

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENTLicense No. 59. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Orris Land and Housing Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Bright Buildtech Pvt. Ltd., Incense Properties Pvt. Ltd., Neptune Land and Housing Pvt. Ltd., Radha Estate Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Crazy Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Salmon Land and Housing Pvt. Ltd., Acme Buildwell Pvt. Ltd., Merlin Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Sh. Raghbir S/o Sh. Madu, Sh. Jitender, Sh. Yogvinder S/o Sh. Lakhmichand, Sh. Harmender, Sh. Joginder, Sh. Narender S/o Sh. Hukumchand, Sh. Amit S/o Sh. Vijay Gupta, Smt. Ramrati Wd/o Sh. Puran, Sh. Gangaram, Sh. Rajbir s/o Sh. Puran, Sh. Hansraj, Sh. Kailash S/o Sh. Gokal, Sh. Kure Singh, Sh. Krishan S/o Sh. Jagmal, C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-II, MG Road, Gurgaon for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 101.081 acres falling in the revenue estate of village Hayatpur & Badha, Sector 89 & 90, Distt. Gurgaon.

1. The particulars 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 General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Plotted Colony area 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 Plotted Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. That the licensee shall construct the portion of service road falling through your side at your own cost and entire road shall be transferred to the Government free of cost.
4. 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.
5. That the licensee will not give any advertisement for sale of plots/shops/office/floor area in colony before the approval of layout plan.
6. That you will 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 integration service. The decision of the competent authority shall be binding in this regard.
7. 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.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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.

10. That the colonizer shall abide by the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS plots/flats.
11. That at the time of booking of the plots/flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
12. 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.
13. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
14. That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That you shall pay labour cess as per policy dated 04.05.2010.
16. That the grant of present license is apropos the indemnity bond furnished by you dated 20.06.2013 and is subject to the outcome of final decision any legal pronouncement by any court of law.
17. The license is valid up to 15/7/2017.

Dated: The 16/7/2013.
Chandigarh

(Anirag Rastogi, IAS)
Director, General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com
Dated: 17/7/13.

Endst. No. LC-2638-JE (VA)/2013/ 46138

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

1. ✓ Orris Land and Housing Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Bright Buildtech Pvt. Ltd., Incense Properties Pvt. Ltd., Neptune Land and Housing Pvt. Ltd., Radha Estate Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Crazy Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Salmon Land and Housing Pvt. Ltd., Acme Buildwell Pvt. Ltd., Merlin Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Sh. Raghbir S/o Sh. Madu, Sh. Jitender, Sh. Yogvinder S/o Sh. Lakhmichand, Sh. Harmender, Sh. Joginder, Sh. Narender S/o Sh. Hukumchand, Sh. Amit S/o Sh. Vijay Gupta, Smt. Ramrati Wd/o Sh. Puran, Sh. Gangaram, Sh. Rajbir s/o Sh. Puran, Sh. Hansraj, Sh. Kallash S/o Sh. Gokal, Sh. Kure Singh, Sh. Krishan S/o Sh. Jagmal, C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-II, MG Road, Gurgaon along with a copy of agreement, LC-IV-B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with 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.

(P.P. SINGH)
District Town Planner (HO)

1. Detail of land owners by Orris Land & Housing Pvt. Ltd. Village Hayatpur, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	8	21/2	4-0
	29	9/1	5-3
		10/1	5-7
	30	15/2	6-16
	56	18/2	2-11
		19	3-8
	59	20/1	6-12
		Total	33-17

2. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Hayatpur	29	9/2	2-13
		10/2	2-13
		11	8-0
		12/1	2-13
		12/2	5-7
	30	18/1	1-11
		18/2	6-9
	31	16/2	6-16
		25/1/1	1-6
		Total	37-8

3. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Hayatpur	29	25/1/1	2-2
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4. Detail of land owners by Bright Buildtech Pvt. Ltd.

Hayatpur	15	1/1	6-13
		2/2	1-7
	16	11	8-0
		Total	16-0

5. Detail of land owners by Incense Properties Pvt. Ltd.

Hayatpur	15	16/2	2-0
		17/2	1-10
	30	25/2	2-15
	56	5/1	4-16
		Total	11-1

6. Detail of land owners by Neptune Land & Housing Pvt. Ltd.

Hayatpur	9	16/2	0-12
	55	4/1/2/1/2	0-12
		Total	1-4

7. Detail of land owners by Radha Estate Pvt. Ltd.

Hayatpur	9	25/2	4-0
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8. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Hayatpur	15	3/2	2-0
		4	8-0
		5	8-0
	16	18	8-0
		23/1	4-11
		24/1	4-11
		Total	35-2

DO NOT WRITE
IN THESE SPACES

9. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	15	25/2	7-0
	16	21/1	4-0
	30	1/2	4-0
	Total		15-0

10. Detail of land owners by Crazy Land & Housing Pvt. Ltd. 900/1021 share, Neptune Land & Housing Pvt. Ltd. 121/1021 share.

