

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

License No. 59. of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s Ferrol Builders & Developers Pvt. Ltd., M/s Hora Realtors Pvt. Ltd., M/s Niobe Builders & Developers Pvt. Ltd., M/s Demata Estates & Developers Pvt. Ltd., M/s Seaberi Builders & Developers Pvt. Ltd., M/s Philia Estates & Developers Pvt. Ltd., M/s Sagardutt Builders & Developers Pvt. Ltd., M/s Mariabella Builders & Developers Pvt. Ltd., M/s Hubert Builders & Developers Pvt. Ltd., M/s Camden Builders & Developers Pvt. Ltd., M/s First India Estates & Services Pvt. Ltd., Sh. Rohtas S/o Sh. Hira, Sh. Laxmi Narayan, Hans Ram Ss/o Raghuvir, Sh. Vikram Singh S/o Raghunath, Raj Kumar S/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal, Sh. Amar Singh, Not Ram Ss/o Gunpat, Ram Chander S/o Ramjivan, Smt. Sunita W/o Vikram Singh, Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal, Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander, Sh. Hoshiyar Singh, Abhey Singh Ss/o Manohar Lal, Omvati wd/o Manohar Lal, Sh. Rajesh Kumar, Rajender Ss/o Sultan Singh, Sh. Puran Singh s/o Meer Singh, Smt. Maha Devi w/o Meer Singh, Sh. Laxman Singh, Sita Ram, Prem Singh Ss/o Lal Chand, M/s S.A. Township Pvt. Ltd., M/s Munish Buildwel Pvt. Ltd., Smt. Geeta w/o Naresh C/o M/s DLF Utilities Ltd. DLF Centre, Sansad Marg, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY at village Bhangrola, Mewka & Dhorka in sector 91 & 92, Gurgaon Manesar Urban Complex.

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 Govt. 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 date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.



10. 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.
11. That the area falling in the 220 KV Electric Sub Station will be transferred to free of cost to the Government and applicants will not claim any compensation/benefit of the FAR of this area in future.
12. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
13. 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.
14. That you shall pay labour cess as per policy dated 04.05.2010
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. The license is valid up to 27/6/2015.

Dated: The 28/6/2011.  
Chandigarh

(T.C. Gupta, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com

Endst. No. LC-2523-JE(VA)/2011/ 8644

Dated: 28/6/11

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

1. M/s Ferrol Builders & Developers Pvt. Ltd., M/s Hora Realtors Pvt. Ltd., M/s Niobe Builders & Developers Pvt. Ltd., M/s Demata Estates & Developers Pvt. Ltd., M/s Seaberi Builders & Developers Pvt. Ltd., M/s Philia Estates & Developers Pvt. Ltd., M/s Sagardutt Builders & Developers Pvt. Ltd., M/s Mariabella Builders & Developers Pvt. Ltd., M/s Hubert Builders & Developers Pvt. Ltd., M/s Camden Builders & Developers Pvt. Ltd., M/s First India Estates & Services Pvt. Ltd., Sh. Rohtas S/o Sh. Hira, Sh. Laxmi Narayan, Hans Ram Ss/o Raghuvir, Sh. Vikram Singh S/o Raghunath, Raj Kumar S/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Binla, Suman ds/o Dharampal, Sh. Amar Singh, Not Ram Ss/o Gunpat, Ram Chander S/o Ramjivan, Smt. Sunita W/o Vikram Singh, Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal, Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander, Sh. Hoshiyar Singh, Abhey Singh Ss/o Manohar Lal, Omvati wd/o Manohar Lal, Sh. Rajesh Kumar, Rajender Ss/o Sultan Singh, Sh. Puran Singh s/o Meer Singh, Smt. Maha Devi w/o Meer Singh, Sh. Laxman Singh, Sita Ram, Prem Singh Ss/o Lal Chand, M/s S.A. Township Pvt. Ltd., M/s Munish Buildwel Pvt. Ltd., Smt. Geeta w/o Naresh, C/o M/s DLF Utilities Ltd. DLF Centre, Sansad Marg, New Delhi-110001 alongwith a copy of agreement, LC-IV B and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
4. Chief Administrator, Housing Board, Panchkula.
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.
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.F. SINGH)  
District Town Planner(HQ)  
For Director General, Town and Country Planning  
Haryana, Chandigarh




## ORDER

Whereas Licence No. 23 of 2010 dated 18.03.2010 was granted vide this office endorsement no. 5DP-V-2010/3660-72 dated 23.03.2010 for 13.725 acres area for setting up a GROUP HOUSING COLONY under the policy for Low Cost/Affordable Housing Project at village Meoka, Sector 92, Gurgaon - Manesar Urban Complex and, whereas as per request of M/s. DLF New Gurgaon Homes Developers Pvt. Ltd. (on behalf of its licensee associate companies viz M/s. Demata Estate Developers Pvt. Ltd. & M/s. Niobe Builders & Developers Pvt. Ltd., M/s. Philia Estate & Developers Pvt. Ltd), which was received in this office on 23.12.2010, the License No. 23 of 2010 on the land measuring 13.725 acres has been considered and approved for de-licensing for the purpose of grant of separate license for development of Plotted Colony on the same 13.725 acres area, which forms part of overall 101.281 acres site.

Thus, as a consequence of the said de-licensing all sanctions/approvals pertaining to license no. 23 of 2010 hereby stand annulled ab-initio.


Dated: The 28/6/2011.  
Chandigarh

  
**(T.C. Gupta, IAS)**  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com

Endst. No . LC-1786-JE(VA)-2011/8628-43. Dated: 28/6/2011

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

1. ✓ M/s. Demata Estate Developers Pvt. Ltd. & M/s. Niobe Builders & Developers Pvt. Ltd., M/s. Philia Estate & Developers Pvt. Ltd C/o M/s DLF New Gurgaon Homes Developers Pvt. Ltd. DLF Shopping Mall, 3<sup>rd</sup> Floor, Arjun Marg, DLF City, Ph-I, Gurgaon.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
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.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh.

  
**(P. P. SINGH)**  
District Town Planner (HQ)  
For Director General, Town and Country Planning  
Haryana, Chandigarh




## ORDER

Whereas Licence No. 25 of 2010 dated 18.03.2010 was granted vide this office endorsement no. 5DP-V-2010/3647-59 dated 23.03.2010 for 10.425 acres area for setting up a GROUP HOUSING COLONY under the policy for Low Cost/Affordable Housing Project at village Meoka, Sector 92, Gurgaon - Manesar Urban Complex and, whereas as per request of M/s. DLF New Gurgaon Homes Developers Pvt. Ltd. (on behalf of its licensee associate companies viz M/s. Mariabella Builders & Developers Pvt. Ltd. & M/s. Heubert Builders & Developers Pvt. Ltd.), which was received in this office on 23.12.2010, the License No. 25 of 2010 on the land measuring 10.425 acres has been considered and approved for de-licensing for the purpose of grant of separate license for development of Plotted Colony on the same 10.425 acres area, which forms part of overall 101.281 acres site.

Thus, as a consequence of the said de-licensing all sanctions/approvals pertaining to license no. 25 of 2010 hereby stand annulled ab-initio.

Dated: The 28/6/2011  
Chandigarh

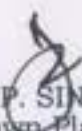
  
(T.C. Gupta, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com

Endst. No . LC-1787-JE(VA)-2011/8612-27

Dated: 28/6/2011

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

1. M/s. Mariabella Builders & Developers Pvt. Ltd. & M/s. Heubert Builders & Developers Pvt. Ltd. C/o M/s DLF New Gurgaon Homes Developers Pvt. Ltd. DLF Shopping Mall, 3<sup>rd</sup> Floor, Arjun Marg, DLF City, Ph-I, Gurgaon.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
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.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh.

