

Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg, Chandigarh; Phone:0172-2549349
e-mail: tcpharyana7@gmail.com; <http://tcpharyana.gov.in>

ORDER

Whereas, Licence No. 94 of 2013 dated 31.10.2013 & Licence No. 11 of 2015 dated 01.10.2015 was granted in favour of Vatika Ltd. for setting up of Residential Plotted Colony over an area measuring 112.60625 acres in falling in the revenue estate of village Harsaru, Sector-88A & 88B, GMUC under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. And whereas, a request for surrender of part licenced land having area 6.875 acres, out of the above said licenced area was received in this office, which was examined and in principle approval for surrender of the part area was issued vide memo dated 17.02.2022 subject to fulfilment of certain terms & conditions. In compliance of said in principle approval, the company has informed vide application dated 18.11.2022 that no objection in response to the public notice dated 21.02.2022, given in three leading newspaper of the district has been received. The submissions made by the company has also been verified by DTP, Gurugram.

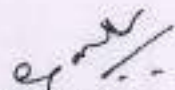
3. In view of the said facts & submissions, the area measuring 6.875 acres is hereby surrendered from the Licence No. 94 of 2013 (4.95 acres) & 11 of 2015 (1.925 acres) and therefore area of the Licence No. 94 of 2013 remains 88.825 acres & area of Licence No. 11 of 2015 remains 9.85625 acres. This permission for surrender of part licence is hereby granted subject to the following conditions:-

- No EDC amount is liable to be refunded or adjusted on account the area considered for surrender as per provisions of Rule 17 B (4) of Rule 1976.
- The revised land schedule and revised layout plan for the licence no. 94 of 2013 & 11 of 2015 is also enclosed herewith.
- The following amount is hereby forfeited:-

Sr. No.	Head	Amount (in Lacs) to be forfeited for surrendered area measuring 4.95 acres of license no. 94 of 2013.	Amount (in Lacs) to be forfeited for surrendered area measuring 1.925 acres of license no. 11 of 2015.
1.	Scrutiny fee	2.557	0.834
2.	License fee	75.242	40.515
3.	Conversion charges	36.116	14.630
4.	EDC	503.00	87.819
5.	SIDC	122.47	46.462
	Total	739.385	190.26

For Vatika Limited


Authorised Signatory


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

Endst. No. I.C-2781/JE(SK)/2023/

30191

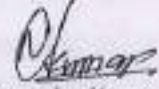
Dated

12-09-2023

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

- Vatika Ltd., Vatika Triangle, 7th Floor, Sushant Lok, Phase-I, Block A, MG Road, Gurugram.

2. Chief Administrator, HSVP, Panchkula.
3. Chief Administrator, Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6 Panchkula.
5. Director Urban Estate Panchkula.
6. Chief Engineer, HSVP, Panchkula.
7. Superintending Engineer, HSVP, Gurugram.
8. LAO Gurugram.
9. Senior Town Planner, Gurugram.
10. District Town Planner Gurugram.
11. Chief Account's officer Directorate.
12. Nodal Officer for updation on the website.



(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh

For Vatika Limited



Authorized Signatory

Revised land schedule1. Detail of land owned by M/s Haben Developers Pvt. Ltd., District Gurugram

Village	Rect. No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	43	2	7	11	7	11
		3	7	11	7	11
		15/1/1	4	10	2	2
41	12	8	0	8	0	
	19/2	4	0	4	0	
19	15/1	7	5	7	5	
Total			38	17	36	9

Haben Developers Pvt. Ltd., (Now under the ownership of Municipal Corporation Gurugram)

15/1/2	0	8	0	8
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2. M/s Blossom Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	12	7	8	0	8	0
		13/2	3	4	3	4
		14	8	0	8	0
Total			19	4	19	4

3. M/s Vatika Ltd.

Village	Rect. No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	42	20/1	7	12	7	12
		21/2	7	12	7	12
56	1/2/2	6	8	6	8	
	10/1/1	1	4	1	4	
Total			22	16	22	16

Grand Total	78	17
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Or 9.85625 Acres

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

For Vatika Limited

[Signature]
 Authorised Signatory

Revised land schedule

1. Detail of land owned by Vatika Limited

Village	Rect. No.	Killa No.	Total Area		Taken Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	11	11/1	7	2	7	2	
		12	8	0	8	0	
		19/1	6	10	6	10	
		20/1	0	14	0	14	
		22/2	1	9	1	9	
	11	7/2	3	6	3	6	
		8/2	3	6	3	6	
		13	8	0	8	0	
		14	8	0	8	0	
		17	8	0	8	0	
		18	8	0	8	0	
		23/1	7	9	7	9	
		24	8	0	8	0	
		19	3/2	0	13	0	13
		11	6/2	3	6	3	6
	9/2		3	6	3	6	
	9/1		4	14	0	3	
	12	11/2	0	17	0	17	
	11	10/2	3	6	3	6	
		15	8	0	8	0	
		16/1	1	16	1	16	
		16/2	6	4	6	4	
		25	8	0	8	0	
		19	4/1	2	18	2	18
		5/1	2	18	2	18	
	Total			123	14	119	3

2. Malvina Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	10	14/2	2	19	2	19
		15	8	0	8	0
		16	8	0	8	0
		17/1	2	18	2	18
		24/2	2	18	2	18
	11	25	8	0	8	0
		11/2	0	18	0	18
		19/2	1	10	1	10
		20/2	7	6	7	6
		21	8	0	8	0
		22/1	6	11	6	11
	19	1	8	0	8	0
		2	8	0	8	0
		9	8	0	8	0
	20	4/2	2	18	2	18
		5	8	0	8	0
	28	13	8	0	8	0
		14	8	0	8	0
		17/1	7	7	7	7
		18	8	0	8	0
19		8	0	8	0	
Total			131	5	131	5

