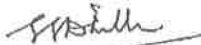


FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 16 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Aspirant Builders Pvt. Ltd, M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamantal Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd.. C/o M/s Base Exports Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 5-1, Second Floor Back Portion Shahpur, New Delhi-110049, for setting up of a Group Housing Colony at village Behrampur, 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 Area Act, 1975 and Rules 1976 made there under are duly complied with.
  - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licensed 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 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.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take 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 the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30-1-2010.

Dated: Chandigarh  
The 31-1-2008.

  
(S.S. Dhillon)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. 5DP-2008/ 2695-

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 Base Exports Pvt. Ltd. 5-1, Second Floor Back Portion Shahpur, New Delhi-110049. M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamantal Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd... 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. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon
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 alongwith a copy of agreement.

V.I-3  
District Town Planner (Hq) VK  
for Director, Town and Country Planning,  
Haryana, Chandigarh.

To be read with Licence No. 16.....of 2008

## 1. Details of land owned by M/s. Aspirant Builders Pvt. Ltd. Village Behrampur, District Gurgaon.

Village	Rect. No.	Killa No	Area K- M.
Behrampur	12	19/2	5 - 5
		21/2	2 - 4
		22	8 - 0
	20	2	9 - 4
		Total	

## 2. Details of land owned by M/s BTVS Bulldwell Pvt. Ltd. 365/1216 share, M/s Ornamantal Realtors Pvt. Ltd. 773/1216 share, M/s Adson Software Pvt. Ltd 78/1216 share.

Village	Rect. No.	Killa No	Area K - M	Area Taken K-M	
Behrampur	12	21/1	1 - 6	1-6	
		24	7-12	4-0	
	13	25	8-0	4-0	
		19	4	7-12	7-12
			5	8-0	8-0
			6	8-0	8-0
		20	7	7-12	7-12
	1		3-0	3-0	
	10		5-1	5-1	
	Total			48 - 11 or 6.069 acre	

## 3. Details of land owned by M/s Base Exports Pvt. Ltd. 221/748 M/s Ornamantal Realtors Pvt. Ltd. 521/748 share.

Village	Rect. No.	Killa No	Area K M
Behrampur	18	6	9 - 18
		14	9-18
		17	8-0
		15/1	2-4
		16/2	2-12
		Total	

## 4. Details of land owned by M/s Base Exports Pvt. Ltd..

Village	Rect. No.	Killa No	Area K M
Behrampur	19	8	8-0
		9/1	2-12
		12/2	2-12
		13	8-0
Total			21 - 4 or 2.65 acre

## 5. Details of land owned by M/s BTVS Bulldwell Pvt. Ltd.

Village	Rect. No.	Killa No	Area K M
Behrampur	19	9/2	5 - 8
		10	8-0
Total			13 - 8 or 1.675 acre

G. Total 140.8 Or 17.55 Acres

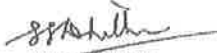
*[Signature]*  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*[Signature]*

11.90 Acres

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

Licence No. 28. of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Hi-Energy Realtors Pvt. Ltd, M/s Golden View Builders Pvt. Ltd, M/s Base Exports Pvt. Ltd, M/s BTVS Buildwell Pvt. Ltd, M/s Adson Software Pvt. Ltd, M/s Bulls Realtors Pvt. Ltd, C/o M/s Buzz Hotels Pvt. Ltd, Company incorporated under the Companies Act, and having its registered office at 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 for setting up of a Group Housing Colony at village Behrampur, 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 Area Act, 1975 and Rules 1976 made there under are duly complied with.
  - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licensed 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 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.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take 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 the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 16-2-2010

  
(S.S. Dhillon)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh. *MS*


Dated: Chandigarh  
The 17-2-2008

Endst. No. DS-2008/ 4114.

Dated: 20-2-2008

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

1. M/s Buzz Hotels Pvt. Ltd, 305, Kanchan House, Karampura Commercial Complex New Delhi-110015, Hi-Energy Realtors Pvt. Ltd, M/s Golden View Builders Pvt. Ltd, M/s Base Exports Pvt. Ltd, M/s BTVS Buildwell Pvt. Ltd, M/s Adson Software Pvt. Ltd, M/s Bulls Realtors Pvt. Ltd, 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. Engineer-In-Chief, HUDA, Panchkula.
7. SuperIntending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon.
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 alongwith a copy of agreement.