  
(P. P. SINGH)  
District Town Planner (HQ)  
For Director General, Town and Country Planning  
Haryana, Chandigarh

To be read with Licence no.....<sup>59</sup>of 2011/25<sup>6</sup>/<sub>2011</sub>

1. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. 1/2 share Sh. Rohtas s/o Hira 1/2 share Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area		
Bhangraula	21	14/2	3-16		
		15	1-15		
		16/1	2-0		
		18	8-0		
		23	8-0		
		17/1	4-0		
		22	3 min north	7-3	
					<u>34-14</u>

2. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. 1/3 share, M/s Hora Realtors Pvt. Ltd. 2/3 share Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Bhangraula	21	16/2	2-0	
		17/2	4-0	
		24	9-0	
		22	4 min north	3-13
	8 min north			0-3
				<u>18-16</u>

3. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Bhangraula	21	9	4-14	
		11	4-11	
		12	8-0	
		20	8-0	
		8/2	0-18	
		13/1	1-8	
				<u>27-11</u>

4. Detail of land owned by M/s Hora Realtors Pvt. Ltd. Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area		
Bhangraula	21	19	8-0		
		22	8-0		
		8/1	2-0		
		13/2	6-12		
		14/1	3-0		
		22	2	8-0	
				9/1 min north	3-5
	21	21	8-0		
	22	1/1	6-16		
			<u>53-13</u>		



5. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	23/1	2-13
		25/1/1	3-13
	13	19/4/1	1-7
		19/5/1	0-15
		19/6/2	0-17
		19/7/1	1-13
	19	6	8-0
		7	8-0
		8	8-0
		3/4	1-8
		3/5	1-12
		4/2	1-0
		5/1	1-0
		5/2	0-8
		5/6	2-0
		5/10	0-9
		9/1	7-0
		13/1	1-12
		13/2	6-8
		14/1	0-9
		14/2	7-11
		15/1	0-9
		15/2	7-11
		16/1	2-0
		17/1	1-10
	28	11/2/2	0-2
		12/2	0-18
		19/2	5-8
		20/1	0-12
		21/2 min north	0-13
		22/1 min north	4-4
			<u>89-2</u>

6. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/2 share, M/s Demata Estates & Developers Pvt. Ltd. 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	13	8-0

7. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/4 share M/s Demata Estates & Developers Pvt. Ltd. 1/2 share, M/s Seaberl Builders & Developers Pvt. Ltd. 1/4 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	20	15	7-8
		24	8-0
		16/2	3-4
		17/1	4-0
			<u>22-12</u>

8. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/4 share M/s Demata Estates & Developers Pvt. Ltd. 1/2 share, M/s Philia Estates & Developers Pvt. Ltd. 1/4 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	14	8-0

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9. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 17/28 share M/s Demata Estates & Developers Pvt. Ltd. 11/56 share, M/s Philla Estates & Developers Pvt. Ltd. 11/56 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	23/2	5-7

10. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 2/3 share M/s Sagardutt Builders & Developers Pvt. Ltd. 1/3 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	19	4/1	7-0

11. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 45/56 share M/s Demata Estates & Developers Pvt. Ltd. 11/56 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	20	3/1	5-9

12. Detail of land owned by M/s Demata Estates & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	15	7-8
		16	7-8
		17	7-11
		24/1	7-19
		18/1	2-17
		18/2	5-3
		25/2	0-12
	13	11	8-0
		20	8-0
		21/1/1	1-14
	20	4/1	1-9
		7/2	2-6
			<u>60-7</u>

13. Detail of land owned by M/s Mariabella Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	20	16/1 min west	3-8
	22	23	8-0
		22/2	4-16
	25	4/1	0-15
		3/2/1	2-15
			<u>19-14</u>

14. Detail of land owned by M/s Hubert Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	22	12	8-0
		13	8-0
		16	8-0
		17	8-0
		18	8-0
		19	8-0
		20	6-18
		24/1	7-14
		14/2	4-13
		25/1/1	4-5
			<u>71-10</u>

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## 15. Detail of land owned by M/s Philia Estates &amp; Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	12	12	8-0
	27	19	5-0
		22	5-4
		18/2	4-4
		20/1	2-12
		20/2	1-17
	20	12/1/1	1-3
			<u>28-0</u>

## 16. Detail of land owned by M/s Sagardutt Builders &amp; Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka			K-M
	37	9	8-0
		12/1	6-17
		13/1	2-4
			<u>17-1</u>

## 17. Detail of land owned by Sh. Laxmi Narayan, Hans Ram ss/o Raghuvir equal share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	21	20/1/1	5-10
		21/1	0-17
	26	10/1	5-6
		1/2	3-4
			<u>14-17</u>

## 18. Detail of land owned by M/s First India Estates &amp; Services Pvt. Ltd. 80/280 share Sh. Vikram Singh s/o Raghunath 140/280, Raj Kumar s/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal equal share 60/280 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	26	3/1	4-0
		4/1	4-0
		5/1	6-0
			<u>14-0</u>

## 19. Detail of land owned by Sh. Raj Kumar s/o Dharm Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	21	23/2	2-18
		18/2 min north west	1-2
		19/1	4-18
			<u>8-18</u>

## 20. Detail of land owned by Sh. Amar Singh, Not Ram ss/o Gunpat equal share 1/2 share Ram Chander s/o Ramjivan 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	27	15/2	1-5
		16	7-8
		20/3	3-16
		25	2-11
			<u>15-0</u>

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21. Detail of land owned by Smt. Sunita w/o Vikram Singh Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area K-M
Mewka	28	11/2/1	1-5
		20/2	7-8
		21/1	5-17
			<u>14-10</u>

22. Detail of land owned by Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal equal share 2/45, Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander equal share 1/6 share, Hoshiyar Singh, Abhey Singh ss/o Manohar Lal 4/45 share, Omvati wd/o Manohar Lal 1/30 share, Rajesh Kumar, Rajender ss/o Sultan Singh equal 2/9 share, M/s Hora Realtors Pvt. Ltd. 4/9 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area K-M
Mewka	27	4	6-0
		5	7-8
		6	7-8
		7	8-0
		14	7-2
		17	6-16
		28	2-2
		15/1	5-15
		18/1	2-16
		24/2	3-2
	34	3/1	0-8
			<u>56-17</u>

23. Detail of land owned by Smt. Urmila wd/o Jaipal, Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal equal share 4/15 share, Hoshiyar Singh, Abhay Singh ss/o Manohar Lal equal 8/15 share Smt. Omvati wd/o Manohar Lal 1/5 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area K-M
Mewka	27	23/2	2-16
		24/1	2-4
	34	3/2	1-4
			<u>6-4</u>

24. Detail of land owned by Sh. Puran Singh s/o Meer Singh 203/216 share, Smt. Maha Devi w/o Meer Singh 13/216 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area K-M
Mewka	21	20/2	1-10
	22	11	6-0
		27	1-11
		9/2	2-4
		9/3	0-13
		10/2	3-0
			<u>14-18</u>

25 &amp;

26. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area K-M
Mewka	19	12	8-0
		9/2	1-0
		19/3	2-16
		19/2	4-16
			<u>16-12</u>

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27. Detail of land owned by Sh. Rajesh Kumar, Rajinder Kumar ss/o Sultan Singh equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	28	12/1	4-4

28. Detail of land owned by M/s Hora Realtors Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	28	10	8-0
		9/2	5-8
			<u>13-8</u>

29. Detail of land owned by M/s Camden Builders & Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka			K-M
	37	13/2	5-8
		18	6-2
		19	8-0
		20/1	3-8
		21/2	4-12
		22	8-0
		23	4-8
	38	1/2	4-12
		2	8-0
		3	3-4
		8	2-6
		9	8-0
		10/1/1	3-10
		12/2/1	2-4
		13/1	1-6
			<u>73-0</u>

30. Detail of land owned by M/s Sagardutt Builder Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka			K-M
	36	15	4-0
	37	11/1	7-2
			<u>11-2</u>

31. Detail of land owned by Laxman Singh, Sita Ram, Prem Singh ss/o Lal Chand equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	19	2/5/2	2-5
		3/1	1-12
		3/2	0-4
		3/3	3-4
			<u>7-5</u>

32. Detail of land owned by M/s SA Township Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka			K-M
	20	12/2/2	1-0
		13/2	6-6
		14	8-0
		17/2	4-0
		18	8-0
		19/1	2-4
		22/2	1-2
		23/1	4-0
			<u>34-12</u>