For Vatika Limited


 Authorised Signatory

3. Bioko Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	18	13/2	2	16	2	16
		14/1	2	12	2	12
		14/2	5	8	2	8
	Total		10	16	7	16

4. Salton Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	1/1	5	0	5	0
		10/2	5	0	5	0
	43	11	8	0	2	4
		20/1	4	0	0	6
		20/2	3	19	0	6
		Total		25	19	12

5. Valbhav Warehousing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	11	23/2	0	11	0	11
	19	3/1	7	7	7	7
		8	8	0	8	0
		Total		15	18	15

6. Feldon Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	18	8	0	8	0
	43	9	8	0	6	13
	Total		16	0	14	13

7. Aplin Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	43	6/1/2	5	2	4	16
		7/2/1	3	13	3	13
		7/1	1	7	1	7
	Total		10	2	9	16

Aplin Developers Pvt. Ltd. (Now under the ownership of Municipal Corporation Gurugram)

43	6/1/1	0	5	0	5
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D.G.T.C.PY(HR)

For Vatika Limited

Authorised Signatory

8. Mendell Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	12	10/2	5	17	2	6
		11/1/1	5	0	5	0
		22	8	0	8	0
	18	1	8	0	8	0
		10	8	0	8	0
Total			34	17	31	6

9. Vaibhav Warehousing Pvt. Ltd. 1/4 Share, Feldon Developers Pvt. Ltd. 1/2 Share, Ignacio Develoeprs Pvt. Ltd. 1/4 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	21	8	0	8	0
		27	6	0	6	0
	6	8	0	8	0	
	15	8	0	8	0	
	16	8	0	8	0	
	Total			38	0	38

10. Feldon Developers Pvt. Ltd. 1/2 Share, Ignacio Develoeprs Pvt. Ltd. 1/2 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	11	2	7	0	5	8
		3	8	0	1	4
		Total			15	0

11. Bloko Developers Pvt. Ltd. 1/2 Share, Ignacio Develoeprs Pvt. Ltd. 1/2 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	17/2	0	13	0	13
		24/1	7	7	7	7
		Total			8	0

12. Salton Developers Pvt. Ltd. 164/676 Share, Feldon Developers Pvt. Ltd. 201/676 Share, Aplin Developers Pvt. Ltd. 160/676 Share, Vatika Limited 151/676 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	10	8	0	8	0
		11	8	0	8	0
	20	6	8	0	8	0
		7/1	4	19	4	19
		14/2	4	17	4	17
		Total			33	16

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

For Vatika Limited

Authorised Signatory

13. Bioko Developers Pvt. Ltd. 3/4 Share, Salton Developers Pvt. Ltd. 1/4 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	22/2	5	11	5	11
		23	8	0	8	0
		24/2	0	13	0	13
	42	4/2	4	0	4	0
Total			18	4	18	4

14. Aplin Developers Pvt. Ltd. 206/376 Share, Aster Promoters & Developers Pvt. Ltd. 17/376 Share, Timor Developers Pvt. Ltd. 68/376 Share, Salton Developers Pvt. Ltd. 85/376 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	12	8	0	8	0
		13	8	0	8	0
		14/1	2	16	2	16
	Total			18	16	18

15. Bloko Developers Pvt. Ltd. 667/2042 Share, Aster Promoters & Developers Pvt. Ltd. 858/2042 Share, Aplin Developers Pvt. Ltd. 381/2042 Share, Vatika Limited 136/2042 Share

Village	Rect No.	Killa No.	Total Area		Taken Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	41	11	8	0	8	0	
		20	8	0	8	0	
		21	8	0	8	0	
		22	8	0	8	0	
		42	6	8	0	8	0
			15	8	0	8	0
			16	8	0	8	0
			17	8	0	8	0
	18		8	0	8	0	
	19		8	0	8	0	
	23/2		6	2	6	2	
	24		8	0	8	0	
	25	8	0	8	0		
	Total			102	2	102	2

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

For Vatika Limited

Authorised Signatory

16. Bioko Developers Pvt. Ltd. 133/356 Share, Aster Promoters & Developers Pvt. Ltd. 133/356 Share, ApIn Developers Pvt. Ltd. 66/356 Share, Vatika Limited 24/356 Share

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	42	7/2	2	2	2	2
		11/1	2	0	2	0
		12/1	1	18	1	18
		13	8	0	8	0
		14/1	3	16	3	16
		Total		17	16	17

17. Blossom Properties Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	10	6	2	16	2	16
	11	10/1	4	9	3	10
	12	19	8	0	8	0
		20/1	1	16	1	16
		20/2	6	4	6	4
		21	8	0	8	0
	18	2/1	1	16	1	16
	19	4/2	5	2	5	2
		5/2	5	2	5	2
		6	8	0	8	0
		7	8	0	8	0
	Total		59	5	58	6

18. Ignacio Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	12	18	8	0	8	0	
		23	8	0	8	0	
		24/1	1	18	1	18	
		18	4/1	2	0	2	0
			7/2	2	0	2	0
42	14/2	4	4	4	4		
Total		26	2	26	2		

19. Timor Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Taken Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	11	8	0	8	0
		12	8	0	8	0
		20	8	0	8	0
		Total		24	0	24

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

For Vatika Limited


Authorised Signatory

20. Aster Promoters & Developers Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Total Area</u>		<u>Taken Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	43	8	8	0	8	0