  
District Town Planner (Hq) VK  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

## TO BE READ WITH LICENCE NO. 28... OF 2008

1. Detailed of land owned HI-Energy Realtors Pvt. Ltd. 480/1920 Share, M/s Golden View Builders Pvt. Ltd. 373/3840 Share, M/s Base Exports Pvt. Ltd. Share 373.5/1920 Share, M/s BTVS Bulldwell Pvt. Ltd. Share 320/1920 Share, M/s Adson Software Pvt. Ltd. 163.5/1920 Share, M/s. Bulls Realtors Pvt. Ltd. 396.5/1920 Share. Village Behrampur, District Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Behrampur	18	25	8-0
	19	21	8-0
	31	1	8-0
		10	8-0
	32	5	8-0
		6	8-0
		15	8-0
			16
<b>Total</b>			<b>64-0 or 8.0 Acres</b>

2. Detailed of Land owned by M/s Golden View Builders Pvt. Ltd.

Village	Rect No.	Killa No.	Area K-M
Behrampur	32	25	8-0
	34	5/1	7-16
	31	21/1	3-16
	35	1/1	7-16
<b>Total</b>			<b>27-8 or 3.42 Acres</b>

3. Detailed of Land owned by M/s Base Exports Pvt. Ltd.

Village	Rect No.	Killa No.	Area K-M
Behrampur	19	20 min	3-16
<b>Total</b>			<b>3-16 or 0.48 Acres</b>

G. Total 95-4 or 11.90 Acres

*S. S. Shukla*  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*C. S. S. S.*

**FORM LC-V**  
**(See Rule-12)**  
**Haryana Government**  
**Town and Country Planning Department**

Licence No. 44 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Hi- Energy Realtors Pvt. Ltd., M/s Base Exports Pvt. Ltd M/s Aspirant Builders Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd. C/o M/s Buzz Hotels Pvt. Ltd. 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 for setting up of a Group Housing Colony on the additional land measuring 4.725 acres falling in revenue estate village Behrampur, Sector-59, Gurgaon- Manesar Urban Complex..
  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 General, 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 development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you shall 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
    - d) That you shall construct the portion of 24 mtr wide internal circulation plan road if forming part of licensed area at your own cost and shall transfer the same free of cost to the Government.
    - e) That you shall derive permanent approach from the 24 mt. internal road only.
    - f) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
    - g) That you shall obtain Environmental clearance as required under notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony
    - h) 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.
    - i) That you 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.
    - j) That you shall use only CFL fittings for internal lighting as well as campus lighting.
    - k) 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 Building plan of the project.
- The licence is valid upto 12-5-2015.

Dated: 13-5-2011.

Place: Chandigarh

**(T.C.GUPTA, IAS)**  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.  
tcphry@gmail.com

Endst No. LC-1040(B+ C)-DS(R)- 2011/ 6431 Dated:- 17-5-11

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

1. ✓ M/s Hi- Energy Realtors Pvt. Ltd., M/s Aspirant Builders Pvt. Ltd., M/s Base Exports Pvt Ltd., M/s Bulls Realtors Pvt. Ltd. C/o M/s Buzz Hotels Pvt. Ltd. 305, Kanchan House, Karampura Commercial Complex New Delhi-110015 along with copy of agreement LC-IV and bilateral agreement & *Zoning Plan*
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, Setor-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, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 39 & 40 <sup>LC-2</sup> before starting the Development Works. The approved zoning plan bearing drawing no DGTCP-2524 dated 13.5.11 is also enclosed for reference & record.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & *Zoning Plan*
15. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of Agreements. *already sent*
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar)  
District Town Planner (HQ)

For Director General, Town and Country Planning,  
Haryana, Chandigarh

To be read with Licence No. 44 of 2011/13<sup>5</sup>/<sub>2011</sub>

## 1. Details of land owned by M/s Hi-Energy Realtors Pvt. Ltd, District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/3/2	0	19
		22/1	2	4
		<b>Total</b>	<b>3</b>	<b>3 or 0.394 acres</b>

## 2. Details of land owned by Base Exports Pvt. Ltd. (1/2 share), M/s Aspirant Builders Pvt. Ltd. (1/2 share), District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	19	19/2	0	19
		22/2	3	7
		<b>Total</b>	<b>4</b>	<b>6 or 0.538 acres</b>

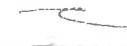
## 3. Details of land owned by M/s Base Exports Pvt. Ltd. (140/237 share), M/s Bulls Realtors Pvt. Ltd. (97/237 share) District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	11/1	5	18
		20/2	5	19
		<b>Total</b>	<b>11</b>	<b>17 or 1.481 acres</b>

## 4. Details of land owned by M/s Bulls Realtors Pvt. Ltd. District Gurgaon

Village	Rect. No.	Killa No	Total Area	
			K	M
Behrampur	31	21/2	4	4
		22	8	0
		35	2/1/1	6
<b>Total</b>			<b>18</b>	<b>10 or 2.312 acres</b>

**Grand Total** 37 16 or 4.725 acres

  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
 CR/1524-11

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Base Exports Pvt. Ltd.,  
BTVS Buildwell Pvt. Ltd.,  
Adson Software Pvt. Ltd.,  
Ornamental Realtors Pvt. Ltd.,  
Aspirant Builders Pvt. Ltd.,  
C/o Base Exports Pvt. Ltd.  
305, Kanchan House,  
Karampura Commercial Complex,  
New Delhi-110015.

Memo No. LC-1042-II-JE (VA)-2018/ 516

Dated 08-01-2019

**Subject: -** Renewal of licence no. 16 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 01.02.2018 & 24.05.2018 on the subject mentioned above.

