

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

License No. 105 of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., North Star Apartments Pvt. Ltd., Green Gem Estates Pvt. Ltd., Shiva Profins Pvt. Ltd., Blue Chip Properties Pvt. Ltd., Esteem Towers Pvt. Ltd. C/o North Star Apartments Pvt. Ltd. SS Group, 4th Floor, The Plaza, Near IFFCO Chowk, MG Road, Gurgaon-122002 for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 104.556 acres falling in the revenue estate of village Badha, Hayatpur, Sihi & Nawada Fatehpur, Sector 84, 85 & 90, 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 Government 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 concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

10. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
11. That at the time of booking of the plots/flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
12. 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.
13. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
14. 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.
15. That you shall pay labour cess as per policy dated 04.05.2010.
16. The license is valid up to 10/12/2017.

Dated: The 11/12/2013.
Chandigarh

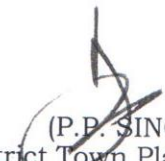

(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2723-JE (VA)/2013/ 60742

Dated: 16/12/13.

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

1. Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., North Star Apartments Pvt. Ltd., Green Gem Estates Pvt. Ltd., Shiva Profins Pvt. Ltd., Blue Chip Properties Pvt. Ltd., Esteem Towers Pvt. Ltd. C/o North Star Apartments Pvt. Ltd. SS Group, 4th Floor, The Plaza, Near Iffco Chowk, MG Road, Gurgaon-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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 & Layout Plan.
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.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

1 Details of land owned by Matrix Buildwell Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken		
			Kanal	Marla	Kanal	Marla	
Badha	16	23/1/2/1	0	10	0	10	
	17	12/1/1/2	0	6	0	6	
		12/2/1/1	2	1	2	1	
	18	15/1/1	2	16	2	16	
		15/2/1	2	16	2	16	
		15/2/2	1	4	1	4	
		24/2/2	6	4	6	4	
	23	4	8	0	8	0	
		5	7	16	7	16	
		7/1/1	2	0	2	0	
		9/2	1	4	1	4	
		10/1	6	3	6	3	
		9/1	4	16	1	11	
		12/2	4	16	1	12	
		19/1/1/1	2	5	0	15	
		19/2/2/1	1	2	1	2	
		20/2/1/1	6	14	6	14	
		21/1	1	9	1	9	
	22	25/2/1	1	4	1	4	
	24	2/1	1	14	1	14	
	25	14/2/1	3	0	0	6	
	Hayatpur	66	19/2	1	11	1	11
			22	7	7	7	7
		23/1	5	9	1	17	
74		1	8	0	8	0	
		2	8	0	8	0	
	3/1	0	7	0	2		
			Total		84	4	

2. Details of land owned by North Star Apartments Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
SIHI	24	11/1	6	10	6	10
		19/2/2	3	10	3	10
		20	8	0	8	0
	25	6/1	1	2	1	2
		6/2	6	18	6	18
		7/1	0	11	0	11
		7/2	4	18	4	18
		14	9	0	9	0
		15	8	0	8	0
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3. Details of land owned by North Star Towers Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	12	11	7	13	7	13
		20/1	5	1	5	1
	13	7	2	4	2	4
		8/1	4	11	4	11
		8/2	0	17	0	17
		9	8	13	8	13
		11/2	6	1	6	1
		12	8	0	8	0
		13/1	5	5	5	5
		14/1	1	7	1	7
		14/2/1	3	17	3	17
		14/3/1	0	10	0	10
		15	8	0	8	0
		16	8	0	8	0
		18/2	1	6	1	6
	25	4	0	4	0	
	15	8/1	6	8	6	8
		8/2/1	1	11	1	11
		13/1	2	4	2	4
		13/2	5	16	5	16
		18/1	2	18	2	18
	16	18/2/1/1	2	9	2	9
		23/2/2/1	2	7	2	7
	22	8/2/1	2	5	2	5
		8/2/2	2	8	2	8
12/1		5	7	5	7	
12/2		2	0	2	0	
13/1/1		0	7	0	7	
13/1/2		1	0	1	0	
13/2/1		0	3	0	3	
13/2/2		6	10	6	10	
14/2		7	2	7	2	
15/2/2/1		1	12	1	12	
17		8	0	8	0	
18		7	0	7	0	
24/1		4	1	4	1	
24/2/1		1	15	1	15	
24/2/2		0	19	0	19	
25	3/1	4	12	4	12	
Nawada Fatehpur	2	13/1	0	1	0	1
		13/3	1	8	1	8
		17/1	1	7	1	7
		17/2	1	10	1	10
		18/1	6	19	6	19
		18/2	1	0	1	0
		Total			166	4