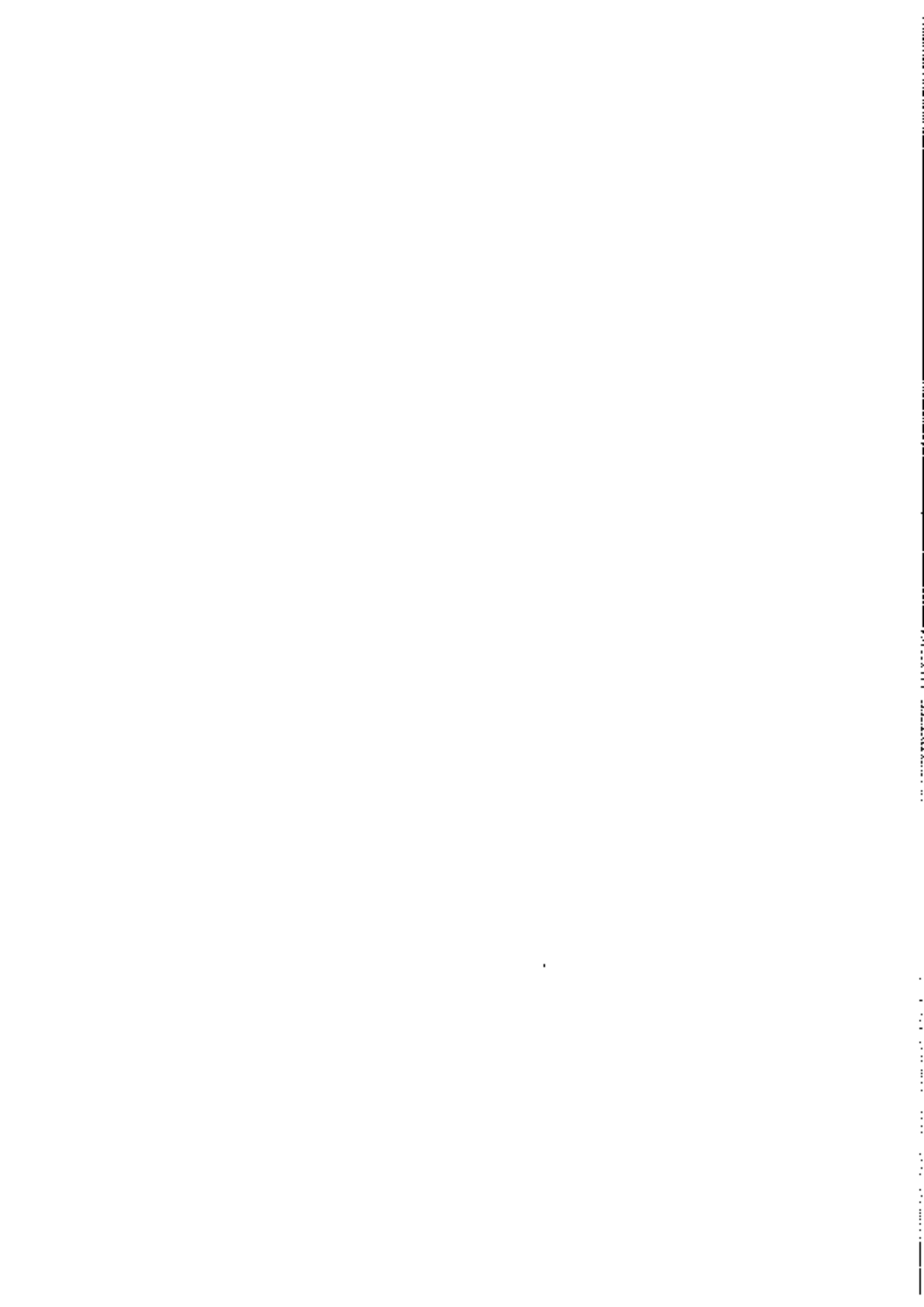
21. Smt. Bimla Devi W/o Sh. Jai Prakash

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Total Area</u>		<u>Taken Area</u>		
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>	
Harsaru	19	20	8	0	8	0	
Grand Total					710	12	88.825 Acres


Director General
Town & Country Planning
Haryana, Chandigarh

For Vatika Limited


Authorised Signatory



Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

To

Malvina Developers Pvt. Ltd. and others,
C/o Vatika Ltd.
7th Floor, Vatika Traingle,
Sushant Lok-I, Block A,
Gurugram-122002.

Memo. No. LC-2781-Vol-IV/JE(SB)/2023/ 9226 Dated: 31-03-2023

Subject: Renewal of license No. 94 of 2013 dated 31.10.2013 granted for setting up of Residential Plotted Colony over an area measuring 94.2 acres in Sector - 88A & 88B, Gurugram being developed by Vatika Ltd.

Reference: Your application dated 29.04.2021 & 20.02.2023 on the subject cited above.

