


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

Licence No. 70 of 2009

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made there under to M/s Nilgiri Land Development Pvt. Ltd. M/s Indiabulls Infrastructure Projects Ltd., M/s Nilgiri Infrastructure Ltd., M/s Indiabulls Engineering Ltd., M/s Indiabulls Estate Ltd., M/s Indiabulls Land Holding Ltd., M/s Indiabulls Commercial Estate Ltd., M/s Nilgiri Land Ltd., M/s Nilgiri Land Holding Ltd., M/s Nilgiri Development Pvt. Ltd. for setting up of a Residential Plotted Colony in the Revenue Estate of Village Rathdhana, Sector-26, 26-A, 33, 34, Distt. Sonapat.
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 & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Residential 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 agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made there under are duly complied with.
  - c) That the demarcation plan of the Residential Plotted Colony area shall be submitted before starting the development works in the Residential Plotted Colony and for approval of the zoning plan.
4. That the licensee shall construct 24 mtrs wide and 12 mtrs wide service road falling through their site at their own cost and the entire area under road/ green belt shall be transfer free of cost to the Government.
5. 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 the provisions of Section 3(3)(a)(iii) of the Haryana Development & Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licensed land on the basis of give equal take equal 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 you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 19.1.2009 issued by the Ministry of Environment & Forest, Govt. Of India before starting the development works in the Colony.
8. That the developer shall use only CFL fitting for internal lighting as well as for campus lighting.
9. That you shall obtain clearance from the competent authority, under PLPA 1900 or any other statute applicable at site before starting development works if required.
10. 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/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That you will integrate the Services with the HUDA Services as per the approved service plans as & when made available.
12. That you shall construct service road, forming the part of site area at your own cost and shall transfer the land falling within alignment of same and green belt free of cost to the Govt.
13. That you shall derive the permanent access from proposed 12 mtrs. wide service road along the development plan road.
14. That you will have no objection for give and take proposal of the land in the licence under consideration with HUDA required for integration of services and for planned development and will abide by the proposal of competent authority.

15. That you shall not object acquisition and development of sewerage treatment plant at a later stage as and when decided by the Govt.
16. That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable. 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.
17. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of the Director, Town and Country Planning till the these services are made available from the external infrastructure to be laid by HUDA.
18. This licence is valid up to 23.11.2013

Dated: 24.11.09  
Place: Chandigarh


  
(T.C. Gupta, IAS)  
Director, Town & Country Planning,  
Haryana, Chandigarh.  
*Rushan*

Dated:- 25-11-09

Endst. No. LC-800-IV/JD (BB)/2009/ 11963

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

1. Development & Regulation of Urban Areas Act, 1975 & the Rules made there under to M/s Nilgiri Land Development Pvt. Ltd. M/s Indiabulls Infrastructure Projects Ltd., M/s Nilgiri Infrastructure Ltd., M/s Indiabulls Engineering Ltd., M/s Indiabulls Estate Ltd., M/s Indiabulls Land Holding Ltd., M/s Indiabulls Commercial Estate Ltd., M/s Nilgiri Land Ltd., M/s Nilgiri Land Holding Ltd., M/s Nilgiri Development Pvt. Ltd., F-60, Malhotra Building, 2<sup>nd</sup> Floor Cannaught Place, New Delhi -01 along with a copy of agreement LC-IV and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17-D Chandigarh.
6. Addl. Director, Urban Estate, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonapat along with a copy of agreement.
14. Accounts Officer, O/O DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.

  
(P.P. Singh)

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

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- Detailed of Land owned by M/s Nilgiri Land Development Pvt. Ltd 1/6 share, M/s Indiabulls Infrastructure Projects Ltd 5/6 share Village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	22	16	K-M 5-4
		<b>Total</b>	<b>5-4 or 0.650 Acres</b>

- Detailed of Land owned by M/s Nilgiri Land Development Pvt. Ltd 1/2 share, M/s Nilgiri Infrastructure Ltd 19/60 share, M/s Indiabulls Engineering Ltd 3/20 share, M/s Indiabulls Estate Ltd 1/30 share Village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	26	9	K-M 7-12
	44	7	7-8
		8/2	2-9
		12	8-0
		13	8-0
		14	5-16
		17/1	2-4
		18	8-0
		19/1	4-9
		19/2	3-11
		23/2/1	3-13
		27	0-12
		29	0-9
		30	0-2
		31	2-2
		<b>Total</b>	<b>64-7 or 8.044 acres</b>

- Detailed of Land owned by M/s Nilgiri Infrastructure Ltd 2/9 share, M/s Nilgiri Land Development Pvt. Ltd 2/3 share, M/s Indiabulls Estate Ltd 1/9 share Village Rathdhana, District Sonipat

Village	Rect No.	Killa No.	Area
Rathdhana	26	4/1	K-M 3-16
		7/2	3-16
		8	8-0
	44	16	7-8
		17/2	5-12
		24/1	6-13
		25/1/1	3-12
		<b>Total</b>	<b>38-17 or 4.856 acres</b>

**DTCP (HR)**  
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4. Detailed of Land owned by M/s Indiabulls Engineering Ltd villae Rathana, District Sonipat.

