

FORM LC-V¹
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT


Licence No. 13 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Jubilant Malls Pvt Ltd (ii) Goldman Malls Pvt Ltd (iii) Sh. Atalbir S/o Om Parkash, Kunal, Sidharth SS/o Karanbir (iv) Sh. Naresh Kumar S/o Charan Singh, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand C/o M/s. ALM Infotech City Pvt Ltd, B-418, New Friends Colony, New Delhi-110065 for setting up of a Group Housing Colony at village Basai, District Gurgaon.
2. 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, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
 - a) That the Group Housing 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 Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and 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 you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. 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.
8. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
9. The licence is valid upto 30-1-2010.

Dated: Chandigarh


The 31-1-2008
Endst. No. 2565-


(S.S. Dhillon)
Director.

Town & Country Planning,
Haryana, Chandigarh
Dated: 1-2-08 

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

1. M/s. Jubilant Malls Pvt Ltd (ii) Goldman Malls Pvt Ltd (iii) Sh. Atalbir S/o Om Parkash, Kunal, Sidharth SS/o Karanbir (iv) Sh. Naresh Kumar S/o Charan Singh, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand C/o M/s. ALM Infotech City Pvt Ltd, B-418, New Friends Colony, New Delhi-110065 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, 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 approval/NOC as per condition No. 6 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.

V.1 - 
District Town Planner (Hq)
For Director, Town and Country Planning
Haryana, Chandigarh



To be read with licence No. 13 of 2008

1. Details of land owned by M/s. Jubilant Malls Pvt Ltd village Basai, District Gurgaon.

Village	Khasra No.	Arrea B-B-B
Basai	742/2	1-3-17
	743	7-8-0
	745/2	1-13-13
	469/2 min	3-6-15
	468/2	2-8-0
Total:		16-0-5 Or 10.0078 Acres

2. Detail of land owned by Goldman Malls Pvt Ltd

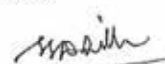
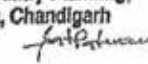
Village	Khasra No.	Area B-B-B
Basai	746 min	2-7-0
	746 min	2-8-0
Total:		4-15-0 Or 2.9687 Acres

3. Detail of land owned by Sh. Atalbir S/o Om Parkash 70/266 share, Kunal, Sidharth SS/o Karanbir 196 /266 share

Village	Khasra No.	Area B-B-B
Basai	742/1/2	2-6-8
Total:		2-6-8 Or 1.45 Acres

4. Detail of land owned by Sh. Naresh Kumar S/o Charan Singh ½ share, Smt. Santra Widow and Harish, Bharat Bhushan, Snelata Priti Ds/o Brahma Nand ½ share

Village	Khasra No.	Area B-B-B
Basai	745/1	1-13-16
Total:		1-13-16 Or 1.0563 acres
G.Total:		15.4829


Director
Town & Country Planning,
Haryana, Chandigarh




Directorate of Town & Country Planning, Haryana
 SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
 Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd.

To

Jubilant Malls Pvt. Ltd., Goldman Malls Pvt. Ltd.,
 Sh. Atalbir S/o Sh. Om Parkash & others,
 C/o ALM Infotech City Pvt. Ltd.,
 B-418, New Friends Colony, New Delhi.

Memo No. LC-1387/2016/

Dated: 17/8/2016

Subject: - Renewal of licence no. 13 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony on the land measuring 15.4829 acres in the revenue estate of village Basai, Sector-37-C, Distt. Gurgaon.

Reference: Your application dated 11.01.2016 on the subject cited above.

1. Licence no. 13 of 2008 dated 31.01.2008 granted to you vide this office letter No. 2565-76 dated 01.02.2008 for setting up of Group Housing Colony over an area measuring 15.4829 acres in the revenue estates of Village Basai, Sector 37-C, Gurgaon Manesar Urban Complex is hereby renewed up to 30.01.2018 on the same terms and conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of licence.
3. You shall submit the bank guarantee after revalidation on account of IDW one month before its expiry.
4. That you are required to complete the construction of community building as the provisions of Section-3(3)(a)(iv) of Act no. 8 of 1975. For this you are required to submit an undertaking.
4. You shall get the licence renewed till the final completion of the colony is granted.
5. Licence no. 13 of 2008 dated 30.01.2008 is also returned herewith in original.

