

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

Licence No. 246 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 made there under to M/s Juventus Estate Private Limited F-60, Malhotra Building, Connaught Place, New Delhi for setting up of a Group Housing Colony at village Dhanwapur and Village Gurgaon, Sector-104 Gurgaon.
2. The particular of land wherein the aforesaid 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 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 & Regulations of Urban Areas Act, 1975 and Rules, 1976 made thereunder 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.
4. That the licensee shall construct the portion of service road and internal circulation road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. 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.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decisions of the competent authority shall be binding in this regard.
7. 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.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the Group Housing Complex.
9. The licence is valid up to 28-10-2009.

Dated: The
Chandigarh, 29-10-2007.


(S.S. Dhillon)


Director
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. 5DP-2007/ 26954

Dated: 30-10-07

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

1. M/s Juventus Estate Private Limited F-60, Malhotra Building, Connaught Place, New Delhi along with copies of agreement, LC-IV and Bilateral Agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon
6. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh Along with a copy of agreement.


District Town Planner (HQ)DN
For: Director, Town and Country Planning,
Harvana, Chandigarh

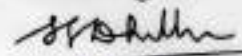
To be read with licence No. 246 of 2007

Detail of land owned by M/s Juventus Estates Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area K.-M.</u>
Dhanwapur	13	22	9-16
		23	7-13
		24	<u>7-10</u>
		Total	24-19 or 3.1187 acres

<u>Gurgaon</u>	<u>Area B-B-B.</u>
7715/261	1-8-7
6333/241	1-19-0
6334/242	2-4-0
6341/245	2-4-0
6342/246	2-4-0
6349/249	<u>2-4-0</u>
Total	12-3-7 or 7.6047 acres

G. Total 10.7234 acres



Director

Town and Country Planning,
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana

Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg,
Chandigarh, web site: tcpharyana.gov.in Haryana, Chandigarh.
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Juventus Estates Pvt. Ltd.
India Bulls House, Plot No. 448-451,
Udyog Vihar, Phase-V,
Gurugram-122001.


Memo No. LC-1590-Vol-II/Asstt.(AK)/2020/ 5037 Dated: 25-02-2020

Subject: Renewal of licence No. 246 of 2007 dated 29.10.2007 granted for setting up Group Housing Colony over an area measuring 10.7234 acres in Sector 104 Gurugram being developed by Juventus Estates Ltd.

Reference: Your application dated 27.09.2019 on the subject cited above.

1. Licence No. 246 of 2007 dated 29.10.2007 granted for setting up Group Housing Colony over an area measuring 10.7234 acres in Sector 104 Gurugram Manesar Urban Complex is hereby renewed up to 28.10.2024 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 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.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 14.01.2020.
7. You shall get the licence renewed till final completion of the colony is granted.

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


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


Endst no: LC-1590-Vol-II/Asstt.(AK)/2020/

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.


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

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcepharyana.gov.in

Phone: 0172-2549349; e-mail: tcephrya@gmail.com

FORM LC-V (See Rule-12)

Licence No. 56. of 2011


This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Juventus Estates Pvt. Ltd. in collaboration with M/s Mariana Infrastructure Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon-122001 Gurgaon (Haryana) for setting up of Group Housing Colony on the additional land measuring 10.162 acres falling in the revenue estate of village Dhanwapur & Gurgaon, Sector-104, Distt. Gurgaon.

2. The particulars of land wherein the aforesaid Group Housing colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, 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 building 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 within seven days of issuance of this permission before starting the development works in the colony and for approval of the zoning plan.
4. That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
5. 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.
6. 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.
7. 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.
8. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
9. 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.

10. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
11. 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.
12. 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.
13. 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.
14. The licence is valid upto 22/6/2015.

Dated: Chandigarh

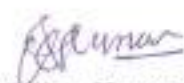
The 23/6/2011


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

Endst No. LC-1590A-JE(BR) - 2011/8333-49 Dated:- 24/6/11

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

1. M/s Juventus Estates Pvt. Ltd. in collaboration with M/s Mariana Infrastructure Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon (Haryana), 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. 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, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. 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.
14. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Gurgaon.
16. District Town Planner, Jind along with a copy of agreement.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Vijay Kumar)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh.

