

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

Licence No. 20 of 2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Saraswati Buildwell Pvt. Ltd. Mangal Murthi Realtors Pvt. Ltd., Ansal SEZ Projects Pvt. Ltd., Lord Krishna Infracore Pvt. Ltd. Einstein Realtors Pvt. Ltd., Dream Infracore Pvt. Ltd., Ansal Township Infrastructure Ltd., Effulgent Realtors Pvt. Ltd., Sukhdham Colonizers Pvt. Ltd. Smt. Savitri wd/o Sampat Singh Mahender Singh-Hawa Singh-Giani Singh-Devinder Singh Ss/o Sampat Singh, Omwati D/o Sampat Singh, Memwati wd/o Harikishan, Giriraj Singh-Gajraj Singh Ss/o Harikishan, Kishan S/o Giasi Shah-E-Naaz J Kohli W/o Sandeep Kohli Smt. Karuna Jain W/o Shashank Mohan Jain, Mahesh Kumar Raghav S/o Late Ved Prakash Raghav, Mrs. Madhu Bala Raghav W/o Mahesh Kumar Raghav, Suresh Chand, Somesh Kumar, Satish Kumar, Ajit Kumar & Sujeet Kumar Ss/o Sarup Chand, Niketan Real Estates Pvt. Ltd., Ansal Phalak Infrastructure Pvt. Ltd., Mannat Infrastructure Pvt. Ltd., Dharam Singh S/o Maam Chand, Mangal-Daya Nand-Laxman Singh Ss/o Rughnath, Raj-Omparkash-Partap Ss/o Ram Chander, Mahinder Singh S/o Ishwar Singh, Brahm Devi W/o Deshraj, Girvar S/o Inder, Smt. Rama Sharma W/o Kapil Dev Sharma and Yash Dev Bhardwaj S/o Yagdev Bhardwaj, Manoj Kumar-Jai Bhagwan Ss/o Vedveer., Narayan S/o Vedveer, Smt. Kamlesh W/o Manoj Kumar, Begraj Yadav, Gopal Singh, Ramavtar Yadav Ss/o Raja Ram, DSS Buildtech Pvt. Ltd., Mahesh Chander Joshi S/o Late Ishwar Chand Sharma, Himanshu Juneja S/o O. P Juneja., Navdeep Singh S/o Bhompal Singh, Priti Malick W/o Lalit Kumar Malick in collaboration with Ansal Properties & Infrastructure Ltd., 115, Ansal Bhawan, 16 KG Marg, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 51.16875 acres falling in the revenue estate of village Badshahpur, Sector-67A of Gurugram Manesar Urban Complex, District Gurugram.

1. The Licence granted is subject to the following conditions:

- a) That the 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 plans.
- b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the 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 is to be submitted for the approval of zoning plan before starting the development works in the colony.
- d) That you shall construct the portion of internal sector road and service road falling within licenced area at your own cost and entire road shall be transferred to the Government free of cost.
- e) That the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost to the Government.


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

- f) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to 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, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- g) That you shall have no objection in the regularization of the boundaries of the licence 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.
- h) That you shall arrange electric connection from outside source for electrification of your colony from HVPN/DHBNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- i) 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.
- j) That you shall use only LED fittings for internal lighting as well as campus lighting.
- k) 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.
- l) That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- m) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- n) 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.
- o) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- p) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- q) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the

approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.

- r) That you shall deposit the labour cess, as applicable as per Rule before approval of Building Plans.
- s) The licence is valid up to 08-03-2023

