

ORIGINAL LICENCE

FORM LCA
(See Rule-12)

Haryana Government
Town and Country Planning Department

Licence No. 16 of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Vibhor Home Developers Pvt. Ltd., M/s Hamid Real Estate Pvt. Ltd., M/s Dae Real Estate Pvt. Ltd., M/s Pigeon Builders & Developers Pvt. Ltd., M/s Red Topaz Real Estate Pvt. Ltd., M/s Philia Estate Developers Pvt. Ltd., M/s Nillma Real Estate Pvt. Ltd., M/s Finian Estates Developers Pvt. Ltd. and M/s Abheek Real Estate Pvt. Ltd. in collaboration with M/s DLF Home Developers Limited, DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurgaon for setting up of a Group Housing Colony at Village Palra in Sector-70A District Gurgaon.
2. The particulars of land wherein the aforesaid Group Housing 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 Group Housing 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 Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. That you shall derive permanent approach from the service road only.
6. That you will not give any advertisement of sale of Plots/floor area in group housing colony before the approval of layout plan/building plans.
7. 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.
8. 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.
9. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. 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.
11. 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.
12. The licence is valid upto 28.11.2013

Dated: Chandigarh

The 29.11.2009



(S.S. Dhillon)

Encls No. LC-1391-PA-2009/4455

Dated - 1/6/09

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

1. M/s Vibhor Home Developers Pvt. Ltd., M/s Haamid Real Estate Pvt. Ltd., M/s One Real Estate Pvt. Ltd., M/s Poocon Builders & Developers Pvt. Ltd., M/s Red Topaz Real Estate Pvt. Ltd., M/s Pillars Estate Developers Pvt. Ltd., M/s Nilima Real Estate Pvt. Ltd., M/s Finlan Estates Developers Pvt. Ltd. and M/s Adheek Real Estate Pvt. Ltd. C/o M/s DLF Home Developers Limited., DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurgaon along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector - 17D, Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


District Town Planner (HQ) PP
For Director, Town and Country Planning,
Haryana, Chandigarh

1. Detail of land owned by M/s Vibhor Home Developers Pvt Ltd 14/382 share, M/s Hamid Real Estate Pvt. Ltd. 94/382 share, M/s Dae Real Estate Pvt. Ltd. 98/382 share, M/s Pegen Builders & Developers Pvt. Ltd. 176/382 share Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	19	16/2	3-13
	18	20/2	3-16
		22	8-0
		23/2	3-13
			<u>19-2 or 2.3875 aca</u>

2. Detail of land owned by M/s Red Topaz Real Estate Pvt. Ltd. Village Palda, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	13/3	1-18
		18	8-0
	19	7/2	4-0
		14/1	4-0
			<u>17-18 or 2.2375 aca</u>

3. Detail of land owned by M/s Philla Estate Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	19	11/2 min	2-5
		19/2	6-0
		20 min	2-0
		22 min	2-0
		23 min	6-10
			<u>18-15 or 2.3438 aca</u>

[Signature]
D.T.G.B. Ho.
[Signature]

4. Detail of land owned by M/s Pegeen Builders & Developers Pvt. Ltd Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	24/1	3-10
		24/2	9-0
	19	3	7-7
		4	8-0
		5/2	2-12
		5/1/2	3-12
		5/1/1	1-16
		8	8-0
	18	21/1	7-7
		21/2	0-13
			<u>51-17 or 6.4613 aca</u>

5. Detail of land owned by M/s Red Topaz Estate Pvt. Ltd. 92/284 share, M/s Finaln Estates Developers Pvt. Ltd. 192/284 share Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	18	12/2	7-0
		19/2	7-4
			<u>14-4 or 1.775 aca</u>

6. Detail of land owned by M/s Hamid Real Estates Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	11/2	7-4
		12	8-0
		19	8-0
		20	8-0
		22	8-0
		21/1	4-11
			<u>43-15 or 5.4687 aca</u>

P.K.P.M.
S.T.C.R. Hr.
1/12

7. Detail of land owned by M/s Finian Real Estates Developers Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Khata No.	Area
Palra	9	9/2	5-2
		13/1	3-6
	19	9	7-12
		11/1 min	5-15.4
		12	8-0
		13	8-0
		17/1	6-9
		18	8-0
		19/1	2-0

54-4.4 or 6.7775 aca

Grand Total 219-K 15.4 M or 27.4713 acres

[Signature]
 Director
 Town & Country Planning,
 Haryana, Chandigarh
[Signature]

Regd.