भारतीय गैर न्यायिक

पचास
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INDIA NON JUDICIAL

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FORM LC-IV-A

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY

This Agreement is made on this 23rd day of June 2011

Between

1) M/s Juventus Estate Limited, a company registered under the provisions of the Companies Act and having its registered office at F-60, Malhotra Buildings, 2nd Floor, New Delhi-110 001 acting through its authorized signatory namely Mr. Kushal Sharma, duly authorised vide Board Resolution dated 01st December 2009;

FED

(HQ)

2) M/s Mariana Infrastructure Limited, a company registered under the provisions of the Companies Act and having its registered office at 1-A, Hamilton House, First Floor, Connaught Place, New Delhi-110001, acting through its authorized signatory namely Mr. Satinder Singh Virk, duly authorised vide Board Resolution dated 13th August 2009;

Hereinafter collectively referred to as "OWNER", which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns of the ONE PART.



DG, TCP (HRT)

And

The GOVERNOR OF HARYANA, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR") of the OTHER PART.

WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner shall enter into a Bilateral Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up a Group Housing Colony on the land measuring 10.162 acres falling in the revenue estate of Sec 104, Village Dhanwapur, District Gurgaon, Haryana.

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding on the Owner.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS UNDER:

1) In consideration of the Director General agreeing to grant license to the Owner to set up the said Group Housing Colony on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner, their partners, legal representatives authorized agents, assignees, executors, etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner, the Owner hereunder covenants as follows:



Sandeep Singh

- a) That in case of said Group Housing Colony adequate accommodation shall be provided for domestic servants and other services population of economically weaker section and number of dwelling units shall not be less than 10% of the number of main dwelling units and the area of such unit shall not be less than 140 sqft which will cater to the minimum size of the room along with bath and water closet.
- b) That all the buildings to be constructed in the said Group Housing Colony shall be with approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks, structural safety, sanitary requirements and circulation (vertical and horizontal)
- c) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by Owner.

FED
(HQ)

The Owner shall construct at his own cost or get constructed by any other institution or individual at its own cost school, hospital, community centers and other community buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Government, free of cost, the land set apart for school, hospital, community centre and other community buildings in which case the Government shall be at liberty to transfer such land to any person or institution including the local authority on such terms and conditions as it may lay down.

Sandeep Singh Vaid



DG, TCP (HR)

No third party right shall be created without the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh. The Owner shall construct all the community buildings within a period of three years from the date of grant of License.

- d) i. That the Owner undertakes to pay proportionate External Development Charges ("EDC") for the area earmarked for the group housing scheme, as per the rate schedule, terms and conditions annexed hereto.
- ii. That the rates, schedule and terms and conditions of the EDC as mentioned above may be revised by the Director during the licence period as and when necessary and the Owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of licence.
- e) That the Owner shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders @ Rs. _____ per gross acre which is a tentative charges only for construction of a portion of the total community buildings
- f) That the Owner shall ensure that the flats/dwelling units are sold/leased/transferred by them keeping in view the provision of Haryana Apartment Ownership Act, 1983.
- g) That the Owner shall abide by the provisions of the Haryana Apartment Ownership Act 1983
- h) That the responsibility of the ownership of the common area and facilities as well as their management and maintenance shall continue to vest the Owner till such time the responsibility is transferred to the Owner of the dwelling unit under the Haryana Apartment Ownership Act, 1983
- i) That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, public health services of the said Group Housing Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner shall 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.
- j) That the Owner shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owners towards meeting the cost of internal development works and construction works in the colony.
- k) That the Owner shall permit the Director General or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Group Housing Colony and the Owner shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the license granted.

Solomon Singh



NOTED
no. 100
A. (HQ)

Salinder Singh Varsi



DG, TCP (HR)

l) That the Owner shall deposit the Infrastructure Development Charges ("IDC") @ Rs. 625/- per square meter for group housing component and Rs. 1000/- per square meter for commercial component of the gross area of said Group Housing Colony in two equal installments. The first installment of the IDC shall be deposited by the Owner within sixty days from the date of the grant of the license and the second installment shall be deposited within six months of the date of the grant of the license. The unpaid amount of the IDC shall carry an interest @ 18% per annum (simple) for the delay in payment of installment

m) That the Owner shall carry out, at his own expense any other works which the Director General may think necessary and reasonable in the interest of proper development of the said Group Housing Colony.

n) That the Owner shall reserve 15% of the total number of flats developed or proposed to be developed for the allotment to the economically weaker sections categories, and the area of such a flat shall not be less than 200 sq. ft. These flats shall be allotted *cost of Rs. 1,50,000* *maximum* in the following manner.