33. Detail of land owned by M/s Munish Buildwel Pvt. Ltd. 1/3 share Smt. Geeta w/o Naresh 1/6 share Hans Ram Laxmi Narayan ss/o Raghubir equal 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	26	7/3	K-M 4-10
		8/2	6-18
		9/2	6-18
			<hr/> 18-6 <hr/>

34. Detail of land owned by M/s Munish Buildwel Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	26	15/2	K-M 6-4
		16/1	3-2
			<hr/> 9-6 <hr/>

Grand Total 809 K - 15 M or 101.218 Acres

  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Chhota Kjs*

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349 e-mail:tcphry@gmail.com  
http://tcpharyana.gov.in

FORM LC-III  
(See Rule 10)

To

1. M/s Ferrol Builders & Developers Pvt. Ltd.
2. M/s Hora Realtors Pvt. Ltd.
3. M/s Niobe Builders & Developers Pvt. Ltd.
4. M/s Demata Estates & Developers Pvt. Ltd.
5. M/s Seaberi Builders & Developers Pvt. Ltd.
6. M/s Philia Estates & Developers Pvt. Ltd.
7. M/s Sagardutt Builders & Developers Pvt. Ltd.
8. M/s Mariabella Builders & Developers Pvt. Ltd.
9. M/s Hubert Builders & Developers Pvt. Ltd.
10. M/s Camden Builders & Developers Pvt. Ltd.
11. M/s First India Estates & Services Pvt. Ltd.
12. Sh. Rohtas S/o Sh. Hira,
13. Sh. Laxmi Narayan, Hans Ram Ss/o Raghuvir
14. Sh. Vikram Singh S/o Raghunath,
15. Raj Kumar S/o Dharam Pal, Smt. Santra wd/o Dharampal,  
Smt. Omvati, Binla, Suman ds/o Dharampal
16. Sh. Amar Singh, Not Ram Ss/o Gunpat,
17. Ram Chander S/o Ramjivan,
18. Smt. Sunita W/o Vikram Singh,
19. Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal,  
Saurv s/o Jaipal,
20. Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander,
21. Sh. Hoshiyar Singh, Abhey Singh Ss/o Manohar Lal, Omvati wd/o  
Manohar Lal,
22. Sh. Rajesh Kumar, Rajender Ss/o Sultan Singh,
23. Sh. Puran Singh s/o Meer Singh, Smt. Maha Devi w/o Meer Singh,
24. Sh. Laxman Singh, Sita Ram, Prem Singh Ss/o Lal Chand.
25. M/s S.A. Township Pvt. Ltd.,
26. M/s Munish Buildwel Pvt. Ltd.
27. Smt. Geeta w/o Naresh,  
C/o M/s DLF Utilities Ltd.  
DLF Centre, Sansad Marg  
New Delhi-110001

Memo No. LC-2523 (B+C+D)-JE(VA)-2011/ 8212

Dated : 22/6/11

Subject: **Grant of licence to develop a Residential Plotted Colony on the land measuring 101.281 acres in the revenue estate of village Bhangrola, Mewka & Dhorka in Sector 91 & 92 Gurgaon Manesar Urban Complex.**

2. Reference your applications dated 16.11.2007 & 24.1.2008 to grant licence to you to set up a Residential Plotted Colony on the land measuring 101.281 acres in Sector 91 & 92, Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land enclosed. You are, hereby called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

3. To furnish 25% Bank Guarantee on account of Internal Development Works & External Development Charges for the amount calculated as follows:-



**INTERNAL DEVELOPMENT WORKS:**

i	Area under Plotted Colony	99.531 Acres ✓
ii	Interim Rate for Development	₹ 20.00 Lac per acre ✓
iii	Total cost of Development	₹ 1990.62 Lac ✓
iv	Area under Commercial Component	1.75 Acres ✓
v	Interim rate for Development	₹ 50.00 Lac per acre ✓
vi	Total cost of Development	₹ 87.50 Lac ✓
iv	Cost of community facility	₹ 149.75 Lac ✓
v	Grand total cost of development	₹ 2227.87 Lac ✓
vi	25% Bank Guarantee required	₹ 556.9675 Lac ✓

**EXTERNAL DEVELOPMENT CHARGES:**

i	Area under Plotted Colony	99.531 acres ✓
ii	Interim rate for EDC	₹ 71.10 Lac per acre ✓
iii	Total cost of Development	₹ 7076.65 Lac ✓
iv	Area under commercial component	1.75 acres ✓
v	Interim rate for EDC	₹ 332.04 Lac per acre ✓
vi	Total cost of Development	₹ 581.07 Lac ✓
vii	Grant Total (iii+vi)	₹ 7657.72 Lac ✓
viii	25% Bank Guarantee required	₹ 1914.43 Lac ✓

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout/building plan.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/- Copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will 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 Area Act, 1975.
6. To deposit an amount of Rs.5,94,94,818/- (Rs. Five Crore Ninety Four Lac Ninety Four Thousand Eight Hundred Eighteen Only) on account of balance licence fee & Rs.7,40,53,617/- (Rs. Seven Crore Forty Lac Fifty Three Thousand Six Hundred Seventeen Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you shall pay the infrastructure development charges amounting Rs.11,11,10,385/-/- (₹ Eleven Crore Eleven Lac Ten Thousand Three Hundred Eighty Five only) @ ₹ 1000/- per sq. meter for commercial component of 1.75 acre and @ ₹ 500/- per sq. meter for plotted development of 51.41 acres in two equal installments. First installment shall be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period.
8. To submit an undertaking that you will construct the 24 mtr wide internal roads forming part of the site area at your own cost and shall transfer the same free of cost to the Government.
9. To submit an undertaking that you shall take permanent access from proposed 24.0 meter wide internal road/12 m wide service road along sector dividing road, s applicable.

D.G.T.C.P. (H)

10. That development/construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
11. To furnish an Undertaking that the area falling in the 220 KV ESS, which shall form part of the licensed area, will be transferred free of cost to the Government & will not claim any compensation/ benefit of FAR for this area.
12. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
13. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
14. That you shall submit NOC/clearance as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
15. That you shall seek approval from the competent authority under the PLPA, 1900 or any other statute applicable at site, if required, before starting the development works at site.
16. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
17. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
18. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
19. To furnish an Undertaking 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations as per the norms prescribed by the power utility in the zoning plan of the project.
20. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.
21. To submit an undertaking that you shall abide by the Policy dated 4.05.2010 relating to allotment of EWS plots.
22. You will complete the demarcation of the layout plan at site within two months from the date of grant of licence.
23. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
24. That you shall intimate your official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
25. That you shall submit an affidavit duly attested by the competent authority that you have not violated the provisions of the Haryana Ceiling on Land Holdings Act, 1972.



26. That you shall deposit the interest on EDC dues along with entire IDC dues including interest, if not deposited earlier, for the de-licensed area involved in licence no. 23 of 2010 (LC-1786) & licence no. 25 of 2010 (LC-1787), under the de-licensing policy instruction dated 17.06.2010 before the grant of licence.
27. To submit an affidavit duly attested by 1<sup>st</sup> Class Magistrate, to the effect that you have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
28. To submit an affidavit from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
29. The above demand for fee and charges is subject to audit and reconciliation of accounts.

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

Endst. No. LC-2523 B+C+D -JE(VA)-2011/

Dated

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

- i) Senior Town Planner, Gurgaon.
- ii) District Town Planner (P) Gurgaon.
- iii) Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh

(P.P. SINGH)  
District Town Planner (HQ)  
O/o Director General, Town and Country Planning  
Haryana, Chandigarh

To be read with LOI memo no.....dated.....

1. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. 1/2 share Sh. Rohtas s/o Hira 1/2 share Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Bhangraula	21	14/2	3-16
		15	1-15
		16/1	2-0
		18	8-0
		23	8-0
		17/1	4-0
22	3 min north	7-3	
		<u>34-14</u>	

2. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. 1/3 share, M/s Hora Realtors Pvt. Ltd. 2/3 share Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Bhangraula	21	16/2	2-0	
		17/2	4-0	
		24	9-0	
		22	4 min north	3-13
		8 min north	0-3	
		<u>18-16</u>		

3. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Bhangraula	21	9	4-14
		11	4-11
		12	8-0
		20	8-0
		8/2	0-18
		13/1	1-8
			<u>27-11</u>

4. Detail of land owned by M/s Hora Realtors Pvt. Ltd. Village Bhangraula Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Bhangraula	21	19	8-0
		22	8-0
		8/1	2-0
		13/2	6-12
		14/1	3-0
		22	2
		9/1 min north	3-5
	21	21	8-0
	22	1/1	6-16
			<u>53-13</u>

  
Anil K. Singh  
DITCP (H)



5. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Mewka	12	23/1	2-13	
		25/1/1	3-13	
	13	19/4/1	1-7	
		19/5/1	0-15	
		19/6/2	0-17	
		19/7/1	1-13	
		19	6	8-0
			7	8-0
			8	8-0
			3/4	1-8
			3/5	1-12
			4/2	1-0
5/1	1-0			
5/2	0-8			
5/6	2-0			
5/10	0-9			
	28	9/1	7-0	
		13/1	1-12	
		13/2	6-8	
		14/1	0-9	
		14/2	7-11	
		15/1	0-9	
		15/2	7-11	
		16/1	2-0	
		17/1	1-10	
		11/2/2	0-2	
12/2	0-18			
19/2	5-8			
20/1	0-12			
21/2 min north	0-13			
22/1 min north	4-4			
			<u>89-2</u>	

6. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/2 share, M/s Demata Estates & Developers Pvt. Ltd. 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	12	13	8-0

7. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/4 share M/s Demata Estates & Developers Pvt. Ltd. 1/2 share, M/s Seaberl Builders & Developers Pvt. Ltd. 1/4 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	20	15	7-8
		24	8-0
		16/2	3-4
		17/1	4-0
			<u>22-12</u>

8. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 1/4 share M/s Demata Estates & Developers Pvt. Ltd. 1/2 share, M/s Philla Estates & Developers Pvt. Ltd. 1/4 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	12	14	8-0

9. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 17/28 share M/s Demata Estates & Developers Pvt. Ltd. 11/56 share, M/s Philla Estates & Developers Pvt. Ltd. 11/56 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	12	23/2	5-7

10. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 2/3 share M/s Sagardutt Builders & Developers Pvt. Ltd. 1/3 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	19	4/1	7-0

11. Detail of land owned by M/s Niobe Builders & Developers Pvt. Ltd. 45/56 share M/s Demata Estates & Developers Pvt. Ltd. 11/56 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	20	3/1	5-9

12. Detail of land owned by M/s Demata Estates & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Mewka	12	15	7-8	
		16	7-8	
		17	7-11	
		24/1	7-19	
		18/1	2-17	
		18/2	5-3	
		25/2	0-12	
	13	11	8-0	
		20	8-0	
		21/1/1	1-14	
	20	4/1	1-9	
		7/2	2-6	
				60-7

13. Detail of land owned by M/s Mariabella Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	20	16/1 min west	3-8
	22	23	8-0
		22/2	4-16
	25	4/1	0-15
		3/2/1	2-15
			19-14

14. Detail of land owned by M/s Hubert Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	22	12	8-0
		13	8-0
		16	8-0
		17	8-0
		18	8-0
		19	8-0
		20	6-18
		24/1	7-14
		14/2	4-13
		25/1/1	4-5

Contd. Page 4



15. Detail of land owned by M/s Philia Estates & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	12	12	8-0
	27	19	5-0
		22	5-4
		18/2	4-4
		20/1	2-12
		20/2	1-17
		12/1/1	1-3
	20		<u>28-0</u>

16. Detail of land owned by M/s Sagardutt Builders & Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka	37	9	8-0
		12/1	6-17
		13/1	2-4
			<u>17-1</u>

17. Detail of land owned by Sh. Laxmi Narayan, Hans Ram ss/o Raghuvir equal share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	21	20/1/1	5-10
		21/1	0-17
	26	10/1	5-6
		1/2	3-4
			<u>14-17</u>

18. Detail of land owned by M/s First India Estates & Services Pvt. Ltd. 80/280 share Sh. Vikram Singh s/o Raghunath 140/280, Raj Kumar s/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal equal share 60/280 share, Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	26	3/1	4-0
		4/1	4-0
		5/1	6-0
			<u>14-0</u>

19. Detail of land owned by Sh. Raj Kumar s/o Dharm Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	21	23/2	2-18
		18/2 min north west	1-2
		19/1	4-18
			<u>8-18</u>

20. Detail of land owned by Sh. Amar Singh, Not Ram ss/o Gunpat equal share 1/2 share Ram Chander s/o Ramjivan 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	27	15/2	1-5
		16	7-8
		20/3	3-16
		25	2-11
			<u>15-0</u>

Contd. Page 5

21. Detail of land owned by Smt. Sunita w/o Vikram Singh Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	28	11/2/1	1-5
		20/2	7-8
		21/1	5-17
			<u>14-10</u>

22. Detail of land owned by Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal equal share 2/45, Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander equal share 1/6 share, Hoshiyar Singh, Abhey Singh ss/o Manohar Lal 4/45 share, Omvati wd/o Manohar Lal 1/30 share, Rajesh Kumar, Rajender ss/o Sultan Singh equal 2/9 share, M/s Hora Realtors Pvt. Ltd. 4/9 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area	
Mewka	27	4	6-0	
		5	7-8	
		6	7-8	
		7	8-0	
		14	7-2	
		17	6-16	
		28	2-2	
		15/1	5-15	
		18/1	2-16	
		24/2	3-2	
		34	3/1	0-8
				<u>56-17</u>

23. Detail of land owned by Smt. Urmila wd/o Jaipal, Pooja, Aarti ds/o Jaipal, Saurv s/o Jaipal equal share 4/15 share, Hoshiyar Singh, Abhay Singh ss/o Manohar Lal equal share 8/15 share Smt. Omvati wd/o Manohar Lal 1/5 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	27	23/2	2-16
		24/1	2-4
		34	1-4
			<u>6-4</u>

24. Detail of land owned by Sh. Puran Singh s/o Meer Singh 203/216 share, Smt. Maha Devi w/o Meer Singh 13/216 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	22	20/2	1-10
		11	6-0
		27	1-11
		9/2	2-4
		9/3	0-13
		10/2	3-0
		<u>14-18</u>	

25 &

26. Detail of land owned by M/s Ferrol Builders & Developers Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	19	12	8-0
		9/2	1-0
		19/3	2-16
		19/2	4-16
			<u>16-12</u>

Contd. Page 6



27. Detail of land owned by Sh. Rajesh Kumar, Rajinder Kumar ss/o Sultan Singh equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	28	12/1	4-4

28. Detail of land owned by M/s Hora Realtors Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	28	10	8-0
		9/2	5-8
			<u>13-8</u>

29. Detail of land owned by M/s Camden Builders & Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka	37	13/2	5-8
		18	6-2
		19	8-0
		20/1	3-8
		21/2	4-12
		22	8-0
		23	4-8
	38	1/2	4-12
		2	8-0
		3	3-4
		8	2-6
		9	8-0
		10/1/1	3-10
		12/2/1	2-4
		13/1	1-6
			<u>73-0</u>

30. Detail of land owned by M/s Sagardutt Bulder Developers Pvt. Ltd. Village Dhorka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Dhorka	36	15	4-0
	37	11/1	7-2
			<u>11-2</u>

31. Detail of land owned by Laxman Singh, Sita Ram, Prem Singh ss/o Lal Chand equal share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	19	2/5/2	2-5
		3/1	1-12
		3/2	0-4
		3/3	3-4
			<u>7-5</u>

32. Detail of land owned by M/s SA Township Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	20	12/2/2	1-0
		13/2	6-6
		14	8-0
		17/2	4-0
		18	8-0
		19/1	2-4
		22/2	1-2
		23/1	4-0
			<u>34-12</u>

Contd. Page 7


33. Detail of land owned by M/s Munish Buldwei Pvt. Ltd. 1/3 share Smt. Geeta w/o Naresh 1/6 share Hans Ram Laxmi Narayan ss/o Raghbir equal 1/2 share Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	26	7/3	4-10
		8/2	6-18
		9/2	6-18
			<u>18-6</u>