Hayatpur	29	1	7-11
		2/1	4-3
		19	8-0
		20	8-0
		22	7-7
Total			35-1

11. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 102/182 share, Incense Properties Pvt. Ltd. 80/182 shares

Hayatpur	29	23	7-7
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12. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 29/115 share, Salmon Land & Housing Pvt. Ltd. 86/115 share.

Hayatpur	16	20/3	1-15
		21/2	4-0
	Total		5-15

13. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/298 share, Bright Buildtech pvt. Ltd. 138/298 share.

Hayatpur	16	22	8-0
		23/2	3-9
		24/2	3-9
	Total		14-18

14. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/5 share, Radha Estate Pvt. Ltd. 4/5 share.

Hayatpur	30	23/1	5-3
	56	3/1	5-3
		8	7-13
		13	7-7
		26	0-7
	Total		25-13

15. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/2 share, Oscar Land & Housing Pvt. Ltd. 1/2 share.

Hayatpur	15	6/1	3-4
		6/2	4-16
		15	8-0
Total			16-0

16. Detail of land owners by Acme Buildwell Pvt. Ltd. 233/574, Neptune Land & Housing Pvt. Ltd. 341/574 share.

Hayatpur	29	24	7-7
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17. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 1/2 share, Salmon Land & Housing Pvt. Ltd. 1/2

Hayatpur	31	24/2	7-12	Area Taken 6-17
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18. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 160/240 share, Merlin Land & Housing Pvt. Ltd. 80/240 share

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	29	21	7-7
	30	25/1	4-13
Total			12-0

19. Detail of land owners by Acme Buildwell Pvt. Ltd. 340/1906 share, Fortune Land & Housing Pvt. Ltd. 773/1906 share, Crazy Land & Housing Pvt. Ltd. 793/1906 share

Hayatpur	15	7	8-0
		8/2	7-17
		9	8-0
		12	8-0
		13/2	0-4
		14	8-0
		19/2	7-12
		Total	47-13

20. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 193/646 share, Orris Land & Housing Pvt. Ltd. 29/323 share, Crazy Land & Housing Pvt. Ltd. 395/646 share

Hayatpur	15	16/1	6-0
		17/1	3-18
		17/3	2-12
		18/1	1-0
	16	20/1	2-13
		Total	16-3

21. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/538 share, Fortune Land & Housing Pvt. Ltd. 126/538 share, Oscar Land & Housing Pvt. Ltd. 252/538 share

Hayatpur	8	23	8-0
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22. Detail of land owners by Orris Infrastructure Pvt. Ltd. 89/533 share, Fortune Land & Housing Pvt. Ltd. 355/533 share, Vertex Land & Housing Pvt. Ltd. 89/533 share

Hayatpur	30	2/2	5-2
		9	8-0
		10/1	1-11
		11/2	4-0
		12	8-0
		Total	26-13

23. Detail of land owners by Acme Buildwell Pvt. Ltd. 295/2686 share, Orris Land & Housing Pvt. Ltd. 405/2686 share, Incense Properties Pvt. Ltd. 41/2686 share, Oscar Land & Housing Pvt. Ltd. 317/2686 share, Fortune Land & Housing Pvt. Ltd. 160/2686 share, Elegant Land & Housing Pvt. Ltd. 202/2686 share, Merlin Land & Housing Pvt. Ltd. 303/2686 share, Crazy Land & Housing Pvt. Ltd. 565/2686 share, Neptune Land & Housing Pvt. Ltd. 76/2686 share, Orris Infrastructure Pvt. Ltd. 322/2686 share.

Hayatpur	30	21	8-0
		22	8-0
	31	25/2	3-16
	55	5	8-0
	56	1	8-0
		2	8-0
		9	8-0
		10/1	4-13
		10/2	3-7
		12	7-7
	Total		67-3

24. Detail of land owners by Sh. Raghbir S/o Madu village Hayatpur Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	30	13	8-0
		14	8-0
		15/1	0-12
		16	7-8
		17	8-0
		Total	32-0

25. Detail of land owners by Sh. Jitender, Yodvinder S/o Lakhmichand 1/2 share, Sh. Harmender, Joginder, Narender S/o Hukamchand 1/2 share Village Hayatpur, Distt. Gurgaon.