i) That for the allotment of the flats the Owner shall invite applications for allotment through open press from eligible member of the economically weaker sections categories, as defined by the State Government/Housing Board, Haryana. The Owner shall also announce the tentative number of flats, its price along with sizes available for such sale.

ii) That if the number of the applications exceeds the number of flats, the allotment shall be made through the method of lottery/draw, by the Owner after giving due publicity and in the presence of the representative of the State Government. The successful applications will be allotted flats after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of the terms and condition of the sale within the stipulated time period prescribed by the Owner.

iii) That the Owner while calling the applications for the allotment of the economically weaker section/lower income group categories of flats in the said group housing colony shall charge not more than 10% of the total tentative cost of such flats as registration/earnest money.

iv) That any person registered under BPL family and includes his/her spouse or his/ her dependent children who do not own any flat in the HUDA sector/ Licence Colony in any of the Urban Area in the State, will be eligible for making the application

v) That First Preference will be give to the BPL families listed in the same town and followed by Listed in the District and the State

vi) That the complete scheme shall be floated for the allotment in one go within four months of the grant of licence or sanctioned of the building plans whichever is later and the possession of flats shall be offered within the valid licence period of 4 years.

vii) That the Owner will make the scheme transparent, advertisement will be given in one of the leading English National dailies and two newspapers in vernacular languages having

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DG, TCP (HR)



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circulation of more than ten thousand copies in the said District and should include details like schedule of payment, number of flats, size etc. The advertisement should also highlight the other essential requirements as envisaged on the policy of the Government.

- viii) That the allotment will be done through draw of the lots in the presence of the Committee consisting of Deputy Commissioner or his representative (atleast of the cadre of the Haryana Civil Services), Senior Town Planner of the Circle, Representative of the Director, Town and Country Planning (DTCP) and Owner concerned.
- ix) That the date of draw of the lots will be fixed by DTCP and the results will also be published in the newspapers as referred in (vii) above.
- x) That The Owner will get commensurate number of the building plans of the EWS component approved while submitting the building plans of the main component in group housing colonies.
- xi) That Owner will ensure at the time of grant of the occupation certificate in case of group housing colonies and grant of part completion certificate for the plotted colonies that the proportionate number of EWS units stand constructed & allotted and the plots reserved for EWS are also allotted.
- xii) That the allotment of these plots/flats can also be made with the approval of the Govt. to a specific category of the people in the public interest on recommendations of a Committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator, HUDA, STP & DTP. This category may include slum dwellers, occupying precious Government land and who are to be rehabilitated as per policy/court orders etc. or persons who have constructed houses on the acquired land and are eligible for the rehabilitations as per Government decision/court orders or the persons who have to be allotted oustees quota plots but the same are not readily available with HUDA/Government.
- o) That the Owner shall drive maximum net profit @15% of the total project cost of the development of the above said Group Housing 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 or they shall spend this money on further amenities/ facilities in their colony for the benefit of the resident therein.

Further the Owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that:-

- a) The overall net profit (after making provision for the payment of taxes) has not exceeded 15% of the total project cost of the scheme.
- b) A minimum of 15% in case of economically weaker section/lower income group flats as provided in sub clause (n) have been allotted at the prescribed subsidized price.

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D. A. (HQ)

DG, TCP (HR)

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S. Anil Kumar Verma




- c) The owner while determining the sale price of the flats in open market shall compute the net profit @ 15% and the details of which including the cost of acquisition of land shall be supplied to the Director as and when demanded by him. The total project shall mean a defined phase or a compact area of the colony, as approved by the Director.
- d) After the layout plans and development works or part thereof in respect of the said Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the Owner release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule-16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner.
- e) That the bank guarantee of the internal rates works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner shall submit the additional bank guarantee, if any, at the time of the approval of service plan/estimates according to the approved layout plan. In case of the of the community buildings, the bank guarantee is based on the interim rate of the construction, as on 01.01.1995 with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owner will furnish an additional bank guarantee within the thirty days on demand.

S. Singh



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- 2) Provided always and it is hereby agreed that if the Owner commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver or any previous clause or right, the director, may cancel the license granted to the Owner.
- 3) Upon cancellation of the license under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act 1975 and the Haryana Development and Regulation of Urban areas Rules 1976 and all the subsequent amendments made in the Act and rules. The bank guarantee in that event shall stand forfeited in favor of the Director.
- 4) That the Owner shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision to site in licenced land Transformers/Switching Stations/Electric Sub Stations as per norms prescribed by the power utility in the zoning plan of the project.
- 5) The stamp duty and registration charges on this deed shall be borne by the Owner.
- 6) The expression "Owner" hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.