Dated: The 09-03-2018
Chandigarh



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

Endst. No. LC-3100-JE (VA)-2018/ 8610

Dated: 09-03-2018

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

1. Saraswati Buildwell Pvt. Ltd. Mangal Murthi Realtors Pvt. Ltd., Ansal SEZ Projects Pvt. Ltd., Lord Krishna Infraprojects Ltd. Einstein Realtors Pvt. Ltd., Dream Infracon Pvt. Ltd., Ansal Township Infrastructure Ltd., Effulgent Realtors Pvt. Ltd., Sukhdham Colonizers Pvt. Ltd. Smt. Savitri wd/o Sampat Singh Mahender Singh-Hawa Singh-Giani Singh-Devinder Singh Ss/o Sampat Singh, Omwati D/o Sampat Singh, Memwati wd/o Harikishan, Giriraj Singh-Gajraj Singh Ss/o Harikishan, Kishan S/o Giasi Shah-E-Naaz J Kohli W/o Sandeep Kohli Smt. Karuna Jain W/o Shashank Mohan Jain, Mahesh Kumar Raghav S/o Late Ved Prakash Raghav, Mrs. Madhu Bala Raghav W/o Mahesh Kumar Raghav, Suresh Chand, Somesh Kumar, Satish Kumar, Ajit Kumar & Sujeet Kumar Ss/o Sarup Chand, Niketan Real Estates Pvt. Ltd., Ansal Phalak Infrastructure Pvt. Ltd., Mannat Infrastructure Pvt. Ltd., Dharam Singh S/o Maam Chand, Mangal-Daya Nand-Laxman Singh Ss/o Rughnath, Raj-Omparkash-Partap Ss/o Ram Chander, Mahinder Singh S/o Ishwar Singh, Brahm Devi W/o Deshraj, Girvar S/o Inder, Smt. Rama Sharma W/o Kapil Dev Sharma and Yash Dev Bhardwaj S/o Yagdev Bhardwaj, Manoj Kumar-Jai Bhagwan Ss/o Vedveer., Narayan S/o Vedveer, Smt. Kamlesh W/o Manoj Kumar, Begraj Yadav, Gopal Singh, Ramavtar Yadav Ss/o Raja Ram, DSS Buildtech Pvt. Ltd., Mahesh Chander Joshi S/o Late Ishwar Chand Sharma, Himanshu Juneja S/o O. P Juneja., Navdeep Singh S/o Bhompal Singh, Priti Malick W/o Lalit Kumar Malick In collaboration with Ansal Properties & Infrastructure Ltd., 115, Ansal Bhawan, 16 KG Marg, New Delhi-110001 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, Gurugram.
9. Chief Engineer, HUDA, Gurugram.
10. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram 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.


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

1. Detail of land owned by - Saraswati Buildwell (P)Ltd. Distt.Gurgaon

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	128	9	3	4
		Total	3	4

2. Detail of land owned by - MangalMurthi Realtors (P) Ltd. (533/742 share), Saraswati Buildwell (P) Ltd.(57/742 share), Ansal SEZ Projects (P) Ltd. (104/742 share), M/s Ansal SEZ Projects Ltd. (28/742 share) , Lord Krishna Infracore Limited (20/742 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	143	1/1	1	16
	128	21	8	0
	129	18 Min.	7	16
		23/2	3	10
		24	8	0
		25	8	0
		Total		37

3.Detail of land owned by - MangalMurthi Realtors (P) Ltd.(343/480 share), Einstein Realtors (P) Ltd.(13/480 share), Saraswati Buildwell (P) Ltd.(37/480 share), Ansal S E Z Projects (P) Ltd.(39/480 share), Ansal S E Z Projects Ltd. (7/480 share), Lord Krishna Infracore Limited. (41/480 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	17	8	0

4. Detail of land owned by - Mangal Murthi Realtors (P) Ltd.(710/2097), Einstein Realtors (P) Ltd. (238/2097), Saraswati Buildwell (P) Ltd.(401/2097) , Dreams Infracore (P) Ltd. (89/2097 share), Ansal S E Z Projects (P) Ltd. (203/2097 share), Ansal S E Z Projects Ltd.(456/2097 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	15/2	4	0
		16	8	0
	142	5	8	0
	Total		20	0

D.G.T.C.(Hr)

(Patel)

5. Detail of land owned by - Mangal Murthi Realtors (P) Ltd.(710/2097) , Einstein Realtors (P) Ltd.(238/2097), Saraswati Buildwell (P) Ltd.(401/2097), Dreams Infracon (P) Ltd. (89/2097 share), Ansal S E Z Projects (P) Ltd. (203/2097 share), Ansal Township Infrastructure Ltd.(17/160 share), Ansal SEZ Projects Ltd. (160/2097 share & 6/160 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	13 min.	0	15
		Total	0	15

