

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 Metroline (Shivpur) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Ganet 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 Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, Vikas alias Vikesh, Ss/o Ved Prakash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munes Kumar, Sh. Antesh Kumar Ss/o Hari Prakash, Rameshwari wd/o Sh. Hari Prakash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Prakash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Prakash, Natasha d/o Sh. Hari Prakash, Smt.Suman Wd /o Sh. Hari Prakash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh. Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/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:-
 - 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 Plots/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 4.05.2010 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, with in 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 17-11-2014.

Dated: 18-11-2010.

Place: Chandigarh

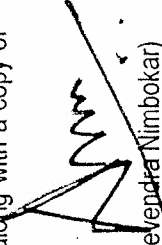
(T.C.GUPTA,TAS)

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 Metroline (Shivpuri) 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 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 Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, Vikas alias Vikesh, Ss/o Ved Prakash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt. Premwati wd/o Sh. Partap Singh, Smt. Asha D/o Sh. Partap Singh, Sh. Munes Kumar, Sh. Antesh Kumar Ss/o Hari Prakash, Rameshwari wd/o Sh. Hari Prakash, Smt. Urmila, Pramila, Santosh Ds/o Sh. Hari Prakash, Sh. Satprakash, Satbir, Amit Ss/o Sh. Khacheru, Smt. Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Prakash, Natasha d/o Sh. Hari Prakash, Smt. Suman Wd /o Sh. Hari Prakash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh. Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/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 Satprakash, 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 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 Bhawan, Seta-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, 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 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. (i) 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) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with Licence No. 97. of 2010

- 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	2	8--0
Total= 30--4 or 3.775 Acre			

- 2 Land owned by M/s Jive Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area k-m
Maidawas	17	13	8--0
	12	18	8--0
		19	8--0
		20/2min	1--10
		21 min	5--10
		22	8--0
	16	15	8--0
		18	8--0
		19/1	5--8
	Total= 60--8 or 7.55 Acre		

- 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	10/1/3	4--7
		11/1	7--12
		19/2 min	0--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--8
		22/1/2	0--4
		23	8--0
	Total= 40--0 or 5 Acre		

- 5 Land owned by M/s Garnet Propbuild Pvt. Ltd. 3/59 share, Sonex Projects Pvt. Ltd. 56/59 share

Village	Rect. No.	Killa No.	Area k-m
Maidawas	16	24/2	1--12
	35	3/2	2--2
		4	7--15
		7/1	3--6
Total= 14--15 or 1.844 acre			

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Amay K. Gupta

6	Land owned by Sh. Jaswant Singh, Sh. Dharmbir, Sh. Mahabir, Sh. Surender Kumar Ss/o Sh. Sankar Lal				
	Village	Rect. No.	Killa No.	Area	
				k-m	
	Maidawas	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. Bijender, Sh. Virender Ss/o Sh. Ramniwas				
	Village	Rect. No.	Killa No.	Area	
				k-m	
	Maidawas	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. Mumkesh 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. Antesh Kumar both Ss/o Sh. Hariprakash, Smt. Urmila, Smt. Santosh Ds/o Sh. Hariprakash, Smt. Rameswari Wd/o Sh. Hariprakash equal 1/4 share,				
	Village	Rect. No.	Killa No.	Area)	
				k-m	
	Maidawas	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	
			25 min	4--0	
		38	1 min	3--9	
			2 min	6--18	
			9 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				

- 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. Amit 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. Umesh Kumar Ss/o Sh. Shera

Village	Rect. No.	Killa No.	Area
Maidawas	13	5/2	k-m 1--16
		6	8--0
	35	3/1	1--9
		7/2	0--13
		8	7--0
	14	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. Urmila, Smt. Paramila, Smt. Santosh all Ds/o Sh. Hariprakash equal 5/30 share, Sh. Munes 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
Maidawas	35		k-m
		12	8--0
		19	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 min	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	
	Maidawas	2	21	K--M	
		16	17	8--0	
		17	16/1min	8--0	
		18	12/2	0--4	
			19 min	2--6	
			20 min	7--18	
		33	16	1--3	
			17 min	8--0	
			24 min	6--14	
				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	
	Maidawas	2	12	K--M	
			18/2	1--1	
			19	0--11	
			20/2	7--17	
			23/1	4--0	
		12	1	4--0	
				8--0	
				Total= 25K-9M or 3.1813 Acre	
16	Detail of land owned by M/s Fount Propbuild Pvt. Ltd.				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	12	2	K--M	
			3/1	8--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 Frond Propbuild Pvt. Ltd.				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	34	3	K--M	
				8--0	
				Total= 8K--0M or 1 Acre	
18	Detail of land owned by M/s Gadget Propbuild Pvt. Ltd.				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	18	13	K--M	
			14	8--0	
				8--0	
				Total= 16K-0M or 2 Acre	
19	Detail of land owned by M/s Gems Buildcon Pvt. Ltd.				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	18	17	K--M	
				8--0	
				Total= 8K--0M or 1 Acre	

20	Detail of land owned by M/s Logical Developers Pvt. Ltd.				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	12	11 min	K--M 5--10	
				Total= 5K-10M or 0.687 Acre	
21	Detail of land owned by Adesh Tyagi s/o Mahavir Singh				
	Village	Rect. No.	Killa No.	Area	
	Maidawas	34	17 min 18/1 22/2 min 23 min 24 min 25 39 2/1 min 2/2 min 3 min	K--M 5--3 4--0 3--16 4--16 6--0 7--7 1--3 2--2 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	
	Maidawas	39	18 23/1	K--M 8--0 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	
	Maidawas	12	10	K--M 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	
	Maidawas	18 19	6 10/2	K--M 8--0 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	
	Maidawas	18	15 16 min	K--M 8--0 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	
	Maidawas	34	8	K--M 8--0	
				Total= 8K--0M or 1 Acre	

- 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
Maidawas	17	20	K--M
	35	6/1	8--0
			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 Glade Propbuild Pvt Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
Maidawas	33	18/1/1	K--M
		19/1min	0--1
			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
Maidawas	17	4/2 min	K--M
		5/1min	0--18
		6/2min	2--9
		7min	0--13
		15 min	4--10
	18	1	0--12
		2	8--0
		11/1min	8--0
			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
Maidawas	34	9	K--M
			8--0

Total= 8K--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
Maidawas	17	3 min	K--M
		9	7--17
			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
Maidawas	16	6	K--M
		7/1	8--0
		25	6--16
	17	18	8--0
		19	8--0
		18	8--0
	18	24 min	4--4
		25 min	5--16

Total= 56K--16M or 7.1 Acre

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 Hg. P.D.
 1 May 2010

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

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

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

Village	Rect. No.	Killa No.	Area
Maidawas	32	2/1/1	K--M 1--12
		2/1/2	1--12
		2/1/3	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
Maidawas	40	20/1	K--M 7--11
			Total= 7--11 or 0.944 Acre

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

Village	Rect. No.	Killa No.	Area
Maidawas	39	4	K--M 7--7
		5/1	6--14
		6/2	7--11
		7	8--0
		8/1	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

Grand Total = 864---1 or 108.006 Acres

Director

Town and Country Planning,
Haryana, Chandigarh

Amey Kumar