(Arun Kumar Gupta, IAS)

Director General,

Town & Country Planning Department,
 Haryana, Chandigarh.

Endst no: LC-1387/2016/

Dated:

- A copy is forwarded to following for information and further necessary action.
1. Chief Administrator, HUDA, Panchkula,
 2. Chief Engineer, HUDA, Panchkula,
 3. Senior Town Planner, Gurgaon,
 4. District Town Planner, Gurgaon,
 5. Nodal officer for website updation.
 - < Account officer O/o DGTCP, Hr



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

Directorate of Town & Country Planning, Haryana

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

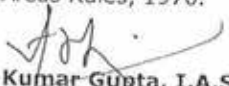
Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

ORDER

Whereas, licence no 13 of 2008 dated 31.01.2008 has been granted to Jubilliant Malls Pvt. Ltd., Goldman Malls Pvt. Ltd., S/o Sh. Om Parkash & others, C/o ALM Infotech City Pvt. Ltd., for setting up of Group Housing Colony over an area measuring 15.4839 acres in the revenue estates of village Basai, Sector 37-C, Gurgaon Manesar Urban Complex 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.

And, whereas, for delay in submission of compliance of provisions of Rule 26(2) upto 30.06.2014 and compounding of Rule 27 & 28 upto to 03.03.2015 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 26.04.2016 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 Rs. 4,06,000/-. Colonizer has deposited the composition fee vide DD no. 240431 dated 20.04.2016.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence regarding delay in submission of compliance of provisions of Rule 26(2) upto 30.06.2014 and compounding of Rule 27 & 28 upto to 03.03.2015 of the Haryana Development and Regulation of Urban Areas Rules, 1976.


(Arun Kumar Gupta, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1387/2016/

17258-17259

Dated: 17/8/2016

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

1. Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh.
2. Jubilliant Malls Pvt. Ltd., Sh. Atalbir S/o Sh. Om Parkash & others, C/o ALM Infotech City Pvt. Ltd., B-418, New Friends Colony, New Delhi.



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

5/11/18

FORM LC-VI
(See Rule 13)

To

The Director,
Town and Country Planning,
Haryana, Chandigarh.

Dear Sir,

Subject: RENEWAL OF LICENSE NO. 13/2008

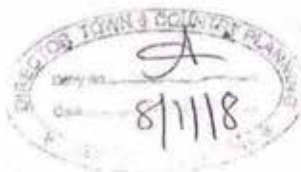
We beg to apply for renewal of license No. 13 of 2008.

As required, we are submitting herewith the following:-

- (i) **License Fee** - Already paid through online and a copy of bank challan is enclosed herewith.
- (ii) **Income Tax Clearance Certificate** - In support of this, we are submitting herewith the copy of Income Tax Return and Computation thereof.
- (iii) An explanatory note indicating the details of developments works which have been completed and/or are in progress and/or are yet to be undertaken.
- (iv) Reasons for non-completion of development works.
- (v) License No. 13 of 2008

Date:

Place:



Yours faithfully



Encl:

1. Income Tax Return & Computation
2. Notes on Developments / Reasons for non completion
3. Online payment details
4. License No. 13 of 2008



JUBILANT MALLS PVT. LTD.