6. Detail of land owned by - Mangal Murthi Realtors (P) Ltd.(710/2097) , Einstein Realtors (P) Ltd.(238/2097), Saraswati Buildwell (P) Ltd.(401/2097), Dreams Infracon (P) Ltd.(89/2097 share), Ansal S E Z Projects (P) Ltd. (203/2097 share), Ansal Township Infrastructure Ltd.(6/160 share), Ansal SEZ Projects Ltd. (160/2097 share & 17/160 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	14 min.	4	8
		Total	4	8

7. Detail of land owned by - Ansal S E Z Projects Ltd. (291/752 share), Effulgent Realtors (P) Ltd.(141/752 share), Mangal Murthi Realtors (P) Ltd. (129/752), Dreams Infracon (P) Ltd. (191/752 share) as per taksim mut.8016

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	128	11	8	0
		12	1	11
		19	2	16
		20	8	0
		22	7	18
		143	2	8
		3	1	7
		Total	37	12

8. Detail of land - Mangal Murthi Realtors (P) Ltd.

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	15/1 min.	3	10

D.G.I.C.F.(Hr)

Raj (Date)

9. Detail of land owned by - Sukhdham Colonizers (P) Ltd. (2/3 share), Dreams Infracon (P) Ltd. (1/3 share)

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	21 Min.	7	18
		22	8	0
		23/1	4	10
		Total	20	8

10. Detail of land owned by - Dreams Infracon (P) Ltd.

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	20 min.	1	0

11. Detail of land owned by - Dreams Infracon (P) Ltd.(1/2 share), Smt. Savitri wd/o Sampat Singh, Mahender Singh-Hawa Singh-Giani Singh-Devinder Singh Ss/o Sampat Singh, Omwati D/o Sampat Singh 1/6 share, Memwati wd/o Harikishan, Giriraj Singh-Gajraj Singh Ss/o Harikishan 1/6 share, Kishan S/o Sh. Giasi 1/6 share

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	129	19 min.	4	16

12. Detail of land owned by - Shah -E - Naaz J Kohli w/o Sandeep Kohli 7/8 share, Smt. Karuna Jain w/o Shashank Mohan Jain 1/8 share

Village	Rect.	Killa.	Area	
	No	No	K	M
Badshapur	141	10/1 Min.	2	16
		12/1	7	2
		13/1	1	0
		Total	10	18

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(Patani)

13. Detail of land owned by - Mahesh Kumar Raghav S/o Late Sh. Ved Prakash Raghav and Mrs. Madhu Bala Raghav W/o Sh. Mahesh Kumar Raghav

Village	Rect. No	Killa. No	Area	
			K	M
Badshahpur	141	10/2	3	0
		10/3	1	0
		11/1	7	18
		Total	11	18

14. Detail of land owned by - Suresh Chand, Somesh Kumar, Satish Kumar, Ajit Kumar & Sujeet Kumar ss/o Sh. Sarup Chand

Village	Rect. No	Killa. No	Area	
			K	M
Badshahpur	148	4	7	11
		5	7	0
		6 min.	5	3
		7	8	0
		8/1	1	0
		14 min.	2	9
		Total	31	3

15. Detail of land owned by - M/S Lord Krishna Infra Projects Ltd.(1/4 share) & M/s Niketan Real Estates (P) Ltd (3/4 share)

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	147	10 min.	0	13

16. Detail of land owned by - M/S Lord Krishna Infra Projects Ltd.(178/376 share) & M/s Niketan Real Estates (P) Ltd (198/376 share)

Village	Rect. No	Killa No	Area	
			K	M
	142	21/2/1	1	2
	147	1/2 min.	1	9
		2 min.	2	13
		Total	5	4

17. Detail of land owned by - M/s Niketan Real Estates (P) Ltd

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	142	24 min.	1	2
		Total	1	2

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

R.S. (Patni)

