

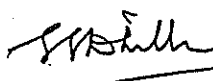
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FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 16 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd.. C/o M/s Base Exports Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. for setting up of a Group Housing Colony at village Behrampur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions: -
  - a. That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Area Act, 1975 and Rules 1976 made there under are duly compiled with.
  - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green Belt.
5. That the portion of Sector / Master Plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as will as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30.11.2008

Dated: Chandigarh  
The 31-1-2008

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

Dated: 31-2-08

Endst. No. 5DP-2008/ 2673

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

- 1 M/s Base Exports Pvt. Ltd. 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd... alongwith a copy of agreement LC-IV and Bilateral agreement.
- 2 Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

V.1 - 3  
District Town Planner (Hq) VK  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

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

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

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

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

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

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

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

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

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

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

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

G. Total 140.8 Or 17.55 Acres

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

Directorate of Town & Country Planning, Haryana  
Ayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349; e-mail:tcphry@gmail.com  
http://tcpharyana.gov.in

To

Aspirant Builders Pvt. Ltd.  
BTVS Buildwell Pvt. Ltd.  
Ornamental Realtors Pvt. Ltd.  
Adson Software Pvt. Ltd.  
Base Exports Pvt. Ltd.  
5-1, 2<sup>nd</sup> Floor, Back Portion Shahpur,  
New Delhi-49.

Memo No. LC-1042-JE(B)/2012/ 9113 Date: 28/5/12

Subject: - Renewal of license No. 16 of 2008 dated 31.1.2008

Reference: Your application dated 15.12.2011 on the subject cited above.

2. License No. 16 of 2008 dated 31.1.2008 granted to you for setting up of a group housing colony on the land measuring 17.55 acres falling in Revenue Estate of Village Behrampur, Sector 59, Gurgaon is hereby renewed upto 30.1.2014 on the same terms & conditions laid down therein.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
4. You shall get the building plans of licensed colony approved within six months and start the construction immediately thereafter.
5. The pace of construction should be in accordance with your sale agreements with the flat buyers, as and when the scheme is launched.
6. License No. 16 of 2008 dated 31.1.2008 is also returned herewith in original.

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

Endst. No: LC-1042-JE(B)/2012

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account officer O/o STP (M), Chandigarh
- vi. Account Officer of this Directorate.

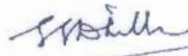
(S.K. SEHRAWAT)  
Asstt. Town Planner (HQ)(M)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

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

Licence No. 16 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd. C/o M/s Base Exports Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. for setting up of a Group Housing Colony at village Behranpur, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions: -
  - a. That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Area Act, 1975 and Rules 1976 made there under are duly complied with.
  - c. That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green Belt.
5. That the portion of Sector / Master Plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30-1-2010.

Dated: Chandigarh  
The 31-1-2008.

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

Endst. No. 5DP-2008/ 2695-

Dated: 1-2-08

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

1. M/s Base Exports Pvt. Ltd. 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd... alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

V-1-3  
District Town Planner (Hq) VK  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

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

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

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

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

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

Village	Rect. No.	Killa No	Area K M
Behrampur	18	6	9 - 18
		14	9 - 18
		17	8 - 0
		15/1	2 - 4
		16/2	2 - 12
Total			32 - 12 or 4.075 acre

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

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

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

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

G. Total 140.8 Or 17.55 Acres

*S. K. Sharma*  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*Chd*

# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, SECTOR-17C, CHANDIGARH.

Phone: 0172-2549349, E-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com), Website: [www.tcphry.gov.in](http://www.tcphry.gov.in)

To:


Aspirant Builders Pvt. Ltd. ,  
BTVS Buildwell Pvt. Ltd. ,  
Ornament Realtors Pvt. Ltd.  
Adson Software Pvt.ltd.  
Base Exports Pvt. Ltd.  
C/o Sco no. 6-8 Sector 9D,  
Madhya Marg, Chandigarh-160009  
Email ID-[coordination.chd@ireo.in](mailto:coordination.chd@ireo.in)

Memo No. LC-1042-JE SS/2014/6565 Dated: 11/4/14

**SUB: Renewal of License no. 16 of 2008 dated 31.01.2008.**

**Ref.:-** Your application dated 24.01.2014 on the subject noted above.

1. License No. 16 of 2008 granted to you for setting up of Group Housing colony on land measuring 17.55 acres falling in sector 59 of Gurgaon Manesar Urban Complex is hereby renewed up to 30.01.2016 on the terms & conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license for further period and you will get the license renewed till the final completion of the colony is granted.
3. That you shall get the BG on account of IDW revalidated upto period for which renewal is done i.e. upto 30.01.2016.
4. That you shall get the Building Plans approved within 6 months and also complete construction of EWS within the validity of license.
5. That you shall complete the construction of community sites within four years after amendment in Act 41 of 1963 i.e. after 03.04.2012.
6. That you shall get the license renewed till final completion of the colony is granted.