CORPORATE OFFICE: ILD Trade Centre, 9th Floor, Sector 47, Sohna Road, Gurgaon - 122018

REGD. OFFICE: G - 100, Road No. 13A, Kalindi Kunj, Jasola, New Delhi - 110025

CIN U70101DL2005PTC134538

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

LICENCE NO. 118. OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Ram Pal Singh S/o Sh. Sant Ram, Sh. Sat Parkash S/o Sh. Hoshiar Singh, Sh. Rakesh Kumar, Sh. Naresh Kumar Ss/o Sh. Ranbir Singh, Smt. Sushila Devi D/o Sh. Ranbir Singh, Naraini Devi Wd/o Late Ranbir Singh, C/o M/s Jubilant Malls Pvt. Ltd., G-100, Road No. 13A, Jasola, New Delhi - 25 for development of group housing colony over an additional area measuring 4.337 acres falling in the revenue estate of village Basai, Sector 37 D, Gurgaon.

1. The particulars of the land, wherein the aforesaid Residential Group Housing 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 is granted subject to the following conditions:
 - a. That the Residential Group Housing 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 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.
 - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e. That you shall submit the Layout Plan of the site as per approved circulation plan of the sector.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - j. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
 - k. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - l. That the licensee will not give any advertisement for sale of floor in colony before the approval of building plans.
 - m. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.



- n. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - o. That you shall abide by the policy dated 23.2010 pertaining to allotment of EWS flats.
 - p. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - q. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - r. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
 - s. That the developer will use only CFL fittings for internal as well as for campus lighting.
 - t. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
 - u. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
 - v. That you shall submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
 - w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 25-12-2015

Place : Chandigarh
Dated: 26-12-2011.

(T.C. GUPTA, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1987C-JE(B)-2011/ 19938

Dated: 29/12/11

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

1. Sh. Ram Pal Singh S/o Sh. Sant Ram, Sh. Sat Parkash S/o Sh. Hoshiar Singh, Sh. Rakesh Kumar, Sh. Naresh Kumar S/o Sh. Ranbir Singh, Smt. Sushila Devi D/o Sh. Ranbir Singh, Naraini Devi Wd/o Late Ranbir Singh, C/o M/s Jubillant Malls Pvt. Ltd., G-100, Road No. 13A, Jasola, New Delhi - 25.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Engineer-in-Chief, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(JITENDER SIHAG)
Senior Town Planner (E&V)
For Director General, Town and Country Planning
Haryana Chandigarh

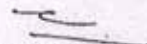
To be read with license no. 118 of 2011/26 ¹²/₂₀₁₁.

1. Detail of land owned by Sh. Ram Pal Singh S/o Sant Ram, District Gurgaon.

<u>Village</u>	<u>Khasra No</u>	<u>Total area.</u>	<u>Area Taken</u>
		B-B-B	B-B-B
Basai	468/1	2-7-0	2-6-0

2. Detail of land owned by Sat Parkash S/o Hosiyar Singh 315/630 share, Rakesh Kumar, Naresh Kumar S/o Ranbir Singh 261/630 share, Smt. Shushila Devi D/o Ranbir Singh 18/630 share, Naraini Devi Wd/o Ranbir Singh 36/630 share.

<u>Village</u>	<u>Khasra No</u>	<u>Total area.</u>	<u>Area Taken</u>
		B-B-B	B-B-B
Basai	741	4-18-0	4-1-15
	742/1/1	0-11-1	0-11-1,
		Total	4-12-16
		G.Total	6-18-16 or 4.3375 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
C. 13/11/11



Regd.

To

Jubilant Malls Pvt. Ltd.
B-418, New Friends Colony,
New Delhi-110025

Memo No. LC-1987C-PA(B)/2017/ 32015 Dated: 13-12-2017

Subject: **Renewal of licence No. 118 of 2011 dated 26.12.2011.**

Please refer to your application dated 25.12.2015 & subsequent letter dated 24.10.2017 on the matter cited as subject above.

2. Licence No. 118 of 2011 dated 26.12.2011, granted for setting up of group housing colony on the land measuring 4.337 acres in Sector 37C, Gurugram is hereby renewed upto **25.12.2017** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. That you shall pay the EDC installments strictly as per the revised schedule issued under the EDC relief policy dated 12.04.2016.
7. The BGs on account of EDC/IDW shall be got revalidated well before expiry of the same.

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

Endst. No. LC-1987C-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate with the request to issue revised land schedule under EDC relief policy dated 12.04.2016 immediately.



