

FORM LC-V
(See Rule-12)

Haryana Government
Town and Country Planning Department

Licence No. 56 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 Hardcore Realtors Pvt. Ltd., M/s Base Exports Pvt. Ltd., M/s Adson Software Pvt. Ltd., M/s Ornamental Realtors Pvt. Ltd., M/s Golden View Builders Pvt. Ltd. and M/s Commander Realtors Pvt. Ltd. C/o M/s SU Estates Pvt. Ltd., 3rd Floor, Tower-A, Building No. 8, DLF Cyber City, Sector 25, Gurgaon, to develop a Commercial colony on the land measuring 3.937 acres falling in revenue estate village Ullawas, Behrampur in sector 59 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 Commercial 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 Commercial 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 portion of 12 mtr wide service road, if any, forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - e) That it is understood that the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of shops/floor area of colony before the approval of layout plan/building plans.
 - h) That the portion of sector/Master plan road, if any, 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.
 - i) That you shall obtain approval from the competent authority under PLPA-1900, or any other law applicable at site before starting the development work at site.
 - j) 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.
 - k) That you will use only CFL fittings for internal lighting as well as for campus lighting.
 - l) 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.
 - m) 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.
- The licence is valid upto 30.7.2014.

The Chandigarh

Dated 31.7.2010.


(T.C. GUPTA)IAS

Director,

Town & Country Planning,
Haryana, Chandigarh.
Email:-tcphry@gmail.com

1. A copy is forwarded to the following for information and necessary action:-
M/s Hardcore Realtors Pvt. Ltd., M/s Base Exports Pvt. Ltd., M/s Adson Software Pvt. Ltd.,
M/s Ornamental Realtors Pvt. Ltd., M/s Golden View Builders Pvt. Ltd. and M/s Commander
Realtors Pvt. Ltd. C/o M/s SU Estates Pvt. Ltd., 3rd Floor, Tower-A, Building No. 8, DLF
Cyber City, Sector 25, 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.(i) 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 Kimbokar)

District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh

TO BE READ WITH LICENCE NO56..... OF 2010

1. Detailed of land owned by M/s. Adson Software Pvt. Ltd. in village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Ullawas	12	24/2	K-M 3-15
Total			<u>3-15 or 0.469 acres</u>

2. Detailed of land owned by M/s. Hardcore Realtors Pvt. Ltd. (392/731) share, M/s. Base Exports Pvt. Ltd. (182/731) share, M/s. Ornamental Realtors Pvt. Ltd. (26/731) share and M/s. Golden View Builders Pvt. Ltd. (131/731) share in village Ullawas, Tehsil Sohna, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Ullawas	14	4/2	K-M 3-10
Total			<u>3-10 or 0.437 acres</u>

3. Detailed of land owned by M/s. Commander Realtors Pvt. Ltd. in village Behrampur, Tehsil Sohna, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Behrampur	32	1	K-M
	33	5	8-0
	17	25/2	4-6
	18	21	3-15
		22/1/1	8-0
			0-4
Total			<u>24-5 or 3.031 acres</u>

Grand Total 31K – 10M OR 3.937 acres


Director
Town and Country Planning,
Haryana, Chandigarh
21st Floor
Kgs