To


Hamid Real Estates Pvt. Ltd
1221-A, Devika Tower, 12th Floor,
Nehru Place, New Delhi-9.
Email ID - parveen.arora206@gmail.com

Memo No: LC-1391-JE(SS)/2013 ⁴¹⁴⁰⁴ Dated: ^{31/5/13}

Subject: Renewal of Licence no. 16 of 2009 dated 29.05.2009.

Please refer to your application dated 26.04.2013 on the subject noted above.

1. License No. 16 of 2009 dated 29.05.2009 granted to you vide this office Endst. No. PA-2009/4455-69 dated 01.06.2009 for setting up of a Group Housing Colony on the land measuring 27.4713 acres falling in Sector-70A, Gurgaon is hereby renewed up to **28.05.2015** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period and you will get the license renewed till the final completion of the colony is granted.
3. In terms of condition of license, you shall obtain NOC from the competent authority to fulfill the requirement of notification dated 14.09.2006 of MOEF before start the construction work at site.
4. The bank guarantee of IDW is valid upto 26.12.2014. You shall get this bank guarantee revalidated upto period of 28.05.2015, atleast one month before its expiry.
5. You shall complete the construction of the community buildings within a period of four years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
6. You shall construct EWS flats within the current validity period of the licence.
7. In terms of condition of license, you shall transfer portion of land of 60 mtr wide sector road falling in the licensed area to the Govt. free of cost within current validity period of the license.


(ANURAG RASTOGI, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1391-JE(SS)/2013/

Dated:

A Copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Gurgaon.
4. District Town Planner (P), Gurgaon,
5. District Town Planner (HQ)PP with a request to update the status of renewal of license on the Department web site.
6. Chief Accounts Officer of this Directorate

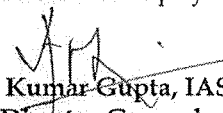
|
(S. K. Sehrawat)
Assistant Town Planner (HQ) M
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

Memo No: LC-1391 II/2015/ 10043 Dated: 15-6-2015
Regd. To ✓ Haamid Real Estates Pvt. Ltd.,
1221-A, Devika Tower, 12th Floor,
Nehru Place, New Delhi-9.

Subject: Renewal of Licence No. 16 of 2009 dated 29.05.2009 granted for setting up of Group Housing Colony over an area measuring 27.4713 acres falling in the revenue estate of village Palra, Sector-70A, Gurgaon granted in favour of Vibhor Home Developers Pvt. Ltd. & others in collaboration with DLF Home Developers Ltd. which has been transferred in favour of Haamid Real Estate Pvt. Ltd.

Please refer your letter dated 19.05.2015 on the matter cited as subject above.

1. Licence No. 16 of 2009 dated 29.05.2009 granted vide Endst. No. 4455-69 dated 01.06.2009 for setting up of Group Housing Colony over an area measuring 27.4713 acres falling in the revenue estate of village Palra, Sector-70A, Gurgaon is hereby renewed upto 28.05.2017 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall complete the construction of all the community buildings with the period of 4 years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. You shall float the EWS flats within the current validity period of licence renewal.
5. You shall compound the offence of delay of allotment of EWS flats as per policy dated 16.08.2013.
6. The Bank Guarantees on account of IDW is valid upto 26.12.2016. You shall submit the revalidated Bank Guarantee, one month before its expiry.