Licence no. 16 of 2008 dated 31.01.2008 granted to you for setting up of a Group Housing Colony over an area measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 30.01.2020, after freezing the area measuring 0K-16M (with FAR of 708.19875 sq. mtr.) due to investigation in Khasra no. 19//19/1/1 of village Behrampur, 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. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. 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-1042-II-JE (VA)-2018/

Dated

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

/

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

## ORDER

Whereas, licence no 16 of 2008 dated 31.01.2008 has been granted to Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd., C/o Base Exports Pvt. Ltd. for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram 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.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 20.04.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,18,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.

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

Endst. No. LC-1042-II-JE (VA)-2018/ 523

Dated: 08-01-2019

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

1. Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd. C/o Base Exports Pvt. Ltd., 305, Kanchan House, Karampura Commercial Complex, New Delhi-110015.

2. Chief Accounts Officer of this Directorate.

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Hi-Energy Realtors Pvt. Ltd.,  
Golden View Builders Pvt. Ltd.,  
Base Exports Pvt. Ltd.  
BTVS Buildwell Pvt. Ltd.,  
Adson Software Pvt. Ltd.,  
Bulls Realtors Pvt. Ltd.,  
C/o Buzz Hotels Pvt. Ltd.  
305, 3<sup>rd</sup> Floor, Kanchan House,  
Karampura Commercial Complex,  
New Delhi-110015.

Memo No. LC-1040-JE (VA)-2019/ 693

Dated 09-01-2019

**Subject: -** Renewal of licence no. 28 of 2008 dated 17.02.2008 granted for setting up of Group Housing Colony on the land measuring 11.90 acres in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 23.02.2018 & 02.05.2018 on the subject mentioned above.

Licence no. 28 of 2008 dated 17.02.2008 granted to you vide this office Endst. No. DS-2008/4114-4125 dated 20.02.2008 for setting up of a Group Housing Colony over an area measuring 11.90 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 16.02.2020, after freezing the area measuring 8K-0M (with FAR of 7081.9875 sq. mtr.) due to investigation in Khasra no. 18//15/2 (2-12) & 18//16/1 (5-8) of village Behrampur, 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. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. 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-1040-JE (VA)-2019/

Dated

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

## ORDER

Whereas, licence no 28 of 2008 dated 17.02.2008 has been granted to Hi-Energy Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd. vide Endst. No. DS-2008/4114-4125 dated 20.02.2008 for setting up of Group Housing Colony on the land measuring 11.90 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram 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.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 25.04.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 8,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.

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

Endst. No. LC-1040-JE (VA)-2019/ 700

Dated: 09-01-2019

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

✓ Hi-Energy Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Bulls Realtors Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., 305, 3<sup>rd</sup> Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015.

2. Chief Accounts Officer of this Directorate.

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com  
website:-http://tcpharyana.gov.in

To

✓ Hi-Energy Realtors Pvt. Ltd. and others,  
Golden View Builders Pvt. Ltd.,  
C/o Buzz Hotels Pvt. Ltd.,  
Kanchan House, Karampura Commercial Complex,  
New Delhi-110015.

Memo No. LC-1040-B+C-JE(VA)-2017/ 29843

Dated: 22-11-2017

**Subject:** Renewal of licence no. 44 of 2011 dated 13.05.2011 granted for development of a Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex.

Please refer your letter dated 05.05.2017 on the matter cited as subject above.

Licence No. 44 of 2011 dated 13.05.2011 granted to you vide this office endst. No. LC-1040 (B+C)-DS(R)-2011/6431 dated 17.05.2011 for development of a Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex is hereby renewed upto 12.05.2019 on the terms and conditions laid down therein and further on the following conditions:-


1. You shall get the licence renewed till the final completion of the colony is granted.
2. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
3. You shall submit the service plan estimate for Public Health Services, Horticulture and Street Lighting from competent authority within validity of this renewal.
4. You shall construct the 24 m wide internal circulation road forming part of area at their own cost and transfer the same free of cost to the Government within current validity of renewal of license.
5. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.

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

Endst. No. LC-1040 B+C-JE (VA)-2017/

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, Gurugram.
  - iv. District Town Planner, Gurugram.
  - v. Chief Account Officer O/o DTCP, Chandigarh.
  - vi. Website Admin with a request to update the status on website.


  
(Hitesh Sharma)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

## ORDER

Whereas, licence no 44 of 2011 dated 13.05.2011 has been granted to Hi-Energy Realtors Pvt. Ltd. and others, Golden View Builders Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd vide this office Endst No. LC-1040 (B+C)-DS(R)-2011/6431 dated 17.05.2011 for setting up of Group Housing Colony on the additional land measuring 4.725 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram 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.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 17.11.2017 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 8,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.


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

Endst. No. LC-1040 B+C-JE(VA)-2017/ 29850

Dated: 22-11-2017

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

- ✓ 1. Hi-Energy Realtors Pvt. Ltd. and others, Golden View Builders Pvt. Ltd., C/o Buzz Hotels Pvt. Ltd., Kanchan House, Karampura Commercial Complex, New Delhi-110015
2. Chief Accounts Officer of this Directorate.

  
(Hitesh Sharma)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh