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

Licence No. 43 of 1996.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Kum Kum Cultivation (P) Ltd., DLF Centre Sansad Marg, New Delhi for setting up of a group housing colony at village Wazirabad & Chakkarpur, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the conditions :-
  - a) That the group housing/plotted colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25% in the Group Housing area. Special care to maintain the green character of the area and accordingly sufficient provisions for greenery, trees and open green spaces shall be made.
  - e) The Commercial area shall not exceed 6.5% of the net planned area of the group housing area. Besides this, an additional area of 1% of the net planned Group Housing area shall be allowed for cultural, recreational and amusement activities, which do not have a predominantly commercial content like cultural centre, art museum, ice skating rink and other such items to be decided by the Director, Town and County Planning, Haryana. Commercial area in the plotted area shall be governed by the existing provisions in this regard.
  - f) One of the 18 meters wide internal road would be connected to the 30 meters wide proposed road along the foot-hills in Sector 42 and 26 A.
  - g) Policy decisions taken by the Govt. regarding provision of Fire Protection measures in the multi storeyed buildings shall be abided by.
  - h) The alignment/reservation along the creeks/carrier channel shall be maintained as per requirements of Irrigation/Drainage Deptt. Haryana and as approved by Director, Town and Country Planning, Haryana.
  - i) Adequate access to all unlicensed pockets situated within the licenced colony shall be provided in the detailed layout plan of the group housing area.
  - j) The layout plan will be got approved of the entire area as one scheme within a period of six months from the date of last approval i.e. 29.12.95.
  - k) Community buildings in this area will be constructed within three years from the date of grant of licence.
4. That the portion of Sector/master plan road which shall form part of the licenced area, shall be transferred free of cost to the Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. This licence for the Group Housing Area is valid upto 15-4-2001.

Dated Chandigarh,  
the 17-4-96.

(R.S. GUJRAL)  
DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. 5DP-96/ 5581

Dated: 17-4-96

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

1. M/s. Kum Kum Cultivation (P) Ltd., DLF Centre Sansad Marg, New Delhi, alongwith a copy of agreement.
2. Chief Administrator, HUDA, Panchkula;
3. Addl. Director, Urban Estates, Haryana, Panchkula;
4. Chief Engineer, HUDA, Manimajra;
5. Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
6. Land Acquisition Officer, Gurgaon;
7. Senior Town Planner, Gurgaon;
8. Senior Town Planner (Enforcement), Panchkula;
9. District Town Planner, Gurgaon; and
10. Accounts Officer, O/O D.T.C.P. Haryana, Chandigarh alongwith copy of agreement.

  
District Town Planner (I) M,  
for DIRECTOR, Town & Country Planning

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To be read with licence no 43/9 C

DETAILS OF LAND OF M/S KUM KUM CULTIVATIONS LTD

<u>LAND AT VILLAGE</u>	<u>KHASRA NOS.</u>	<u>BIGHA-BISWAS-BISWANSI</u>			
Wazirabad	2075/3	0	14	8	
	2076/3	0	14	4	
	2077/3	0	9	5	
	2075/2	0-9-4			
	2076/2	0-10-7			
	2077/2	0-5-15			
		1-5-6			
	1/2 Share		0	12	13
	Chakkarpur	559/2 - 560-561			
		4/1	1-10		
1/2 Share			0	15	0
559/2 - 560-561					
3		3-1			
1/5 Share			0	12	4
565/1		1-14-2			
564		1-13-0			
		3-7-2			
5/13 Share			1	5	2
Total :		5	2	16	
Or say :		3.212 Acres			

Total for Panchsheel Palaces  
Share given to labor  
Associated Companies 52

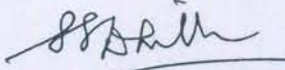
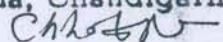
  
DIRECTOR  
Town & Country Planning  
Haryana, Chandigarh 82

TO BE READ WITH LICENCE NO.43 of 96

REVISED DETAILS OF LAND OF M/S KUM KUM CULTIVATIONS LTD.,  
(NOW AMALGAMATED INTO M/S NILGIRI CULTIVATIONS (P) LTD.)