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DG, TOP (HR)



- 7) - That any other condition which the Director may think necessary in public interest can be imposed.
- 8) - That the Owner shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DTCP till the services are made available from the external infrastructure to be laid by HUDA.
- 9) - The Owner shall pay labour cess charges as per policy of govt. dated 25.02.2010.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN

WITNESSES

- MSR
1. SURENDER S/O SH. BAIGRAJ
Q.N. 665 LODHI ROAD COMPLEX
NEW DELHI - 110003
 2. D Singh
DHARMENDRA SINGH
B 725, SECTOR 21, GURGAON

VETTED
D.A. (HQ)

Bach Ram
JE

Director General
Town & Country Planning,
Haryana, Chandigarh

OWNER



Sateender Singh Verma

Sateender Singh Verma



भारतीय गैर न्यायिक

पचास
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रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

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LC-IV

AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY

This Agreement is made on this 23rd day of JUNE, 2011

Between

TED

of

(HQ)

1) M/s Juventus Estate Limited, a company registered under the provisions of the Companies Act and having its registered office at F-60, Malhotra Buildings, 2nd Floor, New Delhi-110 001 acting through its authorized signatory namely Mr. Kushal Sharma, duly authorised vide Board Resolution dated 1st DEC, 2009;

2) M/s Mariana Infrastructure Limited, a company registered under the provisions of the Companies Act and having its registered office at 1-A, Hamilton House, First Floor, Connaught Place, New Delhi-110001, acting through its authorized signatory namely Mr. Satinder Singh Virk, duly authorised vide Board Resolution dated 13th August 2009;

Hereinafter collectively referred to as "OWNER", which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns of the ONE PART.

Satinder Singh Virk

DG, TCP (HR)

And

The Governor of Haryana, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR GENERAL") of the OTHER PART.

WHEREAS the Owner is well entitled to the land mentioned in Annexure hereto for the purposes of converting and developing it into a Group Housing Colony.

AND WHEREAS under Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules"), one of the conditions for grant of license is that the Owner shall enter into an agreement for carrying out and completion of development works in accordance with the license finally granted for setting up a Group Housing Colony on the land measuring 10.162 acre falling in the revenue estate of Village Dhanwapur, sec 104, District Gurgaon, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Director agreeing to grant license to the Owner to set up the said Group Housing Colony on the land mentioned in Annexure hereto on the fulfilment of all conditions laid down in Rules-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner, the Owner hereby covenants as follows:

a. That the Owner undertakes to pay proportional External Development Charges ("EDC") for the area earmarked for the group housing scheme, as per the rate schedule, terms and condition hereto:

i. That the Owner shall pay the proportionate EDC at the tentative rate of Rs. 213.259 Lacs per gross acre of total Group Housing component of 10.112 acres and at tentative rate of Rs. 332.036 lacs per gross acre of total Commercial component of 0.05 acres under the said Group Housing Colony with total gross area of 10.162 acres. These charges shall be payable to Haryana Urban Development Authority through the Director, Town and Country Planning, Haryana, either in lump sum within 30 days from the date of grant of License or in ten equal six monthly installments of 10% each i.e.

a) First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of the grant of license.

b) Balance 90% in nine equated six monthly installments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion.

ii. The EDC rates for Gurgaon-Manesar Urban Complex Development Plan 2021 are on tentative basis and the rates, schedules and terms and conditions of EDC may be revised by the Director, Town and Country Planning, Haryana, during the period of the license as and when necessary and the Owner shall be bound to pay the enhanced amount of EDC and the interest on the installment, if any, from the date of grant of license and in accordance with the rate schedule, terms and condition so determined

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A. (HQ)



Singh Vrode

DG, TCP (HR)



by the Director and shall furnish the additional bank guarantee, if any, on the enhanced EDC rates.