Your request for renewal of Licence No. 94 of 2013 dated 31.10.2013 granted for setting up of Residential Plotted Colony over an area measuring 94.2 acres in Sector - 88A & 88B, Gurugram Manesar Urban Complex has been examined and it has been decided to renew the licence upto 30.10.2024 subject to fulfilments of terms and conditions laid down in the licence and the following conditions:-

1. 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.
2. The applicant company shall make the substantial progress at site after obtaining the requisite permissions from the competent authorities during the current validity of licence.
3. You shall clear the outstanding dues of Rs. 28978.64 lacs on account of EDC/IDC as on 02.03.2023 within 90 days from issuance of this letter.
4. You shall revalidate the bank guarantees on account of EDC/IDW within 30 days from issuance of this letter.
5. You shall deposit an amount of Rs. 53,77,270/- on account of composition fee for transfer of part area licence without prior approval from competent authority within a period of 30 days from issuance of this letter.
6. 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.
7. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
8. You shall transfer the licence area forming part of sector road, service road, green belt, 24/18 mtr. wide roads in compliance of order dated 16.05.2022 within a period of 30 days from issuance of this letter.
9. You shall get approved the Service Plan/Estimates of the colony with the current validity period of licence.
10. You shall not carried out any development works in Khasra no. 43//18, 11, 20/1, 20/2,9, 6, 7/1, 13/2, 14/1, 15, 12/1, 28//22/2, 23 24/2, 42//4/2 and shall not

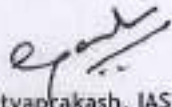
For Vatika Limited

Authorised Signatory

create any third party right and also submit the status of creation of third party rights alongwith proposal of relocation of allottee.

11. You shall submit the latest ownership verification from Deputy Commissioner, Gurugram after getting the takseem/ mutation of the Khasra no. for the area measuring 2.275 acres.
12. You shall get the revised layout plan approved from this Department as soon as the takseem/mutation of 2.275 acres land is executed in your favour.
13. You shall submit reply in respect of this office memo dated 06.01.2023 within a period of 15 days from issuance of this letter.
14. You shall abide by the decision of the Hon'ble Punjab and Haryana High Court and Civil Courts and any other appeal pending in the various licences.
15. You shall get the licence renewed till final completion of the colony is granted.

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



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

Endst. No. LC-2781-Vol-IV/JE(58)/2023/

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, Gurugram.
6. Nodal Officer (Website) for updation on website.


(Narender Kumar)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana Chandigarh

For Vatika Limited


Authorised Signatory

Directorate of Town and Country Planning, Haryana

SCD No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Malvina Developers Pvt. Ltd. and others
In collaboration with Vatika Ltd.,
7th floor, Vatika Triangle,
Sushant Lok-I, Block-A,
Gurugram.

Memo No:-LC-2781(II)-PA(SN)-2018/ 16080

Dated: 29-05-2018

Subject:

Renewal of Licence No. 94 of 2013 dated 31.10.2013 granted for setting up of plotted colony on the land measuring 100.875 acres falling in Sector-88A to 88B, Gurugram-Manesar Urban Complex- Vatika Ltd.

Reference:


Your application dated 10.01.2018 on the subject cited above.

1. Licence No. 94 of 2013 dated 31.10.2013 granted for setting up of plotted colony on the land measuring 100.875 acres (after freezing the area measuring 6.98125 acres under Khasra no. 43//18, 11, 20/1, 20/2, 9, 6, 7/1, 13/2, 14/1, 15, 12/1 & area measuring 2.275 acres under Khasra no. 28//22/2, 23, 24/2, 42//4/2) falling in Sector-88A to 88B, Gurugram-Manesar Urban Complex is hereby renewed up to 31.10.2019 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 make the substantial progress at site after obtaining the requisite permissions from the competent authorities during the current validity of licence.
4. You shall get approved the Service Plan/Estimates of the colony with the current validity period of licence.
5. You shall deposit the additional Bank Guarantee on account of IDW within a period of 30 days from issuance of renewal order.
6. You shall not carried out any development works in this area as mentioned khasra no. at sr. no. 1 above and shall not create any third party right and also submit the status of creation of third party rights alongwith proposal for relocation of allottee, if any in this area to this office.
7. That you shall submit the latest ownership verification from Deputy Commissioner, Gurugram after getting the Takseem/mutation of the Khasra No. for the area measuring 2.275 acres as mentioned in para-1 above.
8. That you shall get the revised layout plan approved from this Department as soon as the Takseem/mutation of 2.275 acres land is executed in your favour.
9. You shall get the licence renewed till final completion of the colony is granted.
10. You shall abide by the decision of the Hon'ble Punjab & Haryana High Court and Civil Courts pending in the various cases.

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

For Vatika Limited


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


Makrand Pandurang

Endst no: LC-2781(II)/PA(SN)/2018/

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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Sanjay Kumar)

District Town Planner (HQ)

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

For Vatika Limited


Authorised Signatory

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

License No. 94 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 Malvina Developers Pvt. Ltd., Dale Developers Pvt. Ltd., Gabino Developers Pvt. Ltd., Vaibhav Warehousing Pvt. Ltd., Feldon Developers Pvt. Ltd., Blair Developers Pvt. Ltd., Grover Associates, Sh. Sahil Grover S/o Sh. Madan Grover, Aster Promoters & Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Smt. Komal W/o Sh. Pankaj Adlakha, Sh. Madan Grover S/o Kotu Ram, Sh. Kunal Sharma S/o Sushil Sharma, Smt. Binla Devi W/o Sh. Jai Prakash, C/o Vatika Ltd. 7th Floor, Vatika Triangle, Block - A, Sushant Lok-1, Gurgaon-122002 for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 100.875 acres falling in the revenue estate of village Harsaru, Sector 88A & 88B, Distt. Gurgaon.