Village	Rect No.	Killa No.	Area K-M
Rathdhana	25	18/1 min	1-10
	26	18/2 min	0-7
2		7-4	
3/2		2-9	
16/2		2-8	
17		8-0	
24/1		1-11	
45		2/2	0-13
7/2		0-4	
9		8-0	
12		8-0	
13	7-14		
14	7-2		
	<b>Total</b>		<b>55-2 or 6.888 acres</b>

5. Detailed of Land owned by M/s Indiabulls Land Holding

Village	Rect No.	Killa No.	Area K-M	
Rathdhana	21	12	8-0	
	26	3/1	5-2	
	9	5/1	3-8	
	44	6/2	6-19	
		8/1	4-13	
		9/1/1	0-17	
		28	0-9	
		<b>Total</b>		<b>29-8 or 3.675 acres</b>

6. Detailed of Land owned by M/s Indiabulls Land Holding Ltd 1/2 share, M/s Indiabulls Commercial Estate Ltd 1/2 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area K-M		
Rathdhana	10	10/2	0-12		
		11/1	4-14		
		19/2	1-16		
		20	7-18		
		21	8-0		
		22/1	6-9		
		23/1	0-5		
		27	0-7		
		21	1	8-0	
			2	7-16	
	3/1		4-6		
	8		7-18		
	9		8-0		
	10		8-0		
	22		3-16		
			<b>Total</b>		<b>77-17 or 9.981 acres</b>

DTCP (HRT)

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7. Detailed of Land owned by M/s Indiabulls Commercial Estate Ltd Village Rathdhana, District Sonipat

Village	Rect No.	Killa No.	Area
Rathdhana	21	20/1	4-4
		20/2	3-16
		Total	8-0 or 1.00 acres

8. Detailed of land owned by M/s Indiabulls Commercial Estate Ltd 112/1320 share M/s Nilgiri Infrastructure Ltd 180/1320 share, M/s Indiabulls Land Holding Ltd 388/1320 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	21	21/1	4-0
		21/2	3-12
		22/2/1	1-16
		22/2/2	1-16
		25	7-11
		45	8-0
			7-7
			8-0
		46	1-10
			7-13
			8-0
			6-8
			0-7
		Total	66-0 or 8.250 acres

9. Detailed of land owned by M/s Indiabulls Infrastructure Projects Ltd Village Rathdhana, District Sonipat

Village	Rect No.	Killa No.	Area	
Rathdhana	26	13	8-0	
		18	8-0	
		24/2	6-0	
		25	6-15	
		45	4/1	6-18
		5	7-12	
Total	43-5 or 5.406 acres			

10. Detailed of Land Owner by M/s Indiabulls Infrastructure Projects Ltd 1750/19536 share, M/s Nilgiri Infrastructure Ltd 2035/19536 share.

Village	Rect No.	Killa No.	Area	
Rathdhana	27	21	7-2	
		22	7-11	
		19	8-0	
		20	8-0	
		26	16/1	5-12
		Total	36-5 or 4.531 acres	

DTCP (HR)

*Ant. Patwari*

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- 11. Detailed of land owned by M/s Nilgiri Land Ltd, village Rathdhana, District Sonipat

Village	Rect No.	Killa No.	Area K-M
Rathdhana	21	22/1	4-0
	27	11/1	3-16
		11/2	4-4
	44	10/2	7-8
	45	4/2	1-2
		6	7-12
		7/1	7-16
		15	7-4
		<b>Total</b>	<b>43-2 or 5.388 acres</b>

- 12. Detailed of land owned by M/s Indiabulls Estate Ltd 83/84 share M/s Nilgiri Infrastructure Ltd 1/84 share, Village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area K-M	
Rathdhana	10	11/2	2-6	
		12	8-0	
		13	8-0	
		14	8-0	
		17	8-0	
		18	8-0	
		19/1	4-19	
		23/2	7-7	
		24	8-0	
		26	0-9	
		21	3/2	2-14
			4	5-16
			21/1	0-16
	25/2		4-9	
	9	5/2	3-0	
		6/1	0-2	
	11	23	7-11	
	20	3	8-0	
		4/1	6-0	
	27	8/1	7-15	
		13 min	4-0	
		<b>Total</b>	<b>113-4 or 13.963 acres</b>	