(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1391 II/2015/

Dated :


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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.


(Babita Goyal)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

ORDER

1. Whereas, Licence No. 16 of 2009 dated 29.05.2009 has been granted to Vibhor Home Developers Pvt. Ltd. & others in collaboration with DLF Home Developers Ltd. and transferred vide order dated 25.11.2011 to Haamid Real Estates Pvt. Ltd. for setting up of Group Housing Colony over an area measuring 27.4713 acres falling in the revenue estate of village Palra, Sector-70A, Gurgaon under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.
2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had not complied with the provisions of Rule-24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976 from 01.04.2013 to 31.03.2014. The licensee vide letter dated 26.05.2015 submitted a request to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be Rs.6,68,000/-. The licensee vide D.D No. 000112 dated 25.05.2015 deposited the composition fee.
4. In view of above, 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 of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC/1391 II/2015/ 10050-51

Dated: 15-6-15

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

1. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
2. Haamid Real Estates Pvt. Ltd., 1221-A, Devika Tower, 12th Floor, Nehru Place, New Delhi-9.


(Babita Goyal)

Assistant Town Planner (HQ)
O/o Director General, 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: tcpharyana5@gmail.com

Regd.

To

Haamid Real Estate Pvt. Ltd. & others
1221 A, Devika Tower,
12th Floor, Nehru Place,
New Delhi.

Memo No:- LC-1391/PA(SN)/2017/14225. Dated: 23/6/17

Subject: Renewal of Licence No. 16 of 2009 dated 29.05.2009 granted for setting up Residential Group Housing Colony over an area measuring 27.4713 acres falling in revenue estate of village Palra, sector 70A, Gurugram - Hamid Real Estate Pvt. Ltd. in collaboration with land owners.

Reference: Your application dated 31.05.2017 on the subject cited above.

1. Licence No. 16 of 2009 dated 29.05.2009 granted for setting up Residential Group Housing Colony over an area measuring 27.4713 acres falling in revenue estate of village Palra, sector 70A, Gurugram is hereby renewed up to 28.05.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The construction of community buildings will be completed as per the provisions of Section-3(3)(a)(iv) of Act no. 8 of The Haryana Development and Regulation of Urban Areas Act, 1975.
4. You shall allot the EWS flats within the current validity period of licence and get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within the prescribed time frame.
5. You shall get approved the Service Plan estimates for electrification scheme within the current validity period of licence and also submit the ultimate power load requirement to the concerned power utility.
6. You shall get the licence renewed till final completion of the colony is granted.
7. You shall submit Form-AC in compliance of Rule 28 of the Rules of 1976.



(T.L. SATYAPRAKASH, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1391/PA(SN)/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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

-570-

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com
website: http://tcpharyana.gov.in

To

✓ Finian Estates Developers Pvt. Ltd.,
Pegeen Builders & Developer Pvt. Ltd.
C/o DLF Ltd.,
DLF Centre Sansad Marg,
New Delhi-1.

Memo No. LC-1391-B-II-JE (VA)-2018/ 22997

Dated 02-08-18


Subject:- Renewal of licence no. 73 of 2013 dated 30.07.2013 granted for setting up of a Residential Group Housing Colony over an additional area measuring 0.245 acres falling in the revenue estate of village Palra, Sector-70A, Gurugram Manesar Urban Complex.

Reference:- The request of the Hamid Real Estate Pvt. Ltd. received 11.07.2017 on the subject mentioned above.

Licence no. 73 of 2013 dated 30.07.2013 granted to you vide this office Endst. No. LC-1391-B-JE (S)-2013/47711-724 dated 02.08.2013 for setting up of a Residential Group Housing Colony over an additional area measuring 0.245 acres falling in the revenue estate of village Palra, Sector-70A, Gurugram Manesar Urban Complex is hereby renewed upto 29.07.2019 on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


(K. Makrand Pandurang, IAS)
Director,
✓ Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1391-B-II-JE (VA)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.