- iii. In case the Owner asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.
- iv. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director.
- v. In case HUDA executes external development works and completes the same before the final payment of EDC the Director shall be empowered to call upon the Owner to pay the balance amount of EDC in the lump sum even before the completion of the license period and the Owner shall be bound to make the payment within the period so specified.
- vi. Enhanced compensation on land cost, if any, shall be payable extra as decided by the Director from time to time.
- vii. The Owner shall arrange the electric connection from outside source for electrification of their said Group Housing Colony from the Haryana Vidhyut Parsaran Nigam. If the Owner fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner and deposit the same with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said Group Housing Colony shall be responsibility of the Owner, for which the Owner will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said Group Housing Colony.
- viii. No EDC would be recovered from Economically Weaker Section (EWS)/Lower Income Group (LIG) categories of allottees.

b. That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, public health services of the said Group Housing Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner shall 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.

The Owner shall construct at his own cost or get constructed by any other institution or individual at its own cost school, hospital, community centers and other community



buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Government, free of cost, the land set apart for school, hospital, community centre and other community buildings in which case the Government shall be at liberty to transfer such land to any person or institution including the local authority on such terms and conditions as it may lay down.

No third party right shall be created without the prior permission of the Director General, Town and Country Planning, Haryana, Chandigarh. The Owner shall construct all the community buildings within a period of three years from the date of grant of Licence.

c. That the Owner shall be individually as well as jointly responsible for the individual plan of licences area as well as total combined plans of the licenced area as a whole.

d. That the Owner shall complete the Internal Development Works within ~~two~~ years of the grant of Licence

e. That the Owner undertakes to pay proportionate EDC for the area earmarked for Group Housing Scheme, as per rate schedule terms and conditions given in clause-1 (a) of the agreement.

Handwritten note: If the owner shall finish the proposed plan of G.H. scheme along with the proposed plan/structure of roads to be laid down to be laid to 25% of the total cost of development work for the area earmarked for the scheme. The G.H. Scheme, without a provision of roads from the state of Punjab.

i. That the rates, schedule and terms and conditions of EDC as mentioned above may be revised by the Director ^{General} during the licence period as and when necessary and the Owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with interest from date of grant of licence.

ii. That all the buildings to be constructed in the said Group Housing Colony shall be with approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks, structural safety, sanitary requirements and circulation (vertical and horizontal)

iii. That in case of Group Housing adequate accommodation shall be provided for domestic servants and other services population of the economically weaker section and number of such dwelling units shall not be less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140 sq ft. which will cater to the minimum size of the room along with bath and water closet.

iv. That in case of the said Group Housing Colony the Owner shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owners towards meeting the cost of internal development works and construction works in the colony.



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A. (HQ)

v. That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided.

f. That the Owner shall deposit the Infrastructure Development Charges ("IDC") @ Rs. 625/- per square meter for group housing component and Rs. 1000/- per square meter for commercial component of the gross area of said Group Housing Colony in two equal installments. The first installment of the IDC shall be deposited by the Owner within sixty days from the date of the grant of the license and the second installment shall be deposited within six months of the date of the grant of the license. The unpaid amount of the IDC shall carry an interest @ 18% per annum (simple) for the delay in payment of installment.

g. That the Owner shall carry out at his own expense any other works which the Director may think necessary and reasonable in the interest of proper development of the said Group Housing Colony.

h. That the Owner shall permit the Director General or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Group Housing Colony and the Owner shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the license granted.

i. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner.

j. That the Owner shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DTCP till the services are made available from the external infrastructure to be laid by HUDA.

2. Provided always also it is hereby agreed that should the Owner commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right the Director may cancel the license granted to the Owner.

3. Upon cancellation of the license under clause-2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act, 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 and all the Subsequent amendments made in the Acts and Rules. The Bank Guarantee in that event shall stand forfeited in favour of the Director.

4. The stamp duty and registration charges on this deed shall be borne by the Owner.

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D. A. (HQ)



Satinder Singh Vass
D.G. TCR (HQ)

5. The expression "Owner" hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
6. After the layout and development works or part thereof in respect of the said Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the Owner release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule-16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR GENERAL have signed this deed on the 20th day of April 2011 first above written

WITNESSES:

TTED
A. (EQ)

1. AS mts
DHARMENDRA SEHWANI
725, SECTOR 21, GURGAON
2. NSC

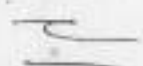
SURENDER S/O SH. BALRAS
O.N. 665 LODHI ROAD Complex
NEW DELHI - 11003

OWNER  

Salt  

Director General
Town and Country Planning,
Haryana, Chandigarh
For and on behalf of the
Governor of Haryana


Each item
JE


Director General
Town & Country Planning,
Haryana, Chandigarh

Salt  

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Juventus Estates Pvt. Ltd.
In collaboration with Juventus Estates Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram-122001.

