

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

**Licence No. 73. of 2012**

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Mirage Buildwell Pvt. Ltd., Navnct Realtors Pvt. Ltd., Banita Buildcon Pvt. Ltd., Perpetual Infrastructures Pvt. Ltd., Afra Infrastructures Pvt. Ltd., C/o Parsavnath Developers Ltd., Arunanchal Bhawan, 6<sup>th</sup> Floor, 19, Barakhamba Road, New Delhi for setting up of Residential Plotted Colony on the land measuring 50.564 acres falling in the revenue estate of village Kasba Karnal, Sector-35, Distt. Karnal.
2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and 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 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 will be submitted in the O/o District Town Planner, Kurukshetra within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
  - d. That you shall construct 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
  - e. That the portion of sector/Master plan road which shall form part of the licenced area if any 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.
  - f. That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - g. 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.
  - h. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

- i. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG,TCP till the services are made available from external infrastructure to be laid by HUDA.
- j. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- k. 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-Station as per the norms prescribed by the power utility in the zoning plan of the project.

l. The licence is valid upto 10/7/2016.

Dated: Chandigarh

The 11/7/2012.

**(T.C. Gupta, I.A.S)**  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**

Endst. No. LC-1226-JE(BR) - 2012/ 12354

Dated:- 12/7/12.

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

- 1. Mirage Buildwell Pvt. Ltd., Navnct Realtors Pvt. Ltd., Banita Buildcon Pvt. Ltd., Perpetual Infrastructures Pvt. Ltd., Afra Infrastructures Pvt. Ltd., C/o Parsavnath Developers Ltd., Arunanchal Bhawan, 6<sup>th</sup> Floor, 19, Burakhamba Road, New Delhi with copy of agreement LC-IV and bilateral agreement, *approved by Dist. Plan.*
- 2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
- 3. Chief Administrator, HUDA, Panchkula.
- 4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
- 5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
- 6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
- 7. Additional, Director Urban Estates, Haryana, Panchkula.
- 8. Administrator, HUDA, Panchkula.
- 9. Chief Engineer, HUDA, Panchkula.
- 10. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
- 11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
- 12. Senior Town Planner, Panchkula.
- 13. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
- 14. Land Acquisition Officer, Panchkula.
- 15. District Town Planner, Karnal along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(f&g) before starting the development works.

**(Sanjay Kumar)**  
 District Town Planner (HQ)  
 For Director General, Town and Country Planning,  
 Haryana, Chandigarh.

To be read with Licence No. 73. of 2012 Dated 11/7/2012

1. Mirage Buildwell Pvt. Ltd.:-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	8147/2	2-15-0
	8154	6-17-0
	8057	1-10-0
	8059	1-17-0
	8071	2-15-0
	8072	1-16-0
	8073	0-18-0
	8165	1-3-0
	8153	4-16-0
	8152	4-18-0
	8156	5-7-0
	8164	0-15-0
	8166	2-1-0
	8167	0-12-0
	8169/2	5-9-0
	8149	1-15-0
8173/1	4-4-0	

Total 49-8-0 or 10.292 Acres

2. Mirage Buildwell Pvt. Ltd. (1/2 Share) & Navneet Realtors Pvt. Ltd. (1/2 Share) :-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	8150	8-11-0
	8151	10-0-0
	8163	0-16-0
	8056	1-7-0
Total		20-14-0 or 4.313 Acres

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

*Shankar Prakash*

To be read with Licence No. 73. of 2012 Dated 11/7/2012

3. Navneet Realtors Pvt. Ltd.:-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	12216/8079 Min	1-10-0
	8058	1-12-0
	8062	0-7-0
	8063	1-3-0
	8064	1-0-0
	8065	0-7-0
	9982/8068	1-19-0
	9983/8068	1-19-0
	8069	0-10-0
	8070	0-6-0
	8083 Min	3-9-6
	8085	5-1-0
	8168	1-6-0
	8084	1-17-0
	8090 Min	0-8-2
	8136 Min	0-7-0
	8142	9-7-0
	8086/2 Min	0-7-18
<b>Total</b>		<b>32-16-6 or 6.836 Acres</b>