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4. Details of land owned by Green Gem Estates Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	13	13/2	2	15	2	15
		14/2/2	1	12	1	12
		17/2	3	18	3	18
		18/1	3	15	3	15
	16	22/2	1	3	1	3
	17	11/1/2	3	10	3	10
		11/2	3	14	3	14
		19/7	2	0	2	0
		20	7	8	7	8
		21	7	8	7	8
	23	1/3	1	2	0	13
		2/2	3	7	2	0
		3/2	4	10	2	14
		8	7	8	4	8
		7/2	3	4	3	4
		9/1	4	16	3	4
		12/2	4	16	3	4
		19/1/1/1	2	5	1	10
		13/1	1	5	1	5
		13/2/1	0	9	0	9
		13/2/2	1	18	1	18
		13/3	0	12	0	12
		14/1/1/1	1	1	1	1
24	1/1	6	6	6	6	
25	2/1/2	4	2	4	2	
	8/2	5	10	5	10	
	9/1	2	11	2	11	
	9/2	1	2	1	2	
	14/2/1	3	0	2	14	
	17/2	2	16	2	16	
	18/1	0	12	0	12	
Hayatpur	66	13/2	6	6	6	6
		17/2/2	0	11	0	11
		18	8	0	8	0
	74	7/2	4	0	4	0
		8/1	4	14	4	14
		13/2	4	14	4	14
		14/1	3	16	3	16
	18/2/1	1	2	1	2	
			Total		122	1

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5. Details of land owned by Shiva Profins Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	10	25/1/2	3	4	3	4
		24/2	3	0	0	4
	11	20/1	0	9	0	9
		20/2/1	2	10	2	10
		21/2/1	1	4	1	4
		21/2/2	0	4	0	4
		22/1	7	0	7	0
		22/2	1	4	1	4
		23	4	11	4	7
	14	1	8	0	8	0
		2/1/1	4	16	4	16
		3	8	0	8	0
		4	8	0	2	16
		6	8	0	1	0
	15	3/2/2/2/2	0	2	0	2
3/3/2		0	16	0	16	
4/1/1/2		1	4	1	4	
4/1/2/2		2	6	2	6	
4/2/1		1	8	1	8	
4/2/2		1	16	1	16	
5/1		2	0	2	0	
6		7	8	7	8	
7		8	0	8	0	
16/2		6	4	6	4	
Hayatpur	66	25/1	3	14	3	14
		23/1	5	9	3	12
	74	3/1	0	7	0	5
			Total		83	13

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6. Details of land owned by Blue Chip Properties Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken		
			Kanal	Marla	Kanal	Marla	
Badha	13	14/3/2	0	3	0	3	
		14/2/3	0	11	0	11	
		17/1	4	2	4	2	
	23	1/3	1	2	0	9	
		2/2	3	7	1	7	
		3/2	4	10	1	16	
		8	7	8	3	0	
Hayatpur	65	18	5	0	5	0	
		19/1	3	12	3	12	
		19/2	4	8	4	8	
		20/1	6	0	6	0	
		21/1	6	4	6	4	
		21/2	1	3	1	3	
		22	8	3	8	3	
		66	25/2	3	2	3	2
		74	3/2	7	13	7	13
			4	8	0	8	0
			5/1	2	8	2	8
			5/2	5	12	5	12
			6	8	0	8	0
			8/2	3	6	3	6
			9	8	0	0	15
			10/1/1	0	7	0	0
			13/1	3	6	3	6
			15/2	7	2	7	2
			18/2/2	3	6	3	6
			19/1	1	0	1	0
			22/2	3	8	3	8
			23/1	2	0	2	0
		75	1	8	0	8	0
		2	4	16	4	16	
		10	8	10	8	10	
		11	4	10	4	10	
	76	2/2	4	8	4	8	
		3/1	2	0	2	0	
		7/3	2	12	2	12	
		8/1/2	2	2	2	2	
		8/2	2	4	2	4	
		9/1/1	4	4	4	4	
		13	5	8	5	8	
		14/1	3	15	3	15	
SIHI	24	1/1	0	16	0	16	
		10/2	4	4	4	4	
	25	5/2	7	12	7	12	
			Total		169	17	

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7. Details of land owned by Esteem Towers Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Hayatpur	72	4/2/2	1	6	1	6
		5	8	0	8	0
		6	8	0	8	0
		7/1/1	1	2	1	2
		7/2	1	2	1	2
		12/2	7	9	7	9
		13/1	3	12	3	12
		13/2	3	16	3	16
		14/1	6	10	6	10
		14/2	1	10	1	10
		15	8	0	8	0
		16	8	0	8	0
		17	8	0	8	0
		18/1	3	16	3	16
		18/2	3	12	3	12
		19/1	4	18	4	18
		22/2	2	6	2	6
		23/1	5	4	5	4
	73	3	1	11	1	11
	74	9	8	0	7	5
		10/1/1	0	7	0	7
		10/2	6	4	6	4
		16	7	8	7	8
		17/2	4	13	4	13
		25/1	0	8	0	2
		25/2/1	2	1	2	1
			Total		115	14

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8. Details of land owned by Martix Buildwell Private Limited, District Gurgaon

Village	Rect. NO	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	15	15	6	16	6	16
		16/1	1	4	1	4
	14	20	8	0	8	0
	15	14/2	1	0	1	0
	23	12/1/1	2	11	2	11
	22	15/2/2/2	2	4	2	4
		16	8	0	8	0
	23	20/2/1/2	0	9	0	9
	22	25/1/1	5	2	5	2
			Total		35	6

9. Details of land owned by Martix Buildwell Pvt. Ltd. 37/73 Share & Green Gem Estates Private Limited, 36/73 Share


Village	Rect. NO	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	25	27/2	3	13	3	13

10. Details of land owned by Shiva Profins Pvt. Ltd., Distt. Gurgaon

Village	Rect. No.	Kila No.	Kanal	Marla	Kanal	Marla
Badha	13	10	7	8	7	8

Grand Total 836 Kanal 9 Marla

Or 104.556 Acres


Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chhoti