Memo No. LC-1590/JE(AK)/2024/25817 Dated: 13-08-24

Subject: Renewal of licence No. 56 of 2011 dated 23.06.2011 granted for setting up Group Housing Colony over an area measuring 10.162 acres in sector 104 Gurugram.

Reference:- Your application dated 23.05.2024 on the subject cited above.

Licence No. 56 of 2011 dated 23.06.2011 granted for setting up Group Housing Colony over an additional area measuring 10.162 acres in sector 104 Gurugram is hereby renewed up to 22.06.2029 on the same terms and conditions laid down therein.

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 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.
3. You shall transfer the licenced area falling under sector plan/service road/ internal circulation road to the government within a period 30 days from issuance of this renewal.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall get the licence renewed till final completion of the colony is granted.

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

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

Dated:

Endst no: LC-1590/JE(AK)/2024/

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.

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

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

License No. 43. of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mabon Properties Ltd., Marina Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of GROUP HOUSING COLONY on the additional land measuring 3.39375 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
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 flats/office/floor area in colony before the approval of layout plan/building 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, Government of India and clearance from the PLPA, 1900 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 Transformers/Switching Station/Electric Sub-Station as per the norms prescribed by the power utility at the time of approval of building plans of the project.
10. 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the 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.
14. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That licensee shall pay differential license fee amounting to ₹ 68,47,000/- within a period of 30 days of issuance of demand notice.
17. That licensee shall get extended validity of Bank Guarantee against EDC & IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
18. The license is valid up to 15/6/2019.

Dated: The 16/6/2014.
Chandigarh


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

Endst. No. LC-1590-E-JE (VA)-2014/ 352-367 Dated: 17-6-14

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

1. Mabon Properties Ltd., Marina Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning 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 alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning 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.


(SUNITA SETHI)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 43 of 2014/16⁶/₂₀₁₄

1. Detail of land owned by Mabon Properties Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	18/2	3 - 9
		19/2	4 - 19
		22	8 - 0
		23	8 - 0
		19/4	<u>0 - 15</u>
		Total	25 - 3

2. Detail of land owned by Mariana Infrastructure Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	19/1	2 - 0
Grand Total			27- 3 or 3.39375 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
C-12047

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Mabon Properties Ltd.
Mariana Infrastructure Pvt. Ltd.
C/o Juventus Estates Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram-122001.

Memo No. LC-1590/JE(AK)/2020/23959 Dated: 30-07-2024

Subject: Renewal of licence No. 43 of 2014 dated 16.06.2014 granted for setting up Group Housing Colony over an additional area measuring 3.39375 acres in sector 104 Gurugram being developed by Juventus Estates Ltd.

Reference:- Your application dated 22.05.2019 on the subject cited above.

Licence No. 43 of 2014 dated 16.06.2014 granted for setting up Group Housing Colony over an additional area measuring 3.39375 acres in sector 104 Gurugram is hereby renewed up to 22.06.2024 on the same terms and conditions laid down therein.

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. That you shall transfer the portion of sector /master plans roads forming part of licensed area free of cost to the government within 30 days of issuance of this renewal.
3. 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.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall get the licence renewed till final completion of the colony is granted.

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

(Amit Khattri, IAS)
Director,

Town & Country Planning
Haryana Chandigarh

Dated:

Endst no: LC-1590/JE(AK)/2020/

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.

(Ashish Sharma)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana, Chandigarh

Juventus Estate Limited

8th August' 2024

To,
The Director General,
Town and Country Planning Department,
Sector-18, Chandigarh, Haryana

Subject: Request for Correction in renewal of license No. 43 of 2014 dated 16.06.2014 (3.39375 acres) issued for development of Group Housing Colony on the total land measuring 34.0229 acres located at Sector-104, Village Dhanwapur Distt Gurugram, Haryana ("Project") being developed M/s Juventus Estate Ltd. ("JEL") for a period of 5-year w.e.f. 16.06.2024 to 15.06.2029.

Ref: - License renewal letter memo no. L-1590/JE(AK)/2020/23959 dated 30.07.2024

Respected Sir,

We have been issued above referred license renewal letter for license No. 43 of 2014 dated 16.06.2014. We have observed following discrepancy in the same.