- 13. Detailed of Land owned by M/s Nilgri Land Holding Ltd Village Rathdhana, District Sonipat

Village	Rect No.	Killa No.	Area K-M
Rathdhana	21	11/2	6-12
		11/4	0-16
		5/2/1	1-15
	22	6/2	7-16
		13 min	4-0
		18	8-0
	27	23	7-11
		1/1	4-0
		2/1	4-0
		3/1	2-4
		3/2/1	1-16
	44		
		<b>Total</b>	<b>48-10 r 6.063 acres</b>

DTCP (HR)  
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14. Detailed of Land owned by M/s Nilgiri Land Holding Ltd 311/575 share, M/s Nilgiri Land Development Pvt. Ltd 47/575 share, M/s Indiabulls Infrastructure Projects Ltd 41/575 share, M/s Nilgiri Infrastructure Ltd. 44/575 share, M/s Nilgiri Lands Ltd. 132/575 share Village Rathdhana, Distt. Sonapat.

Village	Rect No.	Killa No.	Area
Rathdhana	44	1/2	K-M 4-0
		2/2	4-0
		3/2/2	4-0
		9/1/2	0-14
		10/1/1	0-2
		11/2	7-11
		Total	20-07 or 2.544 acres

15. Detailed of land owned by M/s Nilgiri Infrastructure Ltd, Village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Bandepur	13	15	K-M 7-7
		16	7-14
		14	11
		20	1-17
		13	25/1
		1-11	2-10
		Total	20-19 or 2.806 acres

16. Detailed of Land owned by M/s Nilgiri Development Pvt Ltd 670/765 share, M/s Nilgiri Infrastructure Ltd 95/765 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	27	16/2/2	K-M 4-18
		24	7-11
		25/1	4-4
		25/2	3-7
		43	1/1/1
		44	4
		5	8-0
		26	7-13
		0-7	0-7
		Total	38-5 or 4.781 acres

17. Detailed of land owned by M/s Nilgiri Infrastructure Ltd 97/264 share, M/s Indiabulls Commercial Estate Ltd 167/264 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	28	20/2	K-M 1-7
		21/2	7-11
		22/1	1-2
		43	1/1/2
		3-11	3-11
		Total	13-4 or 1.65 acres

DTCP (HR)

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18. Detailed of land owned by M/s Indiabulls Commercial Estate Ltd 2/5 share, M/s Nilgiri Land Development Pvt. Ltd 1/5 share, M/s Indiabulls Estate Ltd 1/5 share, M/s Nilgiri Land Ltd 1/5 share, Village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area
Rathdhana	25	23	K-M
		24/1	3-4
	46	3	4-7
		4/1	3-19
		7	6-10
		8/1/1	7-11
		8/2/1	4-13
		Total	1-0
			31-4 or 3.90 acres

19. Detailed of land owned by M/s Indiabulls Land Holding 8/56 share, M/s Nilgiri Land Ltd. 23/56 share, and M/s Indiabulls Commercial Estate 25/56 share Village Rathdhana Distt. Sonapat.

Village	Rect No.	Killa No.	Area
Rathdhana	27	17/3	K-M
		Total	2-16
			2-16 or 0.35 acres

20. Detailed of land owned by M/s Nilgiri Infrastructure Ltd 6/653 share, M/s Indiabulls Land Holding Ltd 163/653 share, M/s Nilgiri Land Ltd, 484/653 village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area	
Rathdhana	20	10/2	K-M	
		10/3	3-11	
		11/2	0-18	
		12/2	3-18	
		13	3-19	
		18/1	7-12	
		19/1	0-18	
		20/1/1	0-19	
		27	1-2	
		21	5/1	0-9
			6/1	5-12
			16/3	3-12
			Total	0-3
				32-13 or 4.081

21. Detailed of Land Owner by M/s Indiabulls Commercial Estate Ltd. 20/80 share, M/s Indiabulls Infrastructre Projects Ltd. 53/80 share, M/s Nilgiri Infrastructure Ltd. 7/80 share, village rathdhana, Distt. Sonapat.

Village	Rect No.	Killa No.	Area
Rathdhana	26	12/2	K-M
		Total	4-0
		G. Total	4-0 or 0.5 acres
			99.309 acres

Director  
Town and Country Planning,  
Haryana, Chandigarh

*[Signature]*