  
(Anurag Rastogi, IAS)  
Director General

Town & Country Planning,  
Haryana, Chandigarh.  
Dated:

Endst. No. LC-1042-JE SS /2014/

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon
5. Chief Accounts Officer of this Directorate.
6. DTP (HQ) PP, with request to host the same on the Departmental Website.

(R.S.Batth )

Assistant Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh.

**Directorate of Town & Country Planning, Haryana**  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

To

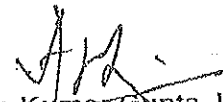
✓ BTVS Buildwell Pvt. Ltd.,  
Adson Software Pvt. Ltd.,  
Bulls Realtors Pvt. Ltd.,  
Commander Realtors Pvt. Ltd.,  
Fiverivers Developers Pvt. Ltd.,  
Fiverivers Township Pvt. Ltd.,  
Ornamental Realtors Pvt. Ltd.,  
Aspirant Builders Pvt. Ltd.,  
in collaboration with Base Exports Pvt. Ltd.,  
305, Kanchan House, Karampura Commercial Complex,  
New Delhi-110015

Memo No. LC-1042-PA (SN)-2016/ 4779 Dated: 9/3/16

**Subject:** Renewal of license No. 16 of 2008 dated 31.01.2008 granted for setting up of Group Housing Colony, over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector-59 of Gurgaon-Base Exports Pvt. Ltd.

**Reference:** Your application dated 12.01.2016.

1. Licence no. 16 of 2008 dated 31.01.2008 granted to you vide this office letter Endst. No. 5DP-2008/2695-2706 dated 01.02.2008 and Endst. No. LC-1952/PA(SN)/24336-48 dated 09.12.2015 for setting up of Group Housing Colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector 59, Distt. Gurgaon is hereby renewed up to 30.01.2018 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 get electrical service plan estimates approved from the competent authority within validity of renewal of licence.
4. You shall submit the NOC from MOEF and ultimate power load requirement within three months from the issuance of this renewal of licence.
5. You shall construct the portion of service road forming part of the licensed area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
6. You shall get the bank guarantee revalidated at least one month before its expiry.
7. You shall get the licences renewed till final completion of the colony is granted.
8. Original Licence no. 16 of 2008 dated 31.01.2008 is also returned herewith.

  
(Arun Kumar Gupta, IAS)  
Director General,

Town & Country Planning Department,  
Haryana, Chandigarh.

Endst no: LC-1042-PA (SN)-2016/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o STP (M).
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator (HQ).

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



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

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


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

**ORDER**

Whereas, licence no 16 of 2008 dated 31.01.2008 has been granted to Base Exports Pvt. Ltd. and other for setting up of Group Housing Colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, sector 59, Gurgaon under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 17.02.2016 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 5,35,000/-. Colonizer has deposited the composition fee vide DD no. 938954 dated 17.02.2016.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till March, 2015.


  
(Arun Kumar Gupta, IAS)

Director General,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. no LC-1042-PA (SN)-2016/4786-87 Dated: 9/3/2016

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

1. Base Exports Pvt. Ltd. & Others, 305, Kanchan House, Karampura Commercial Complex, New Delhi-110015
2. Chief Accounts Officer of this Directorate.

  
Assistant Town Planner (HQ)

For: Director General, Town & Country Planning  
Haryana, Chandigarh

Recd

**ORDER**

Whereas licence no. 16 of 2008 dated 31.01.2008 was granted to Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. to develop a group housing colony on the land measuring 17.55 acres in the revenue estate of village Behrampur, District Gurgaon.