Village	Khasra No.	Area			
		B	B	B	
Wazirabad	2075/3	0	14	8	
	2076/3	0	14	4	
	2077/3	0	9	5	
	2075/2	0-9-4			
	2076/2	0-10-7			
	2077/2	0-5-15			
		1-5-6			
	1/2 share		0	12	13
	168	2-8-0			
	244/960		0	12	4
	2366	2-6-0			
	205/920 share		0	10	5
	304/4 min north	1-10-2			
	139/602 share		0	6	19
	302	0-6-8			
16/128 share		0	0	16	
299		0	3	8	
146		0	1	19	
297	0-2-0				
38/40 share		0	1	18	
Chakarpur	565/1 min	0-14-13			
	564 min	1-3-19			
		1-18-12			
	5/13 share		0	14	17
Total		5	2	16	

Or Say : 3.212 Acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  


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

Licence No. 48 of 1996.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Madhur Cultivation Ltd., DLF Centre Sansad Marg, New Delhi for setting up of a group housing colony at village Wazirabad & Chakkarpur, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the conditions :-
  - a) That the group housing/plotted colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25% in the Group Housing area. Special care to maintain the green character of the area and accordingly sufficient provisions for greenary, trees and open green spaces shall be made.
  - e) The Commercial area shall not exceed 6.5% of the net planned area of the group housing area. Besides this, an additional area of 1% of the net planned Group Housing area shall be allowed for cultural, recreational and amusement activities, which do not have a predominantly commercial content like cultural centre, art museum, ice skating rink and other such items to be decided by the Director, Town and County Planning, Haryana. Commercial area in the plotted area shall be governed by the existing provisions in this regard.
  - f) One of the 18 meters wide internal road would be connected to the 30 meters wide proposed road along the foot-hills in Sector 42 and 26 A.
  - g) Policy decisions taken by the Govt. regarding provision of Fire Protection measures in the multi storeyed buildings shall be abided by.
  - h) The alignment/reservation along the creeks/carrier channel shall be maintained as per requirements of Irrigation/Drainage Deptt, Haryana and as approved by Director, Town and Country Planning, Haryana.
  - i) Adequate access to all unlicensed pockets situated within the licenced colony shall be provided in the detailed layout plan of the group housing area.
  - j) The layout plan will be got approved of the entire area as one scheme within a period of six months from the date of last approval i.e. 29.12.95.
  - k) Community buildings in this area will be constructed within three years from the date of grant of licence.
4. That the portion of Sector/master plan road which shall form part of the licenced area, shall be transferred free of cost to the Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. This licence for the Group Housing Area is valid upto 15-4-2001.

Dated Chandigarh  
the 16.4.96


(R.S. GUJRAL)  
DIRECTOR, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. SDP-007 5631

Dated: 17-4-96

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

1. M/s. Madhur Cultivation Ltd., DLF Centre Sansad Marg, New Delhi, alongwith a copy of agreement.
2. Chief Administrator, HUDA, Panchkula;
3. Addl. Director, Urban Estates, Haryana, Panchkula;
4. Chief Engineer, HUDA, Manimajra;
5. Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
6. Land Acquisition Officer, Gurgaon;
7. Senior Town Planner, Gurgaon;
8. Senior Town Planner (Enforcement), Panchkula;
9. District Town Planner, Gurgaon; and
10. Accounts Officer, O/O D.T.C.P. Haryana, Chandigarh alongwith copy of agreement.

  
District Town Planner (Hq) M,  
for DIRECTOR, Town & Country Planning.

To be used in the license No 49/96

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DETAILS OF LAND OF M/S MADHUR CULTIVATIONS LTD

<u>LAND AT VILLAGE</u>	<u>KHASRA NOS.</u>	<u>BIGHA-BISWAS-BISWANSI</u>			
Wazirabad	2328	0	16	0	
	2373/2	0	1	10	
	2325/1/2	0	9	13	
		<hr/>	<hr/>	<hr/>	
		1	7	3	
		2075/2	0-9-4		
		2076/2	0-10-7		
		2077/2	0-5-15		
			<hr/>	<hr/>	<hr/>
			1-5-6		
	1/2 Share	0	12	13	
Chakkarpur	563/2	0	1	12	
	Total	2	1	8	
	Or say :	1.293 Acres			

Total area of land...  
Share of...  
Company...

  
Director  
Township  
Haryana, Chandigarh &

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

Licence No. 128 of 1995.

