

# ORIGINAL LICENCE

FORM LC-A

(See Rule-12)


Haryana Government  
Town and Country Planning Department

Licence No. 16 of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Vibhor Home Developers Pvt. Ltd., M/s Hamid Real Estate Pvt. Ltd., M/s Doo Real Estate Pvt. Ltd., M/s Pegen Builders & Developers Pvt. Ltd., M/s Red Topaz Real Estate Pvt. Ltd., M/s Philia Estate Developers Pvt. Ltd., M/s Nillma Real Estate Pvt. Ltd., M/s Finian Estates Developers Pvt. Ltd. and M/s Abheek Real Estate Pvt. Ltd. in collaboration with M/s DLF Home Developers Limited, DLF Shopping Mall, 3<sup>rd</sup> Floor, Arjun Marg, DLF City Phase-I, Gurgaon for setting up of a Group Housing Colony at Village Palra in Sector-70A District Gurgaon.
2. The particulars of land wherein the aforesaid Group Housing 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 following conditions:-
  - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the 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, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. That you shall derive permanent approach from the service road only.
6. That you will not give any advertisement for sale of Plots/floor area in group housing colony before the approval of layout plan/building plans.
7. 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 and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That you will use only CPL fittings for internal lighting as well as for campus lighting in the complex.
10. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
11. That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence 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.
12. The licence is valid upto 28.12.2013

Dated: Chandigarh

The 29.05.2009

  
(S.S. Dhillon)

Endst No LC-1191 PA-2009/ 4455

Dated - 16.07

A copy is forwarded to the following for information and necessary action.  
M/s Vibhor Home Developers Pvt. Ltd., M/s Hamid Real Estate Pvt. Ltd., M/s The Real Estate Pvt. Ltd., M/s Pigeon Builders & Developers Pvt. Ltd., M/s Red Topaz Real Estate Pvt. Ltd., M/s Philla Estate Developers Pvt. Ltd., M/s Nilima Real Estate Pvt. Ltd., M/s Finlan Estates Developers Pvt. Ltd. and M/s Abhock Real Estate Pvt. Ltd. C/o M/s DLF Home Developers Limited., DLF Shopping Mall, 3<sup>rd</sup> Floor, Arjun Marg, DLF City Phase-I, Gurgaon along with 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, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D Chandigarh
6. Addl. Director Urban Estates, Haryana, Panchkula
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

District Town Planner (HQ) PP  
For Director, Town and Country Planning,  
Haryana, Chandigarh

To be read with licence No. \_\_\_\_\_ of 2009

1. Detail of land owned by M/s Vibhor Home Developers Pvt Ltd 14/382 share, M/s Hamid Real Estate Pvt. Ltd. 94/382 share, M/s Dae Real Estate Pvt. Ltd. 98/382 share, M/s Pigeon Builders & Developers Pvt. Ltd. 176/382 share Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	19	16/2	3-13
	18	20/2	3-16
		22	8-0
		23/2	3-13
			<u>19-2 or 2.3875 aca</u>

2. Detail of land owned by M/s Red Topaz Real Estate Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	13/3	1-18 ✓
		18	8-0 ✓
	19	7/2	4-0
		14/1	4-0
			<u>17-18 or 2.2375 aca</u>

3. Detail of land owned by M/s Philla Estate Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	19	11/2 min	2-5 ✓
		19/2	6-0 ✓
		20 min	2-0 ✓
		22 min	2-0 ✓
		23 min	6-10 ✓
			<u>18-15 or 2.3438 aca</u>

*[Signature]*  
D.T.C.P. Hr.  
*[Signature]*

4. Detail of land owned by M/s Pegeen Builders & Developers Pvt. Ltd Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	24/1	3-10
		24/2	9-0
	19	3	7-7
		4	8-0
		5/2	2-12
		5/1/2	3-12
		5/1/1	1-16
		8	8-0
	18	21/1	7-7
		21/2	0-13
			<u>51-17 or 6.4813 acs</u>

5. Detail of land owned by M/s Red Topaz Estate Pvt. Ltd. 92/284 share, M/s Finaln Estates Developers Pvt. Ltd. 192/284 share Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	18	12/2	7-0
		19/2	7-4
			<u>14-4 or 1.775 acs</u>

6. Detail of land owned by M/s Hamid Real Estates Pvt. Ltd. Village Palra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Palra	9	11/2	7-4
		12	8-0
		19	8-0
		20	8-0
		22	8-0
		23/1	4-11
			<u>43-15 or 5.4687 acs</u>

*[Signature]*  
S.T.C.R. Hr.  
1/1/1

7. Detail of land owned by M/s Finlan Real Estates Developers Pvt. Ltd. Village Patra, Tehsil Distt. Gurgaon.

Village	Rect. No.	Khata No.	Area
Patra	9	9/2	5-2
		13/1	3-6
	12	9	7-12
		11/1 m/n	5-15.4
		12	8-0
		13	8-0
		17/1	6-9
		18	8-0
		19/1	2-0

84-4.4 or 6.7775 aca

Grand Total 219-K 15.4 M or 27.4713 acres

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