(Rajesh Kaushik)
Distt. Town Planner (HQ)

IL6-6A

4801

A2

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

LICENCE NO. 96. OF 2010

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to M/s Jubilant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25 for development of group housing colony over an additional area measuring 1.36 acres falling in the revenue estate of village Basai, Sector 37C, Gurgaon.

1. The particular of the land wherein the aforesaid Residential Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the Residential Group Housing 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 Residential Group Housing Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. 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.
4. That licensee shall construct the 12/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ ₹ 625/- per sq m for residential group housing component and @ ₹ 1000/- per sqm for commercial component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any alongwith the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. That the licensee will not give any advertisement for sale of shops/office/floor in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site
14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other - not forest land clearance required under any other law.

Punjab Land preservation Act.



15. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
16. That the license shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
17. That the developer will use only CFL fittings for internal as well as for campus lighting.
18. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
19. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
20. The license is valid up to 02.11.2014.

Place : Chandigarh
Dated: 03.11.2010.

(T.C. GUPTA, IAS)
Director
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1987-JE(B)-2010/ 15-853 Dated: 4-11-10

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

1. M/s Jubilliant Malls Pvt. Ltd., G-100, Road-13A, Kalindi Kunj, Jasola, New Delhi-25.
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. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Monitoring Cell, Sector 8-C, Chandigarh.
10. Senior Town Planner (Enforcement) Haryana, Chandigarh.
11. Senior Town Planner, Gurgaon.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
14. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.




Hitesh Sharma
(HITESH SHARMA)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana Chandigarh

To be read with License No. 96..... of 2010

Detail of land owned by M/s Jubilant Malls Pvt.Ltd at village Basai, District
Gurgaon

Village	Khasra No.	Area <u>B-B-B</u>
Basai	751	1-9-0
	752/4	0-14-14
	Total	2 - 3-14 or 1.36 acres


Director
Town and Country Planning,
Haryana, Chandigarh
Chandigarh



DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

Regd.

To

Jubilant Malls Pvt. Ltd.
B-418, New Friends Colony,
New Delhi-110025

Memo No. LC-1987-PA(B)/2017/24406 Dated: 27-9-2017

Subject: **Renewal of licence No. 96 of 2010 dated 03.11.2010.**

Please refer to your application dated 07.10.2016 on the matter cited as subject above.

2. Licence No. 96 of 2010 dated 03.11.2010, granted for setting up of group housing colony on the land measuring 1.36 acres in Sector 37C, Gurugram is hereby renewed upto **02.11.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The BGs on account of EDC/IDW shall be got revalidated well before expiry of the same.



Endst. No. LC-1987-PA(B)/2017/

(T.L. Satyaprakash, IAS)

Director,

Town & Country Planning
Haryana, Chandigarh

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.

(S.K. Schrawat)

Distt. Town Planner (HQ)

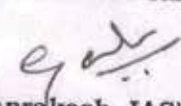
For Director, Town & Country Planning
Haryana, Chandigarh

ORDERS

Whereas, License No. 96 of 2010 dated 03.11.2010 & license No. 118 of 2011 dated 26.12.2011 stands granted to Jubilliant Malls Pvt. Ltd., B-418, New Friends Colony, New Delhi-110025 for setting up of group housing colony over an additional area measuring 5.697 acres in Sector 37C, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2017, the licensee has submitted a request for composition of said offence vide application dated 28.08.2017. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 22,000/-. The company has deposited composition charges amounting Rs. 22,000/- vide DD No. 057154 dated 25.08.2017.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2017.


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


Endst. No. LC-1987-PA(B)/2017/ 24413

Dated: 27-9-17

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Jubilliant Malls Pvt. Ltd., B-418, New Friends Colony, New Delhi-110025.