Hayatpur	56	16	8-0
		17	8-0
		18/1	5-13
		24/1	2-2
	59	19	8-0
		20/2	1-8
		21/1	7-16
		Total	40-19

26. Detail of land owners by Orris Infrastructure Pvt. Ltd. 110/591 share, Fortune Land & Housing Pvt. Ltd. 111/591 share, Vertex Land & Housing Pvt. Ltd. 258/591 share, Crazy Land & Housing Pvt. Ltd. 112/291 share.

Hayatpur	31	7	8-0
		8/1/1	6-12
		14/2	5-10
		17/1	7-13
		18/1/2	1-16
		Total	29-11

27. Detail of land owners by Mr. Amit S/o Sh. Vijay Gupta

Hayatpur	9	14/2/2	4-7
		17/1	5-4
		24/1	1-14
		25/1	4-0
	14	5/2	6-4
		6/1/1	2-4
		Total	23-13

28. Detail of land owners by Smt. Ramrati Wd/o Sh. Puran

Hayatpur	16	20/2	3-12
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29. Detail of land owners by Gangaram - Rajbir Ss/o Sh. Puran equal share, Distt. Gurgaon.

Hayatpur	16	19	8-0
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30. Detail of land owners by Sh. Hansraj - kailash S/o Gokal Village Hayatpur, Distt. Gurgaon.

Hayatpur	16	12/2	0-6
		13	8-0
		Total	8-6

31. Detail of land owners by Sh. Kure Singh - Krishan S/o Sh. Jagmal Village Hayatpur, Distt. Gurgaon.

Hayatpur	16	12/1	7-14
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32. Detail of land owners by Radha Estate Pvt. Ltd, Village Badha, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	3	21/1/1	2-18	2-18
		22/2	7-15	7-15
	4	25	8-0	3-18
	6	6/1/2	0-3	0-3
	7	15/2	6-19	6-19
		4	6-16	1-15
		5	7-7	0-8
		10/2/2	2-12	2-12
		11/1	4-18	4-18
			Total	31-6

33. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Badha	6	16	8-0
		17	8-0
		24/2	5-12
		25	8-0
	7	20	8-0
		21	8-0
		22/2	4-0
		18	1/1
	2		7-7
			Total

34. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	9/1	1-0	0-6
		9/2	7-0	6-9
		10/1	4-18	0-17
			Total	7-12

35. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	3/2/1	0-15	0-8
		3/2	2-5	0-5
		7/2	6-5	6-5
		8/1	3-4	3-4
	19	15/1/1/2/1	3-2	3-2
		16/1/1	1-7	1-7
		16/1/3	1-12	1-12
			Total	16-3

36. Detail of land owners by Elegant Land & Housing Pvt. Ltd.

Badha	19	5/2	6-8
		6/1	3-2
		6/2	4-18
		Total	14-8

37. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Badha	7	11/2	3-2	
		12/1/2	2-11	
		12/2/2	3-9	
		19	8-0	
		22/1	4-0	
	19	15/1/1/1	3-14	
			Total	24-16

38. Detail of land owners by Orris Infrastructure Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Badha	3	18/4	0-9
	8	3/1/6	0-17
	18	1/3/2	1-16
		Total	3-2

39. Detail of land owners by Orris Infrastructure Pvt. Ltd. 295/601 share, Vertex Land & Housing Pvt. Ltd. 306/601 share.

Badha	7	8/2	4-4
		18/1/1	2-1
		Total	6-5

40. Detail of land owners by Acme Buildwell Pvt. Ltd. 51/92 share, Neptune Land & Housing Pvt. Ltd. 41/92 share

Badha	18	1/3/1	4-12
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41. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 206/876 share, Fortune Land & Housing Pvt. Ltd. 350/876 share, Neptune Land & Housing Pvt. Ltd. 14/876 share, Orris Infrastructure Pvt. Ltd. 306/876 share.

Badha	3	14/1	4-7
		13	9-11
		23	8-0
		Total	21-18

42. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 44/192 share, Fortune Land & Housing Pvt. Ltd. 72/192 share, Neptune Land & Housing Pvt. Ltd. 2/192 share, Orris Infrastructure Pvt. Ltd. 73/192 share, Salmon Land & Housing Pvt. Ltd. 1/192 share.

Badha	3	18/1	4-16
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43. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 101/392 share, Fortune Land & Housing Pvt. Ltd. 260/392 share, Neptune Land & Housing Pvt. Ltd. 8/392 share, Orris Infrastructure Pvt. Ltd. 21/392 share, Salman Land & Housing Pvt. Ltd. 2/392 share.

Badha	8	2/1/2/2	3-19
		2/2/2	3-8
		3/1/2	2-9
		Total	9-16
			K - M
		G. Total	808-13
			or 101.081 acres

[Signature]
Director General
 Town and Country Planning,
 Haryana, Chandigarh
[Signature]