4. Navneet Realtors Pvt. Ltd. (1/2 Share) & Banita Buildcon Pvt. Ltd. (1/2 Share) :-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	8078 Min	9-6-1
<b>Total</b>		<b>9-6-1 or 1.938 Acres</b>

5. Navneet Realtors Pvt. Ltd. (7/8 Share) & Banita Buildcon Pvt. Ltd. (1/8 Share) :-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	9981/8068	3-15-0
<b>Total</b>		<b>3-15-0 or 0.781 Acre</b>

  
**D.G.T.C.P.**  
**(Hr.)**  
*Sunderlal Patil*

To be read with Licence No. 73 of 2012 Dated 11/7/2012

6. Perpetual Infrastructure Pvt. Ltd.:-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	8137 Min	0-8-0
	8138 Min	2-14-2
	8139	12-19-0
	8140 Min	11-3-12
	8141	4-17-0
	8144/2	9-3-0
	14341/8088/2 Min	3-8-15
	14430/8088/1	4-0-0
	8089 Min	5-4-13
	8146	6-2-0
	8147	2-18-0
	8087	4-18-0
	<b>Total</b>	

7. Afra Infrastructure Pvt. Ltd.:-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	8045	0-19-0
	8046	2-19-0
	8049	0-18-0
	8034	8-3-0
	8039 Min	2-5-13
	8036 Min	0-19-13
	8037 Min	2-2-17
	8047	3-2-0
	8048	3-12-0
	8050	8-16-0
	8051	4-3-0
<b>Total</b>		<b>38-0-3 or 7.918 Acres</b>

**D.G.T.C.P.**  
(Mr.)

*Sahay Lal Patil*

To be read with Licence No. 73. of 2012 Dated 11/7/2012.

8. Banita Buldcon Pvt. Ltd.:-

<u>Village</u>	<u>Killa No.</u>	<u>Area</u> (B-B-B)
Kasba Karnal	12220/8080	0-8-0
	12239/8170	2-2-0
	12215/8079 Min	1-12-0
	8081 Min	4-17-12
	8082 Min	1-12-18
	12219/8080	1-13-0
	8055	2-15-0
	8162/2	0-15-0
	8172/2	4-14-0
	8171	0-9-0
	<b>Total</b>	<b>20-18-10 or 4.359 Acres</b>
	<b>G.Total</b>	<b>242-14-2 or 50.564 Acres</b>

**Director General  
Town & Country Planning  
Haryana, Chandigarh**  
*Sarvendra Patwari*

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

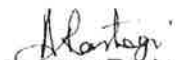
Licence No. 141 of 2014

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Prosperity Infrastructure Pvt. Ltd., Navneet Realtors Pvt. Ltd., Perpetual Infrastructure Pvt. Ltd., Banita Buildcon Pvt. Ltd., Afra Infrastructure Pvt. Ltd., Silverstreet Infrastructure Pvt. Ltd., Dhiran Real Estate Pvt. Ltd. in collaboration with Parsvnath Developers Ltd., Parsvnath Metro Towers, Near Shahdara Metro Station, Shahdara, Delhi - 110032 on the additional land measuring 30.572 acres falling in the revenue estate of village Kasba Karnal, District Karnal in Sector-35 of Draft Development Plan-2025 AD of Karnal.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and 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 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 will be submitted in the O/o District Town Planner, Karnal within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
  - d. That the licensee shall construct 12 m and 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
  - e. That area coming under the sector roads and restricted belt/green belt which forms part of the licensed area and in lieu of which benefit to the extent permissible as per policy towards plottable 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 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 Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - g. That the licensee shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

- h. That the licensee 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.
- i. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- j. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
- k. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- l. That the licensee 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-Station as per the norms prescribed by the power utility in the zoning plan of the project.
- m. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- n. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- o. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot for meeting the cost of internal development works in the colony.
- r. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- s. That the licensee shall abide the policy dated 03.02.2010 and 01.05.2011 related to allotment of EWS Flats / Plots.
- t. That you shall not raise any construction within right of way of 400 KV and 220 KV HT lines passes over the site
4. The licence is valid upto 28/8/2019.

Dated: Chandigarh  
The 29/8/2014.

  
(Anurag Rastogi)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh 82



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Endst. No. LC-1226 B-JE (BR) - 2014/20548. Dated:- 29/8/14.

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

1. Parsvnath Developers Ltd., Parsvnath Metro Towers, Near Shahdara Metro Station, Shahdara, Delhi - 110032, with copy of agreement LC-IV and bilateral agreement. & LOP.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Engineer in Chief, Irrigation Department Haryana, Panchkula with the request to suggest the measures to be undertaken for safety and security of the residents of the licensed colony. Licensee will implement all the safety measures suggested by your Department.
10. Chief Engineer, HUDA, Panchkula.
11. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Panchkula. along with LOP
14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Panchkula. & LOP
16. District Town Planner, Karnal along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(g&h) before starting the development works.



(P. P. Singh)  
District Town Planner (HQ)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO 141 OF DATED 29/8/2014

1. Details of land owned by Prosperity Infrastructure Pvt. Ltd.(224/1063 Share), Navneet Realtors Pvt. Ltd.(81/1063 Share), Perpetual Infrastructure Pvt. Ltd.(20/1063 Share), Afra Infrastructure Pvt. Ltd.(220/1063 Share), Silverstreet Infrastructure Pvt. Ltd.(351/1063 Share), Dhiran Real Estates Pvt. Ltd.(167/1063 Share) :-

Village	Kharsa No.	Area (B-B)
Kasba Karnal	13094/8145	3-12
	13095/8145	3-6
	13096/8155/1	0-7
	13096/8155/2	3-0
	13097/8155/2	3-2
	8449	3-0
	8451/1	0-10
	8464	7-6
	8465	2-13
	8462	2-13
	8463	1-9
	8468	7-6
	<b>Total</b>	<b>38-4</b>

D G. T. C. P (Hr)

**2. Details of land owned by Prosperity Infrastructure Pvt. Ltd.:-**

<b>Village</b>	<b>Kharsa No.</b>	<b>Area (B-B)</b>
<b>Kasba Karnal</b>	8431	5-12
	8436	5-4
	8438	6-13
	8440	2-14
	8441	4-0
	8443	9-0
	8444	7-16
	8447	7-6
	8452	2-14
<b>Total</b>		<b>50-19</b>

**3. Details of land owned by Banita Buildcon Pvt. Ltd.:-**

<b>Village</b>	<b>Kharsa No.</b>	<b>Area (B-B)</b>
<b>Kasba Karnal</b>	8432	9-18
	8434	6-19
	8439	2-12
	8442	3-4
	8445	7-0
	8446	7-3
	8448	8-5
	8458	2-6
<b>Total</b>		<b>47-7</b>

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**4. Details of land owned by Silverstreet Infrastructure Pvt. Ltd.(2/3 Share), Dhiran Real Estates Pvt. Ltd.(1/3 Share) :-**

<b>Village</b>	<b>Kharsa No.</b>	<b>Area (B-B)</b>
<b>Kasba Karnal</b>	8461	2-7
	13908/10342/8459/1	0-13
	8450	0-11
	8453	1-17
	8454	0-17
	8456	0-14
	8455	0-17
	<b>Total</b>	<b>7-16</b>

**5. Details of land owned by Navneet Realtors Pvt. Ltd :-**

<b>Village</b>	<b>Kharsa No.</b>	<b>Area (B-B)</b>
<b>Kasba Karnal</b>	8115/1	2-9
	<b>Total</b>	<b>2-9</b>

**Grand Total 146-15 or 30.572 acres**

  
Director General  
Town and Country Planning  
Haryana, Chandigarh.