1. This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s Manak Estate Pvt. Ltd. Centre Sansad Marg New Delhi,, for setting up of a group housing colony at village Wazirabad and Chakkarpur, District Gurgaon. *phalok*
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the conditions:-
  - a) That the group housing <sup>of the</sup> colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for approval of the zoning plan.
  - d) The EDC rates are under review and are likely to be finalised shortly. The difference in rates shall be payable alongwith 18% interest per annum from the date of grant of licence. The coloniser shall also submit further 25% bank guarantee of additional amount of EDC.
  - e) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25% in the Group Housing area. Special care to maintain the green character of the area and accordingly sufficient provisions for greenary, trees and open green spaces shall be made.
  - f) The Commercial area shall not exceed 6.5 % of the net planned area of the group housing area. Besides this, an additional area of 1% of the net planned Group Housing area shall be allowed for cultural, recreational and amusement activities, which do not have a predominantly commercial

DTCP (HR)

content like cultural centre, art musuem, ice skating rink and other such items to be decided by the Director, Town and Country Planning, Haryana Commercial area in the plotted area shall be governed by the existing provisions in this regard.

- g) One of the 18 meters wide internal road would be connected to the 30 meters wide proposed road along the foot-hills in Sector 42 and 26 A.
- h) Policy decisions taken by the Govt. regarding provision of Fire Protection measures in the buildings shall be abided by.
- 4. That the portion of Sector/Master plan road which shall form part of the licenced area, shall be transferred free of cost to the Government in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- 5. The licence for the Group Housing Area is valid upto 28-12-2000 and for plotted area upto 28-12-1997.

Dated 29-12-1995

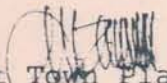
(R.S. GUJRAL)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. 5DP-95/ 15010

Dated: 29-12-1995

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

- 1. M/s Manak Estate Pvt. Ltd. DLF Centre Sansad Marg New Delhi, alongwith a copy of agreement.
- 2. Chief Administrator, HUDA, Panchkula;
- 3. Addl. Director, Urban Estates, Haryana Panchkula;
- 4. Chief Engineer, HUDA, Manimajra;
- 5. Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
- 6. Land Acquisition Officer, Gurgaon;
- 7. Senior Town Planner, Gurgaon;
- 8. Senior Town Planner (Enforcement), Panchkula;
- 9. District Town Planner, Gurgaon; and
- 10. Accounts Officer, O/O D.T.C.P. Haryana, Chandigarh alongwith copy of agreement.

  
District Town Planner (Hq) M,  
for Director, Town and Country Planning,  
Haryana, Chandigarh  
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To be read with Memo No 128 of 95

**DETAILS OF LAND OF M/S. MANAK ESTATES PVT. LTD.**

LAND AT VILLAGE	KHASRA NO.	AREA		
		B	-	B
<hr/>				
WAZIRABAD	1954/2	0	-	18 - 16
	2079/2	1	-	6 - 0
	2080/2	0	-	4 - 10
<hr/>				
	262	1	-	5
	263/2	0	-	10
	264	2	-	14
	265	1	-	1
	267 Min.	2	-	0 - 2
	268	0	-	7 - 0
<hr/>				
		7	-	17 - 2
<hr/>				
	<u>1968</u>			
	3143 Share	4	-	18 - 4
<hr/>				
CHAKKARPUR				
562	2 - 8			
	1/4 Share	0	-	12 - 0
567	3 - 4			
Min.	1/8 Share	0	-	8 - 0
<hr/>				
	<b>Total:</b>	<b>8</b>	<b>-</b>	<b>7 - 10</b>
<hr/>				

Or Say 5.234 Acres.

  
 DIRECTOR  
 Town & Country Planning  
 Haryana, Chandigarh &

Total Area Purchased by  
 Share Dept of the  
 Associated Companies &



TO BE READ WITH LICENCE NO.128 of 95

REVISED DETAILS OF LAND OF M/S MANAK ESTATES PVT. LTD.,  
(NOW AMALGAMATED INTO M/S NILGIRI CULTIVATIONS (P) LTD.)

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>			
		B	B	B	
Wazirabad	1954/2	0	18	16	
	2079/2	1	6	0	
	2080/2	0	4	10	
	262	1- 5-0			
	263/2	0- 10-0			
	264	2-14-0			
	265	1- 1-0			
	267 min	2- 0-2			
	268	0- 7-0			
		7-17-2			
	1968/3143	Share	4	18	4
	304/4 min north	1-10-2			
	111/602	share	0	5	11
	Chakarpur	562 min	1- 5-16		
		1/4 share		0	6
567min		3- 4-0			
1/8 share			0	8	0
		8	7	10	

Or Say : 5.234 Acres

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