

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 9 of 2010

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 Indica Estate Pvt.Ltd., (formerly known as M/s Vipul SEZ Developers Ltd).and M/s PKBK Buildwell Pvt. Ltd., C/o M/s Vipul Ltd, Vipul Tech Square, Golf Course Road, Sector- 43 Gurgaon to develop a Group Housing Colony 22.50 acres in village Fazilpur Jharsa, sector-71 Gurgaon.
2. The particulars of land wherein the aforesaid commercial 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 there-under are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That you shall construct the 12 mtr wide service and 24 m wide Internal Circulation road forming part of site area at their own cost and will transfer the same free of cost to the Government.
 - e) That you shall derive permanent approach from the service road along the development plan road.
 - f) That you will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
 - g) 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.
 - h) 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.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) 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.
 - k) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - l) 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.
 - m) The licence is valid upto 22-12-2014 subject to condition that you shall submit the valid bank guarantee on account of IDW/EDC before 22.12.2011.

Dated: Chandigarh

The 23-1-2010


(T.C. Gupta, IAS)
Director

Endst No. LC-1100-5DP (iii)- 2010/ 953

Dated:- 25-11-10

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

1. ✓ M/s Indica Estate Pvt.Ltd., (formerly known as M/s Vipul SEZ Developers Ltd).and M/s PKBK Buildwell Pvt. Ltd., C/o M/s Vipul Ltd, Vipul Tech Square, Golf Course Road, Sector- 43 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.

(Devendra Nimbokar)

District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh

TO BE READ WITH LICENCE NO.....9.....OF 2010

1. Detail of land owned by M/s Indica Estates Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	11	2/2	3-11
		9	8-0
		11	8-0
		12	8-0
		18	8-0
		19	8-0
		20 min	7-18
		21 min	7-8
		22	8-0
		23	8-0
		24	8-0
	23	1	8-0
		2	8-0
		3	8-0
		4	8-0
		8/2	3-0
		9	8-0
		10	8-0
		7	8-0
	8/1	<u>5-0</u>	
Total			146-17 or 18.356 Acres

2. Detail of land owned by M/s P.K.B.K Buildwell Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	10	14	9-10
		15/1	2-4
		16 min	<u>5-9</u>
		Total	17-3 or 2.144 Acres

3. Detail of land owned by M/s Vipul SEz Developers Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	23	11	8-0
		20	<u>8-0</u>
		Total	16-0 or 2.0 Acres

G. Total 180K-0M or 22.5 Acres


Director

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh

Phone: 0172-2549349; website:-http://tcpharyana.gov.in

To

Vipul Ltd.
Vipul Techsquare, Golf Course Road,
Sector-43, Gurugram-122009.

Memo No. LC-1100/Asstt(RK)/2024/

10869

Dated:

27/3/24

Subject:

Renewal of licence no. 09 of 2010 dated 23.01.2010 granted for setting up of Group Housing Colony over an area measuring 22.50 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram - Vipul Ltd.

Please refer to your application dated 17.08.2023 on the matter as subject cited above.

Your request for renewal of licence no. 09 of 2010 dated 23.01.2010 granted for setting up of Group Housing Colony over an area measuring 22.50 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram has been considered and the aforesaid licence is hereby renewed upto **22.01.2025** on the same terms & conditions laid down therein.

1. That this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period.
2. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iii) of Act No. 8 of 1975 as amended from time to time regarding construction/ transfer of community site and shall apply for extension of construction of community sites as per Rule 15A of Rules, 1976 & under the provisions of notification dated 05.02.2020 within 90 days from issuance of this renewal.
3. That you shall submit the compliances of Rule 24, 26(2), 27 & 28 of Rules, 1976 within 30 days and also pay the composition charges for the same, if any.
4. That you shall apply for approval of zoning plan & building plans within 30 days from the issuance of this renewal.
5. That you will get the licence renewed upto the period till the final completion of the colony is granted.
6. This renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1100/Asstt(RK)/2024/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner (P), Gurugram.
3. District Town Planner (Enf), Gurugram.
4. Chief Accounts Officer O/o DTCP, Chandigarh.
5. PM (IT) with a request to update the status of renewal of license on the website of the Department.