(S.K. Sehrawat)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh

M/s Jubilant Malls Pvt. Ltd. also co-owner in joint possession of land bearing Khasra No. 745(10-2), total measuring 10 Bigha 2 Biswa situated within the revenue estate of Village Basai, Tehsil & District Gurgaon. Later on the land was partitioned between the co-sharer vide Mutation No. 5562 and in this partition M/s Jubilant Malls Pvt. Ltd. became the owner in possession of land bearing Khasra No. 745/2(1-13-13) total measuring 1 Bigha 13 Biswa 13 Biswansi.

Similarly Shri Kanwal Singh S/o Shri Sultan Singh S/o Shri Hardayal was the owner in possession of land bearing Khasra No. 469/2 (4-6-12) total land measuring 4 Bigha 6 Biswa 12 Biswani situated within the revenue estate of Village Basai, Tehsil & District Gurgaon vide Mutation of partition bearing No. 5592 and he sold the above land measuring 4 Bigha 6 Biswa 12 Biswansi in favour of M/s Jubilant Malls Pvt. Ltd. by way of registered Sale Deed bearing Vasika No. 15675 dated 30.07.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5612 has been entered and sanctioned in the revenue record in this regard.

Similarly Ramanand S/o Shri Googan S/o Richhpal 1/2 share, Smt. Khajani widow of Bhola Ram S/o Googan, 1/8 share, Dayanand - Dilbag Singh, Kishor Singh, Sunil alias Satpal sons and Smt. Krishna-Amar Kaur daughters of Bhola Ram S/o Shri Googan 3/8 share were the owners in joint possession of land bearing Khasra No. 468/2 (2-8-0) total land measuring 2 Bigha 8 Biswa 0 Biswani situated within the revenue estate of Village Basai, Tehsil & District Gurgaon and they sold the above land measuring 2 Bigha 8 Biswa 0 Biswansi in favour of M/s Jubilant Malls Pvt. Ltd. by way of registered Sale Deed bearing Vasika No. 15680 dated 30.10.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5613 has been entered and sanctioned in the revenue record in this regard.



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M/s Jubilant Malls Pvt. Ltd. also co-owner in joint possession of land bearing Khasra No. 745(10-2), total measuring 10 Bigha 2 Biswa situated within the revenue estate of Village Basai, Tehsil & District Gurgaon. Later on the land was partitioned between the co-sharer vide Mutation No. 5562 and in this partition M/s Jubilant Malls Pvt. Ltd. became the owner in possession of land bearing Khasra No. 745/2(1-13-13) total measuring 1 Bigha 13 Biswa 13 Biswansi.

Similarly Shri Kanwal Singh S/o Shri Sultan Singh S/o Shri Hardayal was the owner in possession of land bearing Khasra No. 469/2 (4-6-12) total land measuring 4 Bigha 6 Biswa 12 Biswani situated within the revenue estate of Village Basai, Tehsil & District Gurgaon vide Mutation of partition bearing No. 5592 and he sold the above land measuring 4 Bigha 6 Biswa 12 Biswansi in favour of M/s Jubilant Malls Pvt. Ltd. by way of registered Sale Deed bearing Vasika No. 15675 dated 30.07.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5612 has been entered and sanctioned in the revenue record in this regard.

Similarly Ramanand S/o Shri Googan S/o Richhpal 1/2 share, Smt. Khajani widow of Bhola Ram S/o Googan, 1/8 share, Dayanand - Dilbag Singh, Kishor Singh, Sunil alias Satpal sons and Smt. Krishna-Amar Kaur daughters of Bhola Ram S/o Shri Googan 3/8 share were the owners in joint possession of land bearing Khasra No. 468/2 (2-8-0) total land measuring 2 Bigha 8 Biswa 0 Biswani situated within the revenue estate of Village Basai, Tehsil & District Gurgaon and they sold the above land measuring 2 Bigha 8 Biswa 0 Biswansi in favour of M/s Jubilant Malls Pvt. Ltd. by way of registered Sale Deed bearing Vasika No. 15680 dated 30.10.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5613 has been entered and sanctioned in the revenue record in this regard.