34. Detail of land owned by M/s Munish Buldwei Pvt. Ltd. Village Mewka Distt. Gurgaon.

Village	Rect. No.	Kila No.	Area
Mewka	26	15/2	6-4
		16/1	3-2
			<u>9-6</u>

Grand Total 809 K - 15 M or 101.218 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Chhotu Singh*



Ferrol Builders & Developers Pvt Ltd.  
R D. (P) Shri



Sr. No.	3985
Amount	10/-
Purpose/Use	M
22 JUN 2011	
ANIL KUMAR Stamp Vender Panchsara Bhawan Gurgaon (Hariana)	

**FORM LC - IV**  
(See Rule 11)

**AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A COLONY**

This Agreement is made and executed at CHANDIYAN on this 28<sup>th</sup> day of JUNE, 2011 (Two thousand eleven)

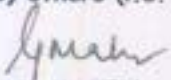
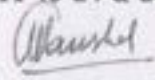
**BETWEEN**

(1) M/s Ferrol Builders & Developers Pvt Ltd., (2) M/s Hora Realtors Pvt Ltd., (3) M/s Niobe Builders & Developers Pvt Ltd., (4) M/s Demata Estates Developers Pvt Ltd., all having their registered office at 1E, Jhandewalan Extn., New Delhi, (5) M/s Seaberi Builders & Developers Pvt Ltd., (6) M/s Philia Estates Developers Pvt Ltd., (7) M/s Sagardutt Builders & Developers Pvt Ltd., (8) M/s Mariabella Builders & Developers Pvt Ltd., (9) M/s Hubert Builders & Developers Pvt Ltd., all having their registered office at 15, Shivaji Marg, New Delhi, (10) M/s Camden Builders & Developers Pvt Ltd., having its registered office at 1E, Jhandewalan Extn., New Delhi, (our associate companies) through their Authorised Signatory Shri Deepak Bhandari & Collaborators (11) M/s First India Estates & Services Pvt Ltd., having its registered office at 56, Darya Ganj, New Delhi, (12) Shri Rohtas s/o Shri Hira (13) Shri Lakshmi Narayan, Hans Ram ss/o Raghvir (14) Shri Vikram Singh s/o Raghunath (15) Shri Raj Kumar s/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal (16) Shri Amar Singh, Notram ss/o Ganpat (17) Shri Ramchandra s/o Ramjivan (18) Smt. Sunita w/o Vikram Singh (19) Smt. Urmila wd/o Jaipal, Smt. Pooja, Arti ds/o Jaipal, Sh Saurabh s/o Jaipal (20) Shri Dharm Chand, Omprakash, Mahender ss/o Ram Chander (21) Shri Hoshiar Singh, Abhay Singh ss/o Manohar Lal, Omvati wd/o Mahohar Lal (22) Shri Rajesh Kumar, Rajender ss/o Sultan Singh (23) Shri Puran Singh s/o Mir Singh, Smt. Mahadei w/o Sh Mir Singh (24) Shri Laxman Singh, Sita Ram, Prem Singh ss/o Lal Chand, through their Special Power of Attorney holders Shri Gitam Maker & Brig. A D Kaushal, (25) M/s S. A. Township Pvt Ltd., through its Special Power of Attorney holder Col. Sanjeev Sharma (26) M/s Manish Buildwell Pvt Ltd., & (27) Smt. Geeta w/o Naresh, through their Special Power of Attorney holders Shri Gitam Maker & Brig. A D Kaushal, C/o M/s DLF Utilities Ltd., DLF Centre, Sansad Marg, New Delhi - 110001, (hereinafter collectively referred to as the "Owner / Coloniser") of the One Part;

For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

  
(DEEPAK BHANDARI)  
Authorised Signatory

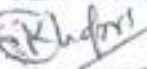
For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sanjeev Sharma)  
SPA Holder

D.G.T.C.P. (Hr)  
V  
38

VETTED  
  
D. A. (HQ)



AND

The Governor of Haryana, acting through the Director ~~General~~, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the Other Part.

WHEREAS the Owners are in possession of the land mentioned in Annexure hereto for the purpose of converting into Residential colony.


AND WHEREAS under Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules"), one of the conditions for the grant of licence is that the owner shall enter into an agreement with the Director for carrying out and completion of development works in accordance with the licence finally granted for setting up a Residential Plotted colony on the land measuring 101.281 acres at Villages Bhargola, Mewka & Dharka in Sectors 91 & 92, Gurgaon.

NOW THIS DEED WITNESSETH AS FOLLOWS:

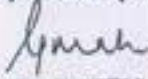
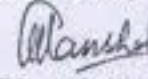
1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the owner, the owner hereby covenants as follows:

- a) That the owner shall deposit thirty percent of amount realised by him from plot holders from time to time within ten days of its realisation in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilised by the owner towards meeting the cost of internal development works in the colony.
- (b) That the owner undertakes to pay the proportionate External Development charges as per rate, schedule, terms and conditions hereto:
- i) That the owner shall pay the proportionate External Development charges at the rate of Rs. 71.10 lacs per gross acre for plotted colony and Rs. 332.04 lacs per acre for area under commercial component. These charges shall be payable to Haryana Urban Development Authority through the Director General, Town & Country Planning, Haryana either in lumpsum within 30 days from the date of grant of licence or in ten equal half yearly installments of 10% each i.e. -
- (a) First installment shall be payable within a period of 30 days from the date of grant of licence.
- (b) Balance 90% in nine equal half yearly installments alongwith interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount.
- ii) In the event of increase in EDC rates, the coloniser shall pay the enhanced amount of EDC and the interest on installments from the date of grant of licence and shall furnish the additional bank guarantee, if any, on the enhanced EDC rates.

For Ferral Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)


  
(DEEPAK BHANDARI)  
Authorised Signatory


For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

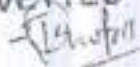
   
(GITAM MAKER) (BRIG. A D KAUSHAL)

SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sanjeev Sharma)  
SPA Holder

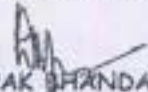
  
D.C.T.C.P. (Hr.)  
30/12

VETTED  
  
D. A. (HQ)

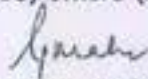
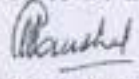


- iii) In case the coloniser asks for a completion certificate before the payment of EDC they would have to first deposit the entire EDC and only thereafter the grant of completion certificate would be considered.
  - iv) The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in the payment of installments on the due date an additional penal interest of 3% per annum (making the total payable interest as 15% (simple) per annum) would be chargeable upto a period of three months and an additional three months with the permission of Director.
  - v) In case the HUDA executing external development works, complete the same before the due date and consequently requires the charges for the same, the DG.TCP shall be empowered to call upon the coloniser to pay the EDC even before the completion of four years period and the coloniser shall be bound to do so.
  - vi) Enhanced compensation on land cost, if any, shall be payable extra as decided by Director from time to time.
  - vii) The coloniser will arrange the electric connection from outside source for electrification of their colony from HVPN. If they fail to provide electric connection from HVPN, the Director General, Town & Country Planning will recover that cost from the Coloniser and deposit it with HVPN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall remain the responsibility of the coloniser, for which the coloniser, will be required to get the "electric (distribution) services plan / estimates" approved from the agency responsible for installation of "external electrical services", i.e. HVPN/UHBVNL/DHBVNL, Haryana, and complete the same before obtaining completion certificate for the colony.
  - viii) No E.D.C. would be recovered from the EWS/LIG categories of allottees.
- c) That the rates, schedules and terms and conditions of external development charges may be revised by the Director during the period of licence as and when necessary and the Owner shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and terms and conditions so determined by the Director alongwith interest from the date of grant of licence.
  - d) That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owners shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority as the case may be.