18. Detail of land owned by - M/S Mannat Infrastructure Pvt. Ltd.

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	142	16 min.	4	0
		17/1 min.	3	19
	143	1/2	6	4
		9	8	0
		10/1	0	12
		10/2	7	8
		11 min.	6	19
		12 min.	2	9
		20 min.	0	5
		Total		39

19. Detail of land owned - Dharam Singh S/o Sh. Maam Chand

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	142	11	8	0
		12	8	0
		Total	16	0

20. Detail of land owned - M/S Mangal Murti Realtors (P) Ltd. (1/8 share), Mangal - Daya Nand - Laxman Singh Ss/o Sh. Rughnath (3/8 share), Raj - Omparkash - Pratap Ss/o Sh. Ram Chander (1/2 share)

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	140	6 min.	0	13

21. Detail of land owned by - M/S Lord Krishna Infraprojects Ltd.

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	140	17/2	7	2

22. Detail of land owned by - Mahinder Singh son of Sh. Ishwar Singh

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	140	17/1	0	18

23. Detail of land owned by - M/s D.S.S. Buildtech Private Limited

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	141	13/2/1	6	8
		14/1/1	0	19
		Total	7	7

(Signature)
D.G. (D. S. S.)

(Signature)
Raj (D. S. S.)

24. Detail of land owned by - Niketan Real Estates Pvt. Ltd. 146 share, Ansal Phalak Infrastructure (P) Ltd. 126 Share, SukhDham Coloniser (P) Ltd 16 share, Lord Krishna Infraprojects Ltd. 43 Share, Sh. Begraj Yadav, Gopal Singh, Ramavtar Yadav sons of Sh. Raja Ram 305 share, Girvar S/o Sh. Inder 46 share, Smt. Rama Sharma wife of Kapil Dev Sharma 72 share, Yash Dev Bhardwaj son of Sh. Yagdev Bhardwaj 106 share, Manoj Kumar - Jai Bhagwan Ss/o Sh. Vedveer share 4, Narayan S/o Sh. Vedveer 34 share, Smt. Kamlesh W/o Manoj Kumar 31 share and Brahm Devi W/o Sh. Deshraj 16 share (total 945 share)

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	142	17/2	3	16
		18	8	0
		19	8	0
		20	8	0
		22	8	0
		23 min.	5	13
		21/1	5	16
		Total		47

25. Detail of land owned by - Ansal Phalak Infrastructure Pvt. Ltd. (196/860 share), M/s. Lord Krishna Infra Projects Ltd. (160/860 share) Mahesh Chandra Joshi S/o Late Ishwar Chand Sharma (1/860 share), Himanshu Juneja S/o Sh. O.P. Juneja (3/860 share) & Navdeep Singh S/o Sh. Bhompal Singh (100/860 share) & Smt. Priti Malick W/o Sh. Lalit Kumar Malick (400/860 share), Distt. Gurgaon

Village	Rect. No	Killa. No	Area		
			K	M	
Badshapur	140	16	8	0	
		24	8	0	
		25	8	0	
		141	20/2	3	0
			21	8	0
		148	1	8	0
		Total		43	0

26. Detail of land owned by - Mahesh Chandra Joshi S/o Late Ishwar Chand Sharma (1/4 share), Himanshu Juneja S/o Sh. O.P. Juneja (3/4 share)

Village	Rect. No	Killa. No	Area	
			K	M
Badshapur	141	11/2	0	2
		12/2	0	18
		13/2/2	0	12
		14/1/2	0	11
		20/1/1	1	0
Total		3	3	

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

(Patel)


27. Detail of land owned by - Navdeep Singh S/o Sh. Bhompal Singh

Village	Rect. No	Killa. No	Area	
			K	M
Badshapur	141	20/1/2	3	0

28. Detail of land owned by - Satish Kumar, Somesh Kumar, Ajit Kumar, Suresh Chand and Sujit Kumar all sons of Sh. Sarup Chand

Village	Rect. No	Killa. No	Area	
			K	M
Badshapur	149	4	8	0
		5	8	0
		6	8	0
		7 Min. North East	7	0
		15	8	0
		26	0	10
		Total		39

G. TOTAL = 409 K - 7 M or 51.16875 Acres


Director General
Town and Country Planning
Haryana. 