A request was received on 24.07.2015 under the policy dated 15.07.2015 regarding rescheduling of licence land between Group Housing and plotted licenced colonies to process of exchange between the licence no 16 of 2008 dated 31.01.2008, 28 of 2008 dated 17.02.2008, 44 of 2011 dated 13.05.2011, 63 of 2009 dated 13.11.2009, 107 of 2010 dated 20.12.2010 and 60 of 2012 dated 11.06.2012, which was examined and in principle approval was granted vide this office memo no 17766 dated 16.09.2015 to comply the terms and conditions as laid down therein within a period of 60 days. Thereafter, the compliance made by you dated 01.10.2015, 19.10.2015 and 26.10.2015 have been examined and found in order.


After exchange of licenced land among the licences the revised schedules of land measuring 17.55 acres are annexed as Annexure 'A' in the name of Aspirant Builders Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Adson Software Pvt. Ltd., Base Exports Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Fiverivers Township Pvt. Ltd., Bulls Realtors Pvt. Ltd. in collaboration with Base Exports Pvt. Ltd. w.r.t licence no. 16 of 2008 dated 31.01.2008.

The approval of all zoning plans and building plans accorded earlier in the above mentioned licences shall stand annulled and fresh zoning and building plans shall be get approved as per Rules/norms. The terms and conditions as stipulated in above said licences will remain applicable and will be complied with by Base Exports Pvt. Ltd. for licence no. 16 of 2008 dated 31.01.2008.

The company will also abide by the terms and conditions of the agreements LC-IV and Bilateral Agreements executed with the Director.

Dated:

Chandigarh

  
(Arun Kumar Gupta)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh


Endst. No. LC-1952/PA(SN) 24336

Dated: 9/12/15

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

1. Base Exports Pvt. Ltd. SCO no 6-8, Sector-9D, Madhaya Marg, Chandigarh alongwith a copy of Agreement LC-IV and Bilateral Agreement, Land schedule & Layout.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula


4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Enforcement, Chandigarh.
10. Senior Town Planner, Gurgaon.
11. District Town Planner (Planning), Gurgaon.
12. Chief Accounts Officer, (HQ) O/o Director, Town & Country Planning, Haryana, Chandigarh.

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

Endst. No. LC-1952/PA(SN)

Dated:

A copy is forwarded to District Town Planner (HQ) Sh. P.P. Singh with request to update the status on website.

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

Revised Land Schedule

To be read with License No. 16 of 2008

1	<u>Land owned by Aspirant Builders Pvt. Ltd., District-Gurgaon</u>			Total Area		Taken Area	
	Village	Rect. No.	Killa No.	K	M	K	M
	Behrampur	12	19/2	5	5	5	5
			21/2/1	1	7	1	7
			22/1	2	9	2	9
							9
2	<u>Land owned by RTVS Buildwell Pvt. Ltd. (365/1216 Share), Ornamental Realtors Pvt. Ltd. ( 773/1216 Share), Adson Software Pvt. Ltd. (78/1216 Share)</u>						
	Behrampur	12	21/1/1	1	2	1	2
			21/1/2	0	4	0	4
	13		24/2	7	0	4	0
			25/1	8	0	3	19
			25/2	0	1	0	1
			4/1	4	0	4	0
	19		4/2	3	12	3	12
			5/1	1	1	1	0
			5/2	7	0	7	0
			6	8	0	8	0
			7	7	12	7	12
			10	1	3	0	3
	20		10	5	1	5	1
						48	11
3	<u>Land owned by Base Exports Pvt. Ltd. (227/748 Share), Ornamental Realtors Pvt. Ltd. (521/748 Share)</u>						
	Behrampur	18	6/1	8	7	8	7
			14/1	6	0	6	0
			14/2	3	18	3	18
			15/1/1	0	4	0	4
			15/1/2	2	1	2	1
			16/2	2	12	2	12
			17	8	0	8	0
							31
4	<u>Land owned by Base Exports Pvt. Ltd.</u>						
	Behrampur	19	8/1	7	16	7	16
			8/2	0	4	0	4
			9/1/1	0	11	0	11
			9/1/2	2	1	2	1
			12/2	2	12	2	12
			13	8	0	8	0
					21	4	
5	<u>Land owned by BTVS Buildwell Pvt. Ltd.</u>						
	Behrampur	19	9/2/1	2	4	2	4
			9/2/2	3	4	3	4
			10/1	5	16	5	16
			10/2	2	4	2	4
					13	8	
6	<u>Land owned by Fiverivers Developers Pvt. Ltd.</u>						
	Behrampur	19	12/1	5	8	4	0
			19/1/1	0	16	0	16
					4	16	
7	<u>Land owned by Fiverivers Township Pvt. Ltd.</u>						
	Behrampur	18	18/2	3	19	3	19
8	<u>Land owned by Bulls Realtors Pvt. Ltd. (3/8 Share), Fiverivers Developers Pvt. Ltd. (1/8 Share), Aspirant Builders Pvt. Ltd. ( 1/2 Share)</u>						
	Behrampur	19	3/2	0	15	0	15
9	<u>Land owned by Bulls Realtors Pvt. Ltd. (3/4 Share), Fiverivers Developers Pvt. Ltd. (1/4 Share)</u>						
	Behrampur	19	14	7	12	7	12
				Grand Total		140	8 Or 17.55 acres.