For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

  
(DEEPAK CHANDARI)  
Authorised Signatory


For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sanjeev Sharma)  
SPA Holder

D.G.T.C.P. (Hd)

NETTED  
  
D. A. (HQ)



- e) That the Owner shall construct at his own cost or get constructed by any other institution or individual at its cost schools, hospitals, community centers and other community buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Govt. free of cost, the land set apart for schools, hospitals, community centers and other community buildings in which case the Govt. shall be at liberty to transfer such land to any person or institution including the Local Authority on such terms and conditions as it may lay down.
- No third party/subsequent rights will be created without obtaining the prior permission of the Director, Town and Country Planning.
- All the community buildings will be got constructed by the Coloniser within time period so specified by the Director.
- f) That the Owner shall individually as well as jointly be responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- g) That the Owner shall complete the internal Development Works within the four years of the grant of the licence.
- h) That the Owner shall deposit Infrastructure Development Charges @ Rs. 1000 per sq. mtrs. for commercial component and @ Rs. 500 for plotted area through bank draft in favour of Director ~~General~~, Town & Country Planning, Haryana, Chandigarh payable at Chandigarh in two equal installments. 1<sup>st</sup> installment of the infrastructure development charges would be deposited by the owner within 60 days from the date of grant of licence and 2<sup>nd</sup> installment within 6 months from the date of grant of licence. The unpaid amount of IDC shall carry an interest of 18% P.A. (simple) for the delay in the payment of installment.
- i) That the Owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
- j) That the Owner shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the coloniser shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.
- k) That without prejudice to anything contained in this agreement all the provisions contained in the Act and the rules shall be binding on the owner.
- l) That the Owner shall give the requisite land for the treatment works (Oxidation ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by HUDA and make their own arrangements for temporary disposal or give the requisite land.

VETTED  
*[Signature]*  
D.A. (HQ)

For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

*[Signature]*  
(DEEPAK BHANDARI)  
Authorised Signatory

For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

*[Signature]* *[Signature]*  
(GITAM MAKER) (BRIJ. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

*[Signature]*  
(Col. Sanjeev Sharma)  
SPA Holder

*[Signature]*  
D.G.T.C.P. (HQ)  
*[Signature]*



2. Provided always and it is hereby agreed that if the owners commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to him.

3. Upon cancellation of the licence under clause-2, above action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rule, 1976 as amended upto date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.

4. The expression 'the Owner' hereinbefore used shall include his heirs, legal representatives, successors and permitted assignees.

5. That stamp and registration charges on this deed shall be borne by the Owner.

6. After the layout plans and development works or part thereof in respect of the colony or part thereof have been completed and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf, from the Owner, release the Bank Guarantee or part thereof, as the case may be. Provided that, if the completion of the colony is taken in parts, only the part of the Bank Guarantee corresponding to the part of the colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or the part thereof, as the case may be, for a period of five years from the date of the completion certificate under Rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the external development charges shall be released by the Director in proportion to the payment of the external development charges received from the Owner.

IN WITNESS WHEREOF the Owner and the Director have signed this deed on the date and the year first above written.

WITNESSES :

For Ferrol Builders & Developers Pvt Ltd., & (9) others (i.e. srl. nos. 1 to 10)

*HVK*  
1. H K Verma  
C-81, Sudershan Park  
New Delhi-110015.

*[Signature]*  
(DEEPAK BHANDARI)  
Authorized Signatory

For First India Estates & Services Pvt Ltd & (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

*[Signature]*  
2. Sanjay Chawla  
1062, Sector 7 Extn  
Gurgaon.

*[Signature]*      *[Signature]*  
(GITAM MAKER)      (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt., Ltd.,

*[Signature]*  
*JE*  
90 DUTER (HPI)  
CHD.

*[Signature]*  
(COL. SANJEEV SHARMA)  
SPA Holder

Director General  
Town and Country Planning,  
Haryana, Chandigarh *JE*

VETTED  
*[Signature]*  
D. A. (HQ)

Ferrol Builders  
& Developers Pvt Ltd



Sr. No. 39834  
Amount 10/-  
Purpose/Use  
22 JUN 2011  
ANIL KUMAR Stamp Vender  
Panchaver Bhawan  
Gurgaon (Harvans)

FORM LC-IV-B

[See rule 11(1) (h)]

Bilateral Agreement by owner of land intending to set up a plotted colony

This Agreement is made and executed at CHANDIGARH on this 28<sup>th</sup> day of JUNE, 2011 (Two thousand eleven)

BETWEEN

(1) M/s Ferrol Builders & Developers Pvt Ltd., (2) M/s Hora Realtors Pvt Ltd., (3) M/s Niobe Builders & Developers Pvt Ltd., (4) M/s Demata Estates Developers Pvt Ltd., all having their registered office at 1E, Jhandewalan Extn., New Delhi, (5) M/s Seaberi Builders & Developers Pvt Ltd., (6) M/s Philia Estates Developers Pvt Ltd., (7) M/s Sagardutt Builders & Developers Pvt Ltd., (8) M/s Mariabella Builders & Developers Pvt Ltd., (9) M/s Hubert Builders & Developers Pvt Ltd., all having their registered office at 15, Shivaji Marg, New Delhi, (10) M/s Camden Builders & Developers Pvt Ltd., having its registered office at 1E, Jhandewalan Extn., New Delhi, (our associate companies) through their Authorised Signatory Shri Deepak Bhandari & Collaborators (11) M/s First India Estates & Services Pvt Ltd., having its registered office at 56, Darya Ganj, New Delhi, (12) Shri Rohtas s/o Shri Hira (13) Shri Lakshmi Narayan, Hans Ram ss/o Raghvir (14) Shri Vikram Singh s/o Raghunath (15) Shri Raj Kumar s/o Dharam Pal, Smt. Santra wd/o Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal (16) Shri Amar Singh, Notram ss/o Ganpat (17) Shri Ramchandra s/o Ramjivan (18) Smt. Sunita w/o Vikram Singh (19) Smt. Urmila wd/o Jaipal, Smt. Pooja, Arti ds/o Jaipal, Sh Saurabh s/o Jaipal (20) Shri Dharm Chand, Omprakash, Mahender ss/o Ram Chander (21) Shri Hoshier Singh, Abhay Singh ss/o Manohar Lal, Omvati wd/o Mahohar Lal (22) Shri Rajesh Kumar, Rajender ss/o Sultan Singh (23) Shri Puran Singh s/o Mir Singh, Smt. Mahadei w/o Sh Mir Singh (24) Shri Laxman Singh, Sita Ram, Prem Singh ss/o Lal Chand, through their Special Power of Attorney holders Shri Gitam Maker & Brig. A D Kaushal, (25) M/s S. A. Township Pvt Ltd., through its Special Power of Attorney holder Col. Sanjeev Sharma (26) M/s Manish Buildwell Pvt Ltd., & (27) Smt. Geeta w/o Naresh, through their Special Power of Attorney holders Shri Gitam Maker & Brig. A D Kaushal, C/o M/s DLF Utilities Ltd., DLF Centre, Sansad Marg, New Delhi - 110001, (hereinafter collectively referred to as the "Owner / Coloniser") of the One Part:

For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

(DEEPAK BHANDARI)  
Authorised Signatory

For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

(Col. Sanjeev Sharma)  
SPA Holder

D.G.T.C.P. (11/11)



The Governor of Haryana, acting through the Director General, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the Other Part.

Whereas in addition to agreement executed in pursuance of the provisions of Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 ( hereinafter referred to as the "Rules") and the conditions laid down therein for grant of licence, the owner shall enter into a bilateral agreement with the Director for carrying, out and completion of the development works in accordance with the licence finally granted for setting up of a residential plotted colony on the land measuring 101.281 acres at Villages Bhangrola, Mewka & Dhorka in Sectors 91 & 92, Gurgaon.


AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner :

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:

I. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in annexure hereto on the fulfillment of the conditions of this bilateral agreement, the owner, his partners, legal representatives, authorised agents, assignees, executors etc. shall be bound by the terms and conditions of this bilateral agreement executed by the owner hereunder covenanted by him as follows:

- (i) That the owner shall reserve 20% of the total number of residential plots developed for or proposed to be developed for allotment to economically weaker section /lower income group categories (normally of the sizes of 50 square meters, 75 square meters, 100 square meters and 125 square meters or otherwise approved) specifically in the layout plan approved by the Director. These plots shall be allotted at flat rate of Rs. 500/- per sq. yards or Rs.600/- per sq. meters.
- (ii) The owner shall allot 50% of EWS plots in the residential plotted colonies to the Housing Board Haryana @ Rs. 500/- per sq. yard or Rs.600/- per sq. meters. Housing Board Haryana will construct flats on this land and allot the same at reasonable cost approved by the Government to the Below Poverty Line (BPL) families only.
- (iii) The remaining 50% plots as mentioned in clause (ii) will be allotted @ Rs. 500/- per sq. Yard or Rs. 600/- per sq. mtrs with the following eligible criteria.
  - (a) Any person registered under BPL Family and includes his / her spouse or his/her dependent children who do not own any flat / plot in any HUDA sector / licensed colony in any of the urban areas in the state, will be eligible for making the application.
  - b) First preference will be given to the BPL Families listed in the same Town and followed by listed in the District and State.
  - c) Complete scheme shall be floated for allotment in the one go within four months of grant of licence or sanction of building plans whichever is later and possessions of plots shall be offered within the valid license period of four years.

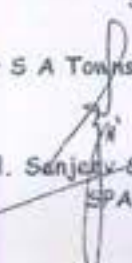
For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)



  
(DEEPAK BHANDARI)  
Authorised Signatory

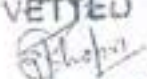
For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sanjay Sharma)  
SPA Holder

  
D.G.T.C.P. (Hr.)  


VETTED  
  
D. A. (HQ)




- d) To make the scheme transparent, advertisement will be given in one of the leading English national daily and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should include details like schedule of payment, number of plots, size etc. The advertisement should also highlight the other essential requirements as envisaged in the EWS policy.
- e) The allotment will be done through draw of lots in the presence of committee consisting of Deputy Commissioner or his representative (At least of the cadre of Haryana Civil Services), Senior Town Planner of the circle, representative of Director General, Town & Country Planning (DG,TCP) and developers/ colonizer concerned.
- f) The date of draw of lots will be fixed by DTCP and the results will also be published in the newspaper as referred in (d) above.
- g) The allotment of these flats/plots shall be made through draw of lots to the eligible person whose total family income inclusive of the income of the husband, wife and dependent children does not exceed as prescribed by Govt. after inviting applications through press. The tentative number of plots/flats with sizes shall also be announced. The owner shall charge 10% of the total cost of such plots as registration / earnest money.
- h) The scheme shall be advertised within 4 months of the issue of the terms and conditions of license or sanctioning of zoning/demarcation plans which ever is later. The allotment process shall be completed within 8 months of issue of advertisement.
- i) The allotment of these plots can also be made with the approval of the Govt. to a specific category of people in public interest on recommendations of a Committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator HUDA, STP and DTP. This category may include slum-dwellers occupying precious Government land and who are to be rehabilitated as per Govt. decision/ court orders or persons who have to be allotted ousters quota plots but the same are not readily available with HUDA/ Government.

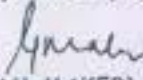
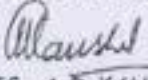
2. That the owner shall further reserve 25% of the residential plots of "No Profit No Loss" category (normally of sizes of 125 square meters, 150 square meters, 200 square meters, 225 square meters or otherwise approved) specifically in the layout plan approved by the Director for allotment. These plots shall be allotted at a price determined by the Director and in the following manner:

- (i) That the owner shall allot these plots to the applicants registered during the course of his business. In case the number of persons so registered exceeds the number of plots, the allotment shall be made by the draw of lottery for 75% plots.
- (ii) That the owner shall allot remaining 25% of "No Profit No Loss" plots to:
- (a) Non Resident Indians against Foreign Exchange.
- (b) The land owners whose land has been purchased by the coloniser for setting up a colony in lieu thereof under a written contractual obligation.
- (c) Plots falling in small pockets which subsequently are acquired by the colonizers as part of an area already developed as colony by the owner.

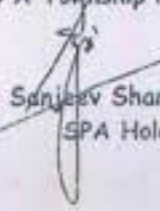
For Ferro! Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

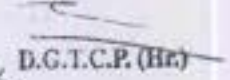
  
(DEEPAK BHANDARI)  
Authorized Signatory

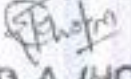
For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)

SPA Holders  
For S A Township Pvt Ltd.,

  
(Col. Sanjeev Sharma)  
SPA Holder

  
D.G.T.C.P. (Hr)

VELVED  
  
D. A. (HQ)



- (d) Such persons whom the owner may like at his discretion, provided that the allotment to such persons shall not exceed 5% of the total number of plots provided in sub-clauses (i) and (ii).

Provided that in case of allotment from out of registered applications only, if the prices of different sizes of plots offered to applicants are different, the lottery shall be drawn separately for each of the categories. However, the draw of lottery for the smallest sizes of plots will be drawn first. After the draw of lottery, allotment of plots shall be made to successful applicants after fulfillment of usual business conditions with usual terms and conditions within the stipulated time prescribed by the owner.

3. That the remaining 55% of the total number of residential plots of sizes above 225 square meter, would be sold by the owner in the open market wherein he would adjust the subsidy given in the plots as well as the loss of reasonable profit on plots as provided under Clause 1 and 2.

4. That the owner while advertising for the sale of plots in the open market shall ensure the allotment of other categories of plots proportionately.

5. That the owner shall submit the list of allottee(s) to the Director twice a year.

6. That the record of such allotment shall be open for inspection by the State Government.


7. That the owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit exceeds 15% after completion of the project period, surplus amount shall either be deposited within two months in the State Government Treasury by the owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.

8. The owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that :

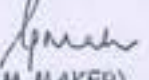
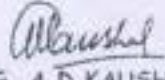
- (a) the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme;
- (b) a minimum of 20% in case of economically weaker section /lower income group and 25% of "No Profit No Loss" plots as provided in subclause (a) of clause 1 and sub clause (ii) of clause 2 above respectively have been allotted at the subsidized price of economically weaker section /lower income group and "No Profit No Loss" basis prescribed above.

9. That the owner shall not be allowed to recover any amount whatsoever on account of internal community building from the plot-holders at the rate of Rs.1,47,948/- per acre which is a tentative charges only for construction of a portion of the total community buildings.


For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

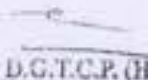
  
(DEEPAK BHANDARI)  
Authorised Signatory

For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sanjeev Sharma)  
SPA Holder

  
D.G.T.C.P. (Hr.)

VETTED  
D. A. (NQ)



All the community buildings shall be got constructed by the colonizer within a period of three years. This period would commence after two months of grant of licence during which the colonizer would submit their building plans for sanction. This three years period would exclude ninety days statutory period given for approval of building plans.

10. That the owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for five years from the date of issue of the completion certificate under rule-16 unless earlier relieved of this responsibility, at which the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.

11. That the owner shall deposit 30% of the amount realized by him from plot holders from time to time within ten days of its realization in a separate account to be maintained in the scheduled bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and the construction works in the colony.

12. That the owner shall permit the Director or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in colony and the colonizer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.

13. That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.


14. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. In case of community buildings, the bank guarantee is based on the interim rate of construction as on 01.01.1995. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, the owner will furnish an additional bank guarantee within thirty days on demand.

15. That any other condition which the Director may think necessary in public interest can be imposed.

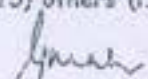
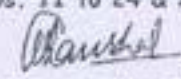
16. That the owner shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in licenced land for Transformers / Switching Station/ Electric Sub Station as per the norms prescribed by the power utility in the zoning plan of the project.

17. That the Owner shall deposit Infrastructure Development Charges @ Rs. 1000 per sq. mtrs. for commercial component and @ Rs. 500 for permissible saleable area through bank draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh payable at Chandigarh in two equal instalments. 1<sup>st</sup> instalment of the infrastructure development charges would be deposited by the owner within 60 days from the date of grant of licence and 2<sup>nd</sup> instalment within 6 months from the date of grant of licence. The unpaid amount of IDC shall carry an interest of 18% p.a. (simple) for the delay in the payment of instalment.

