill. Kherki Majra Distt. Gurgaon

Village	Rect. No.	Killa No	Area
Kherki Majra	59	3	8-0
		4/2	6-5
		7	8-0
		8	8-0
		9/1	0-18
		9/2	7-2
		11/2	2-7
		12	8-0
		13	8-0
		14	8-0
		18	8-0
		19	8-0
		20	8-0
		21/1	1-7
	59	4/1	1-15
		5/1	1-11
		5/2	5-17
		2min	5-6
	54	24	8-0
		25	7-8
	58	1/1/1	1-7
		1/2/1	0-13
	60	16	7-12
		17/3/1	0-11
		25/2	3-4
		Total	133-3 or 16.644 acres

2. M/s Precision Infrastructure P. Limited 2/3 share, M/s Sivanand Real Estate P. Ltd. 1/3 share

Village	Rect. No.	Killa No.	Area
Kherki Majra	58	14	8-0
		15	8-0
	57	11	4-18
		Total	20-18 or 2.613 Acres

3. M/s Precision Infrastructure P Ltd

Village	Rect. No.	Killa No	Area
Kherki Majra	55	21/2	3-0
		22/1	4-0
		Total	7-0 or 0.875 acres

4. Kanwar Lal -Yadram-Satish Kumar-Kailash Kumar Ss/o Chhotelal

Village	Rect. No.	Killa No.	Area
Kherki Majra	55	21/1	5-0
	58	4	8-0
		5min	6-8
		7/1	1-4
		7/2	6-16
		8/1	5-0
	57	10min	5-2
		20	5-2
		Total	42-12 or 5.325 Acres


D.T.C.B.
Hr. CHD.
Chhotelal

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5. M/s Saraswati Kunj Infrastructure P. Ltd

Village	Rect. No.	Killa No.	Area	
Kherki Majra	58	2/1	3-0	
	62	14	3-18	
		15/1	7-0	
	45	3	8-0	
	42	22/1/1min	0-4	
		22/2	4-19	
		23	7-7	
		24	7-7	
	Dhankot	56	22	8-0
			23	8-0
		24	8-4	
		Total	65-19 or 8.244 Acres	

6. M/s Sunglow Overseas P Ltd. 767/1204 share, M/s Saraswati Kunj Infrastructure P. Ltd. 437/1204 share

Village	Rect. No.	Killa No.	Area
Kherki Majra	59	15	7-8
		16	7-8
		17	8-0
		24	8-0
		22/2	5-8
		23	8-0
	45	4	8-0
		5	8-0
		Total	60-4 or 7.525 Acres

7. M/s Sunglow Overseas P. Ltd.

Village	Rect. No.	Killa No.	Area
Kherki Majra	63	2/2	2-0
		3/1	5-11
		3/2	2-9
	64	3/2	2-0
		4	8-0
		5/1	5-7
		6/2	0-5
		7/2	7-9
		8	8-0
		Total	41-1 or 5.131 Acres

8. M/s Precision Infrastructure P. Ltd 112/262 share, M/s Saraswati Kunj Infrastructure P. Ltd. 112/262 share, M/s Shivanand Real Estate P Ltd. 38/262 share.

Village	Rect. No.	Killa No.	Area
Kherki Majra	62	5/1	5-2
		6	8-0
		Total	13-2 or 1.637 Acres

9. M/s Super Belts P. Ltd.

Village	Rect. No.	Killa No.	Area
Kherki Majra	52	13min	0-14
		18/2min	2-2
		23min	5-5
		21/1	1-12
	57	16	8-0
	58	17	8-0
		24	8-0
		25/1/1	1-2
		25/1/2	0-10
		25/2	6-8
		Total	41-13 or 5.206 Acres

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10. M/s Countrywide Promoters P Ltd.

Village	Rect. No.	Killa No.	Area
Kherki Majra	64	9	8-0
		11/1	5-16
		12/1	5-16
		13/1	5-16
		14/1	4-1
	59	25	7-8
	63	5/1	2-18
		4	8-0
		5/2	4-10
		6/1/1	2-3
	64	10	8-0
	63	8	8-0
		13/2/1	1-9
		14/1	5-16
		6/1/2	4-0
		7	8-0
		6/2	1-5
		15/1/1	3-4
		15/2/1	2-3
	58	10	8-0
		11	8-0
		12	8-0
		13	8-0
		18	8-0
		19	8-0
		20	8-0
		23/1/1	2-13
	64	1	8-0
		2	8-0
		3/1	6-0
	58	23/2	0-2
		21	8-0
		22	8-0
		23/1/2	5-4
		Total	198-4 or 24.775 Acres

11. M/s Utkarsh Realtech P. Ltd.

Village	Rect No.	KillaNo.	Area
Kherki Majra	47	24/2	0-3
		25/2	6-14
	52	4/2	2-10
		5	7-8
		6	7-8
		7/1	5-12
		14/2	7-5
		15	6-16
		16	7-8
		17	8-0
		18/1	2-0
		24	8-0
		25	8-0
	53	23	8-0
		24	8-0
		25	7-12
	54	11/1	4-0
	60	3	8-0
	61	4	3-0
		5	8-4
	53	13	8-0
		14	8-0
		15	8-0
		16	7-7
		17	7-7
		18	7-7
		19	7-7
		20	7-7
		21	8-0
		22	8-0
		Total	200-45 or 25.094 Acres

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Hr. CHD.
21.10.2010

To be read with Memo No. 58 of 2010.

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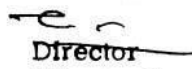
12. M/s Eventual Builders (P) Ltd.

Village	Rect. No.	Killa No.	Area
Kherki Majra	54	11/2 min	2-8
		12/2 min	0-14
		19 min	3-8
		20	6-16
		Total	13-6 or 1.663 acres

13. M/s Shivanand Real estate P Ltd.

Village	Rect. No.	Killa No	Area
Kherki Majra	54	21	8-0
		22	8-0
	59	1	8-0
		2 min	2-14
		Total	26-14 or 3.337 acres

G. Total 864-11 or 108.068 Acres


Director
Town and Country Planning,
Haryana, Chandigarh
Chandigarh