  
**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
 244147-35

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

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

To

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

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

Dated 08-01-2019

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

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

Licence no. 16 of 2008 dated 31.01.2008 granted to you for setting up of a Group Housing Colony over an area measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59 of Gurugram Manesar Urban Complex is hereby renewed upto 30.01.2020, after freezing the area measuring 0K-16M (with FAR of 708.19875 sq. mtr.) due to investigation in Khasra no. 19//19/1/1 of village Behrampur, on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
3. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

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

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

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

Dated

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

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

/

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

## ORDER

Whereas, licence no 16 of 2008 dated 31.01.2008 has been granted to Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software Pvt. Ltd., Ornamental Realtors Pvt. Ltd., Aspirant Builders Pvt. Ltd., C/o Base Exports Pvt. Ltd. for setting up of Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector-59, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

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

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

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

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

Dated: 08-01-2019

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

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

2. Chief Accounts Officer of this Directorate.

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

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Base Exports Pvt. Ltd.  
SCO no. 6-8, Sector-9D,  
1<sup>st</sup> & 2<sup>nd</sup> Floor, Madhya Marg,  
Chandigarh.


Memo No:-LC-1042-II-JE(DS)-2020/ 19444 Dated: 04-11-2020

**Subject:** Renewal of license no. 16 of 2008 dated 31.01.2008 granted for development of a Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex- Base Exports Pvt. Ltd.

**Reference:** Your application dated 14.07.2020 on the subject cited above.

1. License No. 16 of 2008 dated 31.01.2008 granted for development of a Group Housing Colony on the land measuring 17.55 acres falling in the revenue estate of village Behrampur, Sector 59, Gurugram-Manesar Urban Complex is hereby renewed up to 30.01.2025 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The Bank Guarantee of IDW is valid upto 15.04.2021 and 06.07.2022 whereas the licence is renewed upto 31.01.2025. You shall submit the revalidated Bank Guarantees of IDW co-terminus with licence renewal period atleast one month before their expiry.
4. That 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.
5. That you shall get the licence renewed till grant of final completion of the colony.
6. That you shall submit the approved electrical service plans/estimates.
7. That the amendment in Rule 13 of Rules, 1976 in respect of charging of licence renewal fees is under consideration, for which the draft notification was issued on 20.08.2019. Therefore, you shall deposit the increased renewal fees in accordance with the final notification.

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

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




Endst no: LC-1042-II-JE(DS)-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 (Enf.), Gurugram.
6. Nodal Officer (website) for updation on website.

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

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

## ORDER

Whereas, licence no. 16 of 2008 dated 31.01.2008 granted in favour of Base Exports Pvt. Ltd., SCO No. 6-8, Sector - 9, D, 1st & 2nd Floor, Madhya Marg, Chandigarh under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing colony over an area measuring 17.55 acres in the revenue estate of village Behrampur, Sector-59, Gurugram-Manesar Urban Complex. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 4,000/-. Licensee has deposited the composition fee through online vide transaction no GRN No.66131001 on 24.07.2020.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2020.

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

Endst. no. LC-1042-JE (DS)-2020/ 19451

Dated: 04-11-2020

A copy is forwarded to the following for information:-

1. Base Exports Pvt. Ltd., SCO No. 6-8, Sector - 9, D, 1st & 2nd Floor, Madhya Marg, Chandigarh.
2. Chief Accounts Officer of this Directorate.

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