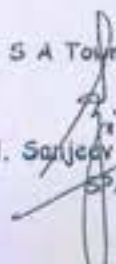
For Ferrol Builders & Developers Pvt Ltd.,  
& (9) others (i.e. srl. nos. 1 to 10)

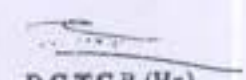

  
(DEEPAK BHANDARI)  
Authorized Signatory

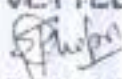
For First India Estates & Services Pvt Ltd.,  
& (15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

   
(GITAM MAKER) (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt Ltd.,

  
(Col. Sarjey Sharma)  
SPA Holder

  
D.G.T.C.P. (Hr.)  


VETTED  
  
D. A. (HQ)



18. That the owner shall pay the labour-cess as per policy dated 25.02.2010.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES :

For Ferrol Builders & Developers Pvt Ltd., &  
(9) others (i.e. srl. nos. 1 to 10)

*H.K.*  
1. H K Verma  
C-81, Sudershan Park  
New Delhi-110015.

*(Signature)*  
(DEEPAK BHANDARI)  
Authorised Signatory

For First India Estates & Services Pvt Ltd &  
(15) others (i.e. srl. nos. 11 to 24 & 26 & 27)

*Sanjay*  
2. Sanjay Chawla  
1062, Sector 7 Extn  
Gurgaon.

*(Signature)*      *(Signature)*  
(GITAM MAKER)      (BRIG. A D KAUSHAL)  
SPA Holders

For S A Township Pvt., Ltd.,

*Vijay*  
JE  
To D.A. (HQ)  
CMD.

*(Signature)*  
(COL. SANJEEV SHARMA)  
SPA Holder

WETTED  
*(Signature)*  
D.A. (HQ)

*(Signature)*  
Director Genl  
Town and Country Planning,  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhaya Marg Chandigarh;  
Phone:0172-2549349

e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

DLF Utilities Ltd. and others,  
DLF Shopping Mall, 3<sup>rd</sup> Floor,  
Arjun Marg, DLF City, Phase-1,  
Gurugram- 122002.


Memo No. LC-2523(A+B+C+D)/Asstt(AK)/2020/ 6457 Dated: 11-03-2020

Subject: - Renewal of license no. 59 of 2011 dated 28.06.2011 granted for setting up of Residential Plotted Colony over an area measuring 101.218 acre in Sector 91 & 92, Gurugram Manesar Urban Complex being developed by DLF Utilities Ltd.

Please refer to your application dated 31.05.2019 and 10.10.2019 on the subject cited above.

1. Licence No. 59 of 2011 dated 28.06.2011 granted for setting up of Residential Plotted Colony over an area measuring 101.218 acre in Sector 91 & 92, Gurugram Manesar Urban Complex is hereby renewed up to 27.06.2024 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. You shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 23.01.2020.
5. You shall get the licence renewed till final completion of the colony is granted.

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

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

Endst no: LC-2523(A+B+C+D)/Asstt(AK)/2020/

Dated:

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

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

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



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

Aayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349 e-mail:tcphry@gmail.com  
website:-http://tcpharyana.gov.in

**(LC-IX)**  
**[(See Rule 16(2))]**

To

Ferrol Builders & Developers Pvt. Ltd.,  
Hora Realtors Pvt. Ltd.,  
Niobe Builders & Developers Pvt. Ltd.,  
Demata Estates & Developers Pvt. Ltd.,  
Seaberi Builders & Developers Pvt. Ltd.,  
Philia Estates & Developers Pvt. Ltd.,  
Sagardutt Builders & Developers Pvt. Ltd.,  
Mariabella Builders & Developers Pvt. Ltd.,  
Hubert Builders & Developers Pvt. Ltd.,  
Camden Builders & Developers Pvt. Ltd.,  
First India Estates & Services Pvt. Ltd.,  
S.A. Township Pvt. Ltd.,  
Munish Buildwel Pvt. Ltd.,  
Sh. Rohtas S/o Sh. Hira, Sh. Laxmi Narayan, Hans Ram Ss/o Raghuvir, Sh.  
Vikram Singh S/o Raghunath, Raj Kumar S/o Dharam Pal, Smt. Santra wd/o  
Dharampal, Smt. Omvati, Bimla, Suman ds/o Dharampal, Sh. Amar Singh,  
Not Ram Ss/o Gunpat, Ram Chander S/o Ramjivan, Smt. Sunita W/o Vikram  
Singh, Smt. Urmila wd/o Jaipal, Smt. Pooja, Aarti ds/o Jaipal, Saurv s/o  
Jaipal, Sh. Dharm Chand, Omprakash, Mahender ss/o Ram Chander, Sh.  
Hoshiyar Singh, Abhey Singh Ss/o Manohar Lal, Omvati wd/o Manohar Lal,  
Sh. Rajesh Kumar, Rajender Ss/o Sultan Singh, Sh. Puran Singh s/o Meer  
Singh, Smt. Maha Devi w/o Meer Singh, Sh. Laxman Singh, Sita Ram, Prem  
Singh Ss/o Lal Chand, Smt. Geeta w/o Naresh  
C/o DLF Utilities Ltd.,  
DLF Shopping Mall, 3<sup>rd</sup> Floor,  
Arjun Marg, DLF City, Ph-1,  
Gurgaon.

Memo No.LC-2523-II-JE (VA)/2014/ 14328 Dated: 2/7/14.

**Subject: - Grant of partial completion in respect of license no 59 of 2011 granted for setting up of Residential Plotted Colony over area 101.218 acres in Sector-91 & 92, Distt. Gurgaon.**

Please refer to your application dated 17.01.2014, requesting for part completion certificate in respect of your residential plotted colony developed on the land measuring 101.218 acres falling in village Bhangrola, Mewka & Dhorka, Sector-91 & 92, Distt Gurgaon for which license No. 59 of 2011 dated 28.06.2011.

It is hereby certified that the required development works on the Residential Plotted Colony over an area measuring 101.218 acres indicated in the enclosed layout plan, duly signed by me have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, street light and horticulture. The part completion certificate is hereby granted on the following terms and conditions:-

1. That you shall be fully responsible to meet the demand and requirement of water as per the prescribed norms and all allied services till such time these are made available by the Haryana Urban Development Authority. In case some additional tube-wells are required you shall provide the same.
2. That you shall lay the services up to the alignment of the proposed external services of town for connection and disposal arrangements. All the link connections with the HUDA system shall be done by you at your own cost with prior approval of competent authority. In case pumping is required the same will be done by you at your own cost.

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

3. That you shall be sole responsible for the disposal of sewage and storm water of the colony till such time the external services are provided by HUDA/State Govt. as per their scheme.
4. That in case some additional structures are required to be constructed and decided by DTCP/HUDA at a later stage, the same would be binding upon you.
5. That you shall abide by the terms and conditions contained in the NOC regarding fire safety measures issued by the Director, Urban Local Bodies, Haryana.
6. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
7. That you shall ensure upkeep and maintenance of the colony till such time it is transferred to the Govt. or Local Authority.
8. That you shall comply with the direction regarding execution of development works if any required in relation to planning and development of the area.
9. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed there under.
10. That the outer façade of the buildings shall not be used for the purpose of advertisement and placement of hoardings.
11. That you shall use compact Fluorescent Lamps (CFL) in dwelling units as well as street lighting.
12. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on the top of the building blocks.
13. That you shall transfer the EWS plots (294 nos.) to Housing Board Haryana within one month from the issuance of this part completion certificate.
14. That the licensee as well as transferee will construct the community site within the period of 4 years from date of amendment of Section 3 of Act no. 8 of 1975 i.e. 03.04.2012.
15. This completion certificate shall be void ab-nitio, if any of the conditions mentioned above are not complied with

  
(Anurag Rastogi)

Director General, Town & Country Planning  
Haryana Chandigarh

Endst No:-LC-2523-II -JE (VA)-2014/

Dated:

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

1. The Commissioner, Municipal Corporation, Gurgaon.
2. The Administrator, HUDA, Gurgaon.
3. The Chief Engineer, HUDA, Panchkula.
4. The Superintending Engineer, HUDA, Gurgaon.
5. The Senior Town Planner, Gurgaon with direction to take up the action with reference to applicant request received on 21.03.2013 & 30.04.2014 for handing over the plots to Housing Board, Haryana.
6. The District Town Planner, Gurgaon.

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