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Signature

[illegible]

Company Master Data

CILs 4/2010/91/11-2006PTC153686
 Company Name ILD MILLENNIUM PRIVATE LIMITED
 ROC Code RoC-Delhi
 Registration Number 153686
 Company Category Company limited by Shares
 Company SubCategory Non-govt company
 Class of Company Private
 Authorised Capital(Rs) 35600000
 Paid up Capital(Rs) 34699980
 Number of Members(Applicable in case of company without Share Capital) 0
 Date of Incorporation 13/09/2006
 Registered Address B-418, F/F NEW FRIENDS COLONY NEW DELHI South Delhi DL 110065 IN
 Address other than R/o where all or any books of account and papers are maintained 9th FLOOR, ILD TRADE CENTER SECTOR-47, SOHNA ROAD GURGAON 122018 HR
 Email Id accounts@ild.co.in
 Whether Listed or not Unlisted
 Suspended at stock exchange -
 Date of last AGM 30/09/2017
 Date of Balance Sheet 31/03/2017
 Company Status(for e-filing) Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Immovable property or any interest therein; Book debts	2000000000	30/01/2015	-	CLOSED
Immovable property or any interest therein; Book debts; Floating charge; Movable property (not being pledge)	4500000000	29/09/2010	-	CLOSED
Uncalled Share Capital; Immovable property or any interest therein	4000000000	17/02/2014	-	CLOSED
Immovable property or any interest therein; Goodwill; Book debts; Floating charge; Movable property (not being pledge)	8000000000	02/06/2015	-	CLOSED
Immovable property or any interest therein; Book debts; Floating charge; Movable property (not being pledge)	1000000000	29/09/2010	-	CLOSED
Any property for securing the issue of secured deposits; Immovable property or any interest therein; Book debts; Floating charge; Movable property (not being pledge); Accounts receivables, cash flows, guarantees etc.	6600000000	05/12/2017	-	CLOSED
Any property for securing the issue of secured deposits; Immovable property or any interest therein; Book debts; Floating charge; Movable property (not being pledge); Accounts receivables, cash flows, guarantees etc.	10000000000	04/01/2018	-	OPEN

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00033220	ALIMUDDIN	28/07/2008	-	
01488779	MICHAEL BRIAN COLLINS	12/11/2008	-	
01623192	VIPEN KAPUR	24/11/2015	-	
02559248	SHAHID ALI KHAN	28/12/2009	-	



Chander Parkash Batheja

Chamber No. 4, Block-A
District Courts Gurgaon
Haryana
Mobile : 9312726193, 89011261903

Advocate
Tehsil Compound Sohna
District Gurgaon
Haryana
E-Mail : cpbatheja@yahoo.com

To
Sub Registrar Kadipur (GGM)

Date : 07.05.2018

Non Encumbrance Certificate-cum Search Report

Sub: Legal opinion/search report on the title to the property of M/s Jubilant Malls Pvt. Ltd. and Goldman Malls Pvt. Ltd having its registered office at G-100, Road No. 23A, Kalindi Kunj, Jasaula, New Delhi.

(A) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	---	Mutation No. 5516	Photocopy
2.	---	Mutation No. 5518	Photocopy
	---	Mutation No. 5562	Photocopy
	---	Mutation No. 5512	Photocopy
	---	Mutation No. 5613	Photocopy
	---	Mutation No. 5648	Photocopy
	---	Mutation No. 5774	Photocopy
	---	Mutation No. 5775	Photocopy

(B) Description of the property

Item No.	Property No.	Extent	Area	Location
1.	Land bearing Khasra No. 742/2(1-3-17), 743(7-8-0), 746Min(2-7-0), 746Min(2-8-0), 745/2(1-13-13), 469/2Min (3-6-15), 468/2(2-8-0), 745/1(1-13-16), 742/1/2(2-6-8), total measuring 24 Bigha 15 Biswa 9 Biswansi	Full share	24 Bigha 15 Biswa 9 Biswansi	Situated within the revenue estate of Village Basai, Tehsil & District Gurugram

(C) Derivation of the title



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[Signature]