- 1) Renewal letter issued vide memo dated 30.07.2024 is addressed to Mariana Infrastructure Ltd as well whereas as per transfer of license order memo no. L-1590-E/JE(DS)/2020/404 dated 08.01.2021, an area admeasuring 0.25 acre of licensed land related to M/s Mariana Infrastructure Ltd is transferred to M/s Juventus Estate Limited, hence we humbly request to please address the said renewal letter only to M/s Mabon Properties Limited & M/s Juventus Estate Limited, 5th Floor, plot no. 108, IT Park, Udyog Vihar, Phase 1, Gurgaon 122016.
- 2) As per Renewal letter issued vide memo dated 30.07.2024, license is renewed upto 22.06.2024 whereas license expiry date is 16.06.2024 and we have paid renewal fees for the period of 5 years hence license validity date to be revised to 15.06.2029.

We humbly request to grant us revised license renewal letter and oblige.

Thanking You.

Yours Faithfully,
For Juventus Estate Limited


(Authorized signatory)

Encl.: As above



Juventus Estate Limited

Registered Office: 1/1E, First Floor, East Patel Nagar, West Delhi, New Delhi, Delhi, India, 110008
CIN: U70109DL2006PLC151259

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

License No. 37 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mariana Infrastructure Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 4.00 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
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 flats/office/floor area in colony before the approval of layout plan/building 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, Government of India and clearance from the PLPA, 1900 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 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 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the 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.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 21/4/2016

Dated: The 22/4/2012
Chandigarh


(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1590-B-JE(VA)-2012/ 6037 Dated: 25/4/12

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

1. Mariana Infrastructure Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
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.
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

I. Detail of the land owned by M/s Mariana Infrastructure  Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Dhanwapur	12	17	8-0
		24	8-0
		25	8-0
		21	8-0
		13	21
Total			32-0 or 4.00 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chaitanya

Water Authority Norms/ Haryana Government notification as applicable.

12. 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.

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg,
Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Mariana Infrastructure Pvt. Ltd.
In collaboration with Juventus Estates Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram-122001.

Memo no. LC-1590-B/Asstt(AK)/2020/ 16503 Dated: 17-09-2020

Subject: - Renewal of Licence No. 37 of 2012 dated 22.04.2012 granted for group housing colony over an additional area measuring 4.00 acres Sector-104, Gurugram.

Reference: Your application dated 20.03.2020 on the subject cited above.

1. Licence No. 37 of 2012 dated 22.04.2012 granted for setting up of Group Housing Colony over an additional area measuring 4.00 acres falling in Sector - 104, Gurugram is hereby renewed up to 21.04.2025 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 license of further period.
3. 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.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. You shall submit the NOC from MOEF and the ultimate power load requirement before start the development work within current validity period of license.
7. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 26.08.2020.
8. You shall get the license renewed till final completion of the colony is granted.


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


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

Endst no: LC-1590-B/Asstt.(AK)/2020/

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.


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

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

License No. 44. of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under Mariana Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of GROUP HOUSING COLONY on the additional land measuring 1.9625 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
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 flats/office/floor area in colony before the approval of layout plan/building 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, Government of India and clearance from the PLPA, 1900 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 Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the project.
10. 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the 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.
14. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That licensee shall pay differential license fee amounting to ₹ 39,59,300/- within a period of 30 days of issuance of demand notice.
17. That licensee shall get extended validity of Bank Guarantee against EDC & IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
18. The license is valid up to 15/6/2019.

Dated: The 16/6/2014
Chandigarh


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

Endst. No. LC-1590-A-JE (VA)-2014/ 336-351 Dated: 17-6-14

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

1. Mariana Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning 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 alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning 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.


(SUNITA SETHI)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 44 of 2014/16⁶/₂₀₁₄

1. Detail of land owned by Mariana Infrastructure Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
Dhanwapur	12	8/1/1	2-7
		9/1/1	0-17
		9/2/1	0-14
		9/2/2/1	0-12
		14/1/2	6-13
		18/1	4-11
		Total 15-14	


Director General
Town and Country Planning,
Haryana, Chandigarh
2014

Directorate of Town & Country Planning, Haryana

Jyona Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.
To

✓ Juventus Estates Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram-122001.

Memo No. LC-1590/JE(AK)/2024/ 25810 Dated:

13-08-2024


Subject: Renewal of licence No. 44 of 2014 dated 16.06.2014 granted for setting up Group Housing Colony over an additional area measuring 1.9625 acres in sector 104 Gurugram.

Reference:- Your application dated 16.05.2024 on the subject cited above.