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

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; website:-http://tcpharyana.gov.in

ORDER

Whereas, licence no. 09 of 2010 dated 23.01.2010 was granted in favour of Indica Estate Pvt. Ltd. (formerly known as Vipul SEZ Developers Ltd.) and PKBK Buildwell Pvt. Ltd. C/o Vipul Ltd. for setting up of Group Housing Colony over an area measuring 22.50 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975.

In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 09 of 2010 dated 23.01.2010 from 22.12.2013 to 17.08.2023.

Whereas, you deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period. The total interest amount deposited is Rs.1,08,88,290/-.

In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(Amit Khatri, IAS)

Director, Town & Country Planning
& Haryana, Chandigarh

Endst. No. LC-1100/Asstt(RK)/2024/ 10875

Dated: 27/3/24

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

1. Vipul Ltd., Vipul Techsquare, Golf Course Road, Sector-43, Gurugram-122009.
2. Chief Accounts Officer of this Directorate.
3. PM (IT Cell) O/o DTCP with request to update the status on website.

(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

ORDER

In pursuant to this office Endst No. 953 dated 25.01.2010, License No. 09 of 2010 dated 23.01.2010 was granted in favour Indica Estate Pvt. Ltd. (formerly known as Vipul SEZ Developers Ltd.) & PKBK Buildwell Pvt. Ltd., C/o Vipul Ltd., Vipul Techsquare, Golf Course Road, Sector-43, Gurugram to develop a Group Housing Colony over an area measuring 22.50 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex.

2. And whereas the request dated 16.08.2023 received for Transfer of License and Change of Developer in favour of Signatureglobal (India) Ltd. for area measuring 22.50 acres of license no. 09 of 2010 dated 23.01.2010 granted for Group Housing Colony falling in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram Manesar Urban Complex was examined and accordingly the in-principle approval was issued on 21.09.2023 subject to fulfillment of conditions mentioned therein.

3. After receiving the compliances of in-principle approval dated 21.09.2023, the request for Transfer of License and Change of Developer in favour of Signatureglobal (India) Ltd. is hereby allowed under Rule 17 of Rules, 1976 and policy dated 18.02.2015 respectively. The terms and conditions as stipulated in the above said license will remain the same and the company Signatureglobal (India) Ltd. shall be sole responsible for compliance of all terms and conditions of provisions of Act 1975 & Rules 1976 till the completion of certificate to the colony or relieved of the responsibility by DTCP, Haryana whichever is earlier.

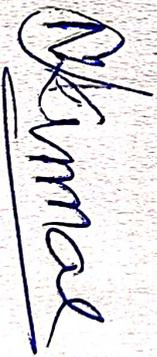

(Amit Khatri, IAS)
Director, Town & Country Planning
& Haryana, Chandigarh

Endst No. LC-1100/Asstt(RK)/2024/ 13096-113

Dated: 29-04-2024

1. Signatureglobal (India) Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001.
2. Indica Estate Pvt. Ltd. (formerly known as Vipul SEZ Developers Ltd.) & PKBK Buildwell Pvt. Ltd., C/o Vipul Ltd., Vipul Techsquare, Golf Course Road, Sector-43, Gurugram.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Deputy Secretary/Project Director, Ministry of Road Transport and Highway, G-5&6, Dwarka Sector-10, Delhi
8. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.

9. Addl. Director Urban Estates, Haryana, Panchkula.
10. Administrator, HSVP, Gurugram.
11. Chief Engineer, HSVP, Panchkula.
12. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
13. Land Acquisition Officer, Gurugram.
14. Senior Town Planner, Gurugram.
15. District Town Planner (P), Gurugram.
16. District Town Planner (Enf), Gurugram.
17. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
18. PM (IT) O/o DTCP, Haryana to update the status on the website.



(Narender Kumar)

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