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

For Vatika Limited


Authorized Signatory

- 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 30.10.2017

Dated: The 31.10.2013
Chandigarh

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

Endst. No. LC-2781-JE (VA)/2013/ 560222

Dated: 5/11/13

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

1. Malvina Developers Pvt. Ltd., Dale Developers Pvt. Ltd., Gabino Developers Pvt. Ltd., Vaibhav Warehousing Pvt. Ltd., Feldon Developers Pvt. Ltd., Blair Developers Pvt. Ltd., Grover Associates, Sh. Sahil Grover S/o Sh. Madan Grover, Aster Promoters & Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Smt. Komal W/o Sh. Pankaj Adlakha, Sh. Madan Grover S/o Kotu Ram, Sh. Kunal Sharma S/o Sushil Sharma, Smt. Binla Devi W/o Sh. Jai Prakash, C/o Vatika Ltd. 7th Floor, Vatika Triangle, Block - A, Sushant Lok-I, 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

For Vatika Limited

(Signature)
Authorised Signatory

TO BE READ WITH LICENSE NO. 94 OF 2013 dt 21.10.2013

1. Detail of land owned by Malvina Developers Pvt.Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	10	14	5	4	2	19
		15	8	0	8	0
		16	8	0	8	0
		17	8	0	2	18
		24	8	0	2	18
		25	8	0	8	0
		26	8	0	8	0
	11	11	8	0	8	0
		12	8	0	8	0
		19	8	0	8	0
		20	8	0	8	0
		21	8	0	8	0
		22	8	0	8	0
	19	1	8	0	8	0
		2	8	0	8	0
		9	8	0	8	0
	20	4	8	0	2	18
		5	8	0	8	0
	28	13	8	0	8	0
		14	8	0	8	0
		17/1	7	7	7	7
		18	8	0	8	0
		19	8	0	8	0
		Total		172	11	155

2. Dale Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	18	13/2	2	16	2	16
		14/1	2	12	2	12
		14/2	5	8	2	8
		Total	10	16	7	16

3. Gabino Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	43	18	8	0	8	0
		28	1/1	5	0	5
	43	10/2	5	0	5	0
		11	8	0	8	0
		20/1	4	0	4	0
	20/2	3	19	3	19	
	Total		33	19	33	19

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

Cont. page-2

For Vatika Limited

Authorised Signatory

4. Vaibhav Warehousing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	11	7	8	0	8	0	
		8	8	0	8	0	
		13	8	0	8	0	
		14	8	0	8	0	
		17	8	0	8	0	
		18	8	0	8	0	
		23	8	0	8	0	
		24	8	0	8	0	
	19	3	8	0	8	0	
		8	8	0	8	0	
		Total		80	0	80	0

5. Feldon Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	18	8	0	8	0
	43	9	8	0	8	0
	Total		16	0	16	0

6. Blair Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	43	6	7	12	7	12	
		7/2	6	13	6	13	
		7/1	1	7	1	7	
		13/2	3	13	3	13	
		14/1	3	13	3	13	
		15	7	12	3	13	
		Total		30	10	26	11

7. Grover Associates

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	12	1	8	0	5	17
		10	8	0	5	17
		11	8	0	5	17
		22	8	0	8	0
	11	6	8	0	8	0
		9	8	0	8	0
	18	1	8	0	8	0
		10	8	0	8	0
	Total		64	0	57	11

Handwritten Signature
D.G.T.C.P. (Hr.)
2013

Cont. page-3

For Vatika Limited

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Authorised Signatory

To be read with L.No. 94 of 2013 dt 31/10/2013
- 3 -

8. Vaibhav Warehousing Pvt. Ltd. 1/4 Share, Feldon Developers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover, 1/4 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	21	8	0	8	0
		27	5	8	0	6
		6	8	0	8	0
		15	8	0	8	0
		16	8	0	8	0
		Total	40	0	38	0

9. Feldon Developers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover, 1/2 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	11	2	7	0	7	0
		3	8	0	8	0
		4	8	0	8	0
		Total	23	0	23	0

10. Dale Developers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover, 1/2 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	17/2	0	13	0	13
		24/1	7	7	7	7
		Total	8	0	8	0

11. Gabino Developers Pvt. Ltd. 164/676 Share, Feldon Developers Pvt. Ltd. 201/676 Share, Blair Developers Pvt. Ltd., 160/676 Share, Sh. Sahil Grover S/o Sh. Madan Grover, 151/676 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	10	8	0	8	0
		11	8	0	8	0
20		6	8	0	8	0
		7/1	4	19	4	19
		14/2	4	17	4	17
		Total	33	16	33	16

12. Dale Developers Pvt. Ltd. 3/4 Share, Gabino Developers Pvt. Ltd. 1/4 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	22/2	5	11	5	11
		23	8	0	8	0
		24/2	0	13	0	13
42		4/2	4	0	4	0
		Total	18	4	18	4

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For Vatika Limited


Authorised Signatory

To be read with L.No. 94 of 2013 dt
31-10-2013
- 4 -

13. M/s Blair Developers Pvt. Ltd. 206/376 Share, Aster Promoters & Developers Pvt. Ltd. 17/376 Share, Mandisa Developers Pvt. Ltd. 68/376 Share, Gabino Developers Pvt. Ltd. 85/376 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	12	8	0	8	0
		13	8	0	8	0
		14/1	2	16	2	16
		Total	18	16	18	16

14. Dale Developers Pvt.Ltd. 667/2042 Share, Aster Promoters & Developers Pvt. Ltd. 858/2042 Share, Blair Developers Pvt. Ltd. 381/2042 Share, Smt. Komal W/o Sh. Pankaj Adlakha, 136/2042 Share

Village	Rect No.	Killa No.	Total Area		Applied Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	41	11	8	0	8	0	
		20	8	0	8	0	
		21	8	0	8	0	
		22	8	0	8	0	
		42	6	8	0	8	0
			15	8	0	8	0
			16	8	0	8	0
			17	8	0	8	0
			18	8	0	8	0
			19	8	0	8	0
			23/2	6	2	6	2
		24	8	0	8	0	
		25	8	0	8	0	
		Total	102	2	102	2	

15. Dale Developers Pvt.Ltd. 133/356 Share, Aster Promoters & Developers Pvt. Ltd. 133/356 Share, Blair Developers Pvt. Ltd. 66/356 Share, Smt. Komal W/o Sh. Pankaj Adlakha, 24/356 Share

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	42	7/2	2	2	2	2
		11/1	2	0	2	0
		12/1	1	18	1	18
		13	8	0	8	0
		14/1	3	16	3	16
		Total	17	16	17	16


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For Vatika Limited

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To be read with L.No. 94 of 2012 dt
-5-
31.10.2013

16. Sh. Madan Grover S/o Kotu Ram

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	11	5/1	6	16	6	16
		5/2	1	4	1	4
	10	6	2	16	2	16
		11	10	7	15	7
	15		8	0	8	0
		16/1	1	16	1	16
		16/2	6	4	6	4
		25	8	0	8	0
	12	19	8	0	8	0
		21	8	0	8	0
		20/1	1	16	1	16
		20/2	6	4	6	4
	18	2/1	1	16	1	16
	19	4	8	0	8	0
		5	8	0	8	0
		6	8	0	8	0
		7	8	0	8	0
Total			100	7	100	7

17. Sh. Sahil Grover S/o Sh. Madan Grover

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	12	18	8	0	8	0
		23	8	0	8	0
		24/1	1	18	1	18
	18	4/1	2	0	2	0
		7/2	2	0	2	0
	42	14/2	4	4	4	4
Total			26	2	26	2

18. Mandisa Developers Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	11	8	0	8	0
		12	8	0	8	0
		20	8	0	8	0
Total			24	0	24	0

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2013

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For Vatika Limited

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Authorised Signatory

19. Aster Promoters & Developers Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Total Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	43	8	8	0	8	0

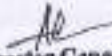
20. Sh. Kunal Sharma S/o Sh. Sushil Sharma

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Total Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	43	12/1	4	0	4	0

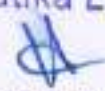
21. Smt. Bimla Devi W/o Sh. Jai Prakash

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Total Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	19	20	8	0	8	0

Grand Total					807	0	Or	100.875 Acres
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Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

For Vatika Limited


Authorised Signatory

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

To

Sh. Madan Grover S/o Sh. Koturam,
C/o Vatika Ltd.
7th Floor, Vatika Traingle,
Sushant Lok-I, Block A,
Gurugram-122002.

Memo. No. LC-2781-B-Vol-II/JE(SB)/2023/ 8258

Dated: 20/03/2023

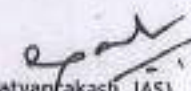
Subject: Renewal of license No. 11 of 2015 dated 01.10.2015 granted for setting up of Residential Plotted Colony over an area measuring 11.73125 acres in Sector - 88A & 88B, Gurugram being developed by Vatika Ltd.

Reference: Your application dated 16.06.2021 & 20.02.2023 on the subject cited above.

Your request for renewal of Licence No. 11 of 2015 dated 01.10.2015 granted for setting up of Residential Plotted Colony over an area measuring 11.73125 acres in Sector - 88A & 88B, Gurugram Nanesar Urban Complex has been examined and it has been decided to renew the licence upto 30.09.2025 subject to fulfilments of terms and conditions laid down in the licence and the following conditions:-

1. 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.
2. You shall make the substantial progress at site after obtaining the requisite permissions from the competent authorities during the current validity of licence.
3. You shall clear the outstanding dues of Rs. 28978.64 lacs on account of EDC/IDC as on 02.03.2023 within 90 days from issuance of this letter.
4. You shall revalidate the bank guarantees on account of EDC/IDW within 30 days from issuance of this letter.
5. You shall get the revised layout plan approved from this Department within 90 days of decision on the request for surrender of part area of licence.
6. You shall get approved the Service Plan/Estimates of the colony within 90 days of approval of revised layout plan as per decision on the request for surrender of part area of licence.
7. 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.
8. You shall compound the delay of allotment of EWS plots/ flats in accordance with the policy dated 16.08.2013.
9. You shall transfer the portion of sector/ master plan road forming part of the licenced area free of cost to the Government.
10. The renewal is subject to the outcome of the Complaint/Court Case filed against the said licence, if any.
11. You shall get the licence renewed till final completion of the colony is granted.

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


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

For Vatika Limited

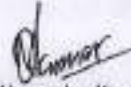
Authorised Signatory

Endst. No. LC-2781-B-Vol-II/JE(SB)/2023/

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, Gurugram.
6. Nodal Officer (Website) for updation on website.



(Narender Kumar)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana Chandigarh

For Vatika Limited



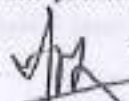
Authorised Signatory

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

Licence No. 11 of 2015

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Haben Developers Pvt. Ltd., Madan Grover S/o Kotu Ram Grover, Pran Nath S/o Ram Nath Mehta, Ajay S/o Pran Nath Mehta, Priya, Naina Ds/o Pran Nath Mehta, Kamini W/o Pran Nath Mehta, Pran Nath H.U.F Karta S/o Ram Nath Mehta, C/o Vatika Ltd., Floor, Vatika Triangle, Block A, Sushant Lok-I, Gurgaon-122002 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 32.2375 acres (schedule of land enclosed) falling in the revenue estate of village Harsaru, Sector 88A & 88B, Distt. Gurgaon.

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.
 - 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


D.C.C.P. (H)

For Vatika Limited


Authorized Signatory

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/DHBVNL 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/DHBVNL 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.

For Vatika Limited


Authorised Signatory

- 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) That the 25% of the saleable area being considered for grant of licence shall be frozen and no third party right will be allowed to be created for this frozen area. The frozen area will be released in five equal installments of 5% each after payment of proportionate EDC.
- t) The licence is valid up to 30/09/2020.

Dated: The 11/10/2015
Chandigarh



(ARUN KUMAR GUPTA)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2781-B-JE (VA)-2015/19356

Dated: 7/10/15

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

1. ✓ Haben Developers Pvt. Ltd., Madan Grover S/o Kotu Ram Grover, Pran Nath S/o Ram Nath Mehta, Ajay S/o Pran Nath Mehta, Priya, Naina Ds/o Pran Nath Mehta, Kamini W/o Pran Nath Mehta, Pran Nath H.U.F Karta S/o Ram Nath Mehta, C/o Vatika Ltd., Floor, Vatika Triangle, Block A, Sushant Lok-I, 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.


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

For Vatika Limited

Authorised Signatory

1. Detail of land owned by Haben Developers Pvt.Ltd., Distt. Gurgaon

Village	Rect No.	Killa No.	Total Area		Applied Area		
			Kanal	Marla	Kanal	Marla	
Harsaru	43	2	7	11	7	11	
		3	7	11	7	11	
		13/1	4	7	4	7	
		14/2	4	7	4	7	
		15	7	12	7	12	
	41	12	8	0	8	0	
		19/2	4	0	4	0	
	19	15/1	7	5	7	5	
	Total					50	13

2. Madan Grover S/o Kotu Ram, Distt. Gurgaon

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	12	7	8	0	8	0
		13	8	0	3	4
		14	8	0	8	0
Total					19	4

3. Pran nath S/o Ramnath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	56	8	8	0	8	0
		9/2	4	9	4	9
		12	8	0	8	0
		13	8	0	8	0
		7/2	3	16	3	16
		14/1	3	18	3	18
Total					36	3


4. Ajay S/o Prannath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	42	20	8	0	8	0
		21	8	0	8	0
	56	1	8	0	8	0
		10	8	0	8	0
		11	8	0	8	0
Total					40	0

Cont. next. Page 2


D.G.P. (Hr.)
C.A. 1/17/17

For Vatika Limited


Authorised Signatory

5. Priya D/o Prannath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	57	7	8	0	5	4
		14	8	0	5	4
			Total		10	8

6. Naina D/o Prannath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	57	3	8	0	8	0
		4	8	0	5	4
		8	8	0	8	0
			Total		21	4

7. Kamini W/o Prannath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	57	1	8	0	8	0
		2	8	0	8	0
		9	8	0	8	0
		10/1	0	4	0	4
		12	8	0	8	0
		13	8	0	8	0
			Total		40	4

8. Prannath Mehta, H.U.F. Karta Prannath Mehta S/o Ram Nath Mehta

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	56	6	8	0	8	0
		7/1	4	4	4	4
		14/2	4	2	4	2
		15	8	0	8	0
	57	10/2	7	16	7	16
		11	8	0	8	0
			Total		40	2

Grand Total	257	18	Or	32.2375	Acres
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 Director General
 Town and Country Planning,
 Haryana, Chandigarh
 160012-1200

For Vatika Limited


 Authorised Signatory

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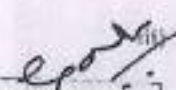
FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 254 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Aplin Developers Pvt. Ltd, Ignacio Developers Pvt. Ltd, Haben Developers Pvt. Ltd, Sahar Land and Housing Pvt. Ltd, Vatika Ltd, Haldi Developers Pvt. Ltd, Acklin Developers Pvt. Ltd, Crazy Properties Pvt. Ltd & Vatika INXT-2 Pvt. Ltd, in Collaboration with Vatika Ltd., Regd. Office: Unit No. A-002, INXT City Centre, Ground Floor, Block A, Sector-83, Vatika India Next, Gurugram-122012 for setting up of Residential Plotted Colony over an additional area measuring 22.4125 acres (In addition to License No. 94 of 2013 dated 31.10.2013 & License No. 11 of 2015 dated 01.10.2015) in the revenue estate of village Harsaru, Sector 88A & 88B, GMUC.

1. The particulars of the land, wherein the aforesaid Residential Plotted 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 Licence is granted subject to the following conditions:-
 - i) That the Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii) 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 thereunder are duly complied with.

That you will pay the Infrastructure Development Charges amounting to Rs. 4,76,19,278/- in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - iii) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - iv) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of 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 Govt. 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.


Director General
Town & Country Planning
Haryana, Chandigarh

For Vatika Limited


Authorized Signatory

- v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- vii) That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
- viii) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- ix) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- x) That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xi) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 Issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you shall make provision of Solar Power System as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xvii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

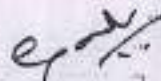
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For Vatika Limited

Authorised Signatory

Director General
Town & Country Planning
Haryana Government

- xviii) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xix) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xx) That you shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxi) That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots
- xxii) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxiv) That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxv) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxvi) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- xxvii) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxviii) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxix) That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of


Director General
Town & Country Planning
Haryana, Chandigarh

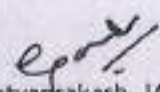
For Vatika Limited

Authorised Signatory

Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

- xxx) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxxi) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxxii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxiii) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.
- xxxiv) The you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- xxxv) That you shall abide with policy dated 19.12.2006 & 29.08.2019 and amended from time to time.
- xxxvi) That you shall obey all the directions/restrictions imposed by the Department from time to time.
3. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if applicable.
4. The licence is valid up to 16/11/2028.

Dated: 17/11/2023.
Place: Chandigarh


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

Director General
Town & Country Planning
Haryana, Chandigarh

Enrst. No. LC-2781-C/JE(SK)/2023/ 39958 Dated: 20-11-2023

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

1. Aplin Developers Pvt. Ltd, Ignacio Developers Pvt. Ltd, Haben Developers Pvt. Ltd, Sahar Land and Housing Pvt. Ltd, Vatika Ltd, Haldis Developers Pvt. Ltd, Acklin Developers Pvt. Ltd, Crazy Properties Pvt. Ltd & Vatika INXT-2 Pvt. Ltd, in Colaboration with Vatika Ltd., Regd. Office: Unit No. A-002, INXT City Centre,


For Vatika Limited


Authorised Signatory

- Ground Floor, Block A, Sector-83, Vatika India Next, Gurugram-122012 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 3. Chief Administrator, HSVP, 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, ParyavaranBhawan, Sector-2, Panchkula.
 7. Addl. Director Urban Estates, Haryana, Panchkula.
 8. Administrator, HSVP, Panchkula
 9. Chief Engineer, HSVP, Panchkula.
 10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
 11. Land Acquisition Officer, Gurugram.
 12. Senior Town Planner, Gurugram alongwith layout plan.
 13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
 14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
 15. Nodal Officer (Website) to update the status on the website.

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

For Vatika Limited


Authorised Signatory

To be read with License No. 254 Dated 17/11 of 2023

1. Detail of land owned by Aplin Developers Pvt.ltd.

Village	Rect. No.	Killa No	Total Area K-M	Applied area K-M
Harsaru	27	7	8-0	8-0
		8/1	1-0	1-0
		Total	9-0	9-0

2. Detail of land owned by Ignacio Developers Pvt.ltd.

Village	Rect. No.	Killa No	Total Area K-M	Applied area K-M
Harsaru	41	13/1	3-9	3-9

3. Detail of land owned by Haben Developers Pvt.ltd.

Village	Rect. No.	Killa No	Total Area K-M	Applied area K-M
Harsaru	28 29	15	8-0	8-0
		10/2	4-8	4-8
		11	8-0	8-0
		12/1	0-16	0-16
		Total	21-4	21-4

4. Detail of land owned by Sahar Land and Housing Pvt.ltd. 127/463 share,

Vatika Ltd. 336/463 share

Village	Rect. No.	Killa No	Total Area K-M	Applied area K-M
Harsaru	41 42 56	23	8-0	6-8
		24	8-0	1-14
		22	8-0	8-0
		23/1	1-18	1-18
		2	8-0	8-0
		3	8-0	8-0
		4	8-0	8-0
		5	8-0	8-0
		9/1	3-11	3-11
		Total	61-9	53-11

5. Detail of land owned by Sahar Land and Housing Pvt.ltd. 3/11 share,

Vatika Ltd. 8/11share

Village	Rect. No.	Killa No	Total Area K-M	Applied area K-M
Harsaru	42	11/2/1	5-19	5-19
		12/2	6-2	6-2
		Total	12-1	12-1

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

For Vatika Limited

Authorised Signatory

6. Detail of land owned by Haldis Developers Pvt. Ltd.

Village	Rect. No.	Killa No	Total Area	Applied area
			K-M	K-M
Harsaru	28	1/2	3-0	3-0
		2	8-0	5-3
		3	8-0	8-0
		9	8-0	5-3
		10/1	3-0	3-0
		Total	30-0	24-6

7. Detail of land owned by Haldis Developers Pvt. Ltd.

Village	Rect. No.	Killa No	Total Area	Applied area
			K-M	K-M
Harsaru	20	15	8-0	8-0

8. Detail of land owned by Acklin Developers Pvt. Ltd.

Village	Rect. No.	Killa No	Total Area	Applied area
			K-M	K-M
Harsaru	28	7	8-0	8-0
		8	8-0	8-0
		Total	16-0	16-0

**9. Detail of land owned by Crazy Properties Pvt. Ltd. 263/320 share,
Ignacio Developers Pvt. Ltd. 57/320 share**

Village	Rect. No.	Killa No	Total Area	Applied area
			K-M	K-M
Harsaru	19	22	8-0	3-3
		23	8-0	4-18
		Total	16-0	8-1

10. Detail of land owned by Vatika INXT 2 Pvt. Ltd.

Village	Rect. No.	Killa No	Total Area	Applied area
			K-M	K-M
Harsaru	41	18	8-0	8-0
		19/1	4-0	4-0
		Total	12-0	12-0

**11. Detail of land owned by Acklin Developers Pvt. Ltd. 9/11 share,
Vatika INXT 2 Pvt. Ltd. 2/11 share**

Harsaru	19	24/3	3-0	3-0
	28	4	8-0	8-0
		Total	11-0	11-0

**12. Detail of land owned by Apln Developers Pvt. Ltd. 5/14 share,
Haben Developers Pvt. Ltd. 8/14 share,
Sahar Land & Housing Pvt. Ltd. 3/154 share,
Vatika Ltd. 4/77 share**

Harsaru	56	10/1/2	0-14	0-14
		Grand Total		179-6
				Or 22.4125 Acres


Director General
Town & Country Planning
Haryana, Chandigarh

For Vatika Limited

Authorised Signatory