Licence No. 44 of 2014 dated 16.06.2014 granted for setting up Group Housing Colony over an additional area measuring 1.9625 acres in sector 104 Gurugram is hereby renewed up to 15.06.2029 on the same terms and conditions laid down therein.

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 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.
3. You shall transfer the licenced area falling under sector plan/service road/ internal circulation road to the government within a period 30 days from issuance of this renewal.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall get the licence renewed till final completion of the colony is granted.

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



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

Endst no: LC-1590/JE(AK)/2024/

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.


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

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


License No. 66. of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mabon Properties ~~Private~~ Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 1.28125 acres in the revenue estate of village Gurgaon, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
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 flats/office/floor area in colony before the approval of layout plan/building 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, Government of India and clearance from the PLPA, 1900 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 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 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the 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.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 20/6/2016.

Dated: The 21/6/2012
Chandigarh

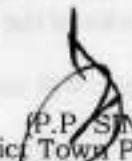

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1590-C-JE(VA)-2012/10850

Dated: 22/6/12

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


1. Mabon Properties ~~Private~~ Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement. *& zoning 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.
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

To be read with License No. ⁶⁶..... of 2011/⁶/₁₂

1. Detail of the land owned by M/s Mabon Properties Ltd. Distt. Gurgaon.

Village	Khasra No.	Area B.B.B.
Gurgaon	259	2-1-0 or 1.28125 acres


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



Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

Mabon Properties Pvt. Ltd.
In collaboration with Juventus Estates Ltd.
Plot No. 448-451, Ground floor,
Udyog Vihar, Phase-V, Gurugram-100001

Memo No:-LC-1590-C/Asstt.(MS)-2021/ 9095

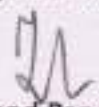
Dated: 06-04-2021

Subject: Renewal of Licence no. 66 of 2012 dated 21.06.2012 granted for setting up Group Housing colony over an area measuring 1.28125 acres in Sector-104 Gurugram-Manesar Urban Complex.

Reference: Your application dated 23.01.2021 on the subject cited above.

1. Licence No. 66 of 2012 dated 21.06.2012 granted for setting up Group Housing colony over an area measuring 1.28125 acres in Sector-104 Gurugram-Manesar Urban Complex is hereby renewed up to 20.06.2025 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. That 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.
4. You shall get approved the Service Plan/Estimates of the colony.
5. The delay of allotment of EWS flats, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
6. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
7. 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.



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

Endst no: LC-1590-C/Asstt.(MS)/2021/ 9096-9101

Dated: 06-04-2021

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.


(S. K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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


License No. 67 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mabon Properties ~~Pr.~~ Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 2.5 acres in the revenue estate of village Gurgaon, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
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 flats/office/floor area in colony before the approval of layout plan/building 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, Government of India and clearance from the PLPA, 1900 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 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 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the 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.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 20/6/2016.

Dated: The 21/6/2012.
Chandigarh



(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No . LC-1590-D-JE(VA)-2012/ 10866

Dated: 22/6/12

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

1. Mabon Properties Pvt. Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
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.
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

To be read with Licence No. ⁶⁷..... of 2012/21 ⁶/₁₂

1. Detail of land owned by Mabon Properties ~~Pr.~~ Ltd., District-Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
Gurgaon	254	B—B—B 4—0—0 or 2.5 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcp_haryana7@gmail.com

Website: http://tcp_haryana.gov.in

Regd.

To

Mabon Properties Pvt. Ltd.
In collaboration with Juventus Estates Ltd.
Plot No. 448-451, Ground floor,
Udyog Vihar, Phase-V, Gurugram-100001

Memo No:-LC-1590-D/Asstt.(MS)-2021/ 9088

Dated: 06-04-2021

Subject: Renewal of Licence no. 67 of 2012 dated 21.06.2012 granted for setting up Group Housing colony over an area measuring 2.50 acres in Sector 104 GMUC - Juventus Estate Ltd.

Reference: Your application dated 23.01.2021 on the subject cited above.

1. Licence No. 67 of 2012 dated 21.06.2012 granted for setting up of Group Housing Colony on the land measuring 2.50 acres falling in Sector-104, Gurugram-Manesar Urban Complex is hereby renewed up to 20.06.2025 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. That 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.
4. You shall get approved the Service Plan/Estimates of the colony.
5. The delay of allotment of EWS flats, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
6. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
7. 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.

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

Endst no: LC-1590-D/Asstt.(MS)/2021/

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.

(S. K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh