

(To be substituted same no. and date)

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

Licence No. 70 of 2009

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made there under to M/s Nilgiri Land Development (P) Ltd., M/s Indiabulls Infrastructure Projects Ltd., M/s Nilgiri Infrastructure Ltd., M/s Indiabulls Engineering Ltd., M/s Indiabulls Estate Ltd., M/s Indiabulls Land Holdings Ltd., M/s Indiabulls Commercial Estate Ltd., M/s Nilgiri Lands Ltd., M/s Nilgiri Land Holdings Ltd., M/s Nilgiri Land Development Pvt. Ltd., for setting up of Residential Plotted Colony in the revenue estate of village Rathdhana, Sector-26, 26A, 33, 34 Distt. Sonipat.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved 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 before starting the development works in the colony and for approval of the zoning plan.
4. That the licensee shall construct 24 m wide and 12 m wide service road falling through their site at their own cost and the entire area under road/green belt shall be transfer 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 licensed land on the basis of give equal take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 19.01.2009 issued by the Ministry of Environment & Forests, Govt. of India, before starting the development works in the colony.
8. That the developers shall use only CFL fittings for internal lighting as well as for campus lighting.
9. That you shall obtain clearance 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.
10. 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 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.

DG, TCP (HR)

11. That you will integrate the services with the HUDA services as per the approved services plans as and when made available.
12. That you shall construct service road, forming the part of site area at your own cost and shall transfer the land falling within alignment of same and green belt free of cost to the Govt.
13. That you shall derive permanent access from proposed 12 m wide service road along the development plan road.
14. That you will have no objection for give and take proposal of the land in the licence under consideration with HUDA required for integration of services and for planned development and will abide by the proposal of competent authority.
15. That you shall not object acquisition and development of sewerage treatment plant at a later stage as and when decided by the Government.
16. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable. The provision of solar water hitting system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
17. That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
18. The licence is valid upto 23.11.2013.

Dated: 24.11.2009

Place: Chandigarh


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

Endst No. LC-800-IV/JD (BB)/2009/11963-77

Dated: 25.11.2009

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

1. M/s Nilgiri Land Development Pvt. Ltd., M/s Indiabulls Infrastructure Projects Ltd., M/s Nilgiri Infrastructure Ltd., M/s Indiabulls Engineering Ltd., M/s Indiabulls Estate Ltd., M/s Indiabulls Land Holdings Ltd., M/s Indiabulls Commercial Estate Ltd., M/s Nilgiri Lands Ltd., M/s Nilgiri Land Holdings Ltd., M/s Nilgiri Land Development Pvt. Ltd. F-60, Malhtra Building, 2nd Floor, Cannought Place, New Delhi-01 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana –Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonipat along with a copy of agreement.
14. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
15. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.

(Devendra Nimbokar)
District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh.

READ TO BE LICENCE NO. 70 OF 2009

1. Detail of land owned by M/s Nilgiri Land Development (P) Ltd. 1/6 share, M/s Indiabulls Infrastructure Projects Ltd. 5/6 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	22	16	5-4
		Total	5-4 or 0.650 acres.

2. Detail of land owned by M/s Nilgiri Land Development (P) Ltd. 1/2 share, M/s Nilgiri Infrastructure Ltd. 19/16 share, M/s Indiabulls Engineering Ltd. 3/20 share, M/s Indiabulls Estate Ltd. 1/30 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	26	9	7-12
	44	7	7-8
		8/2	2-9
		12	8-0
		13	8-0
		14	5-16
		17/1	2-4
		18	8-0
		19/1	4-9
		19/2	3-11
		23/2/1	3-13
		27	0-12
		29	0-9
		30	0-2
		31	2-2
		Total	64-7 or 8.044 acres.

3. Detail of land owned by M/s Nilgiri Infrastructure Ltd. 2/9 share, M/s Nilgiri Land Development (P) Ltd. 2/3 share, M/s Indiabulls Estate Ltd. 1/9 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	26	4/1	3-16
		7/2	3-16
		8	8-0
	44	16	7-8
		17/2	5-12
		24/1	6-13
		25/1/1	3-12
		Total	38-17 or 4.856 acres.

4. Detail of land owned by M/s Indiabulls Engineering Ltd. village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	25	18/1 min	1-10
		18/2 min	0-7
	26	2	7-4
		3/2	2-9
		16/2	2-8
		17	8-0
		24/1	1-11
	45	2/2	0-13
		7/2	0-4
		9	8-0
		12	8-0
		13	7-14
		14	7-2
		Total	55-2 or 6.888 acres. <i>cont. page.2</i>

5. Detail of land owned by M/s Indiabulls Land Holdings Ltd. village Rathdhana, Distt. Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	21	12	8-0
	26	3/1	5-2
	9	5/1	3-8
		6/2	6-19
	44	8/1	4-13
		9/1/1	0-17
		28	0-9
		Total	29-8 or 3.675 acres.

6. Detail of land owned by M/s Indiabulls Land Holdings Ltd. 1/2 share, M/s Indiabulls Commercial Estate Ltd. 1/2 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)	
Rathdhana	10	10/2	0-12	
		11/1	4-14	
		19/2	1-16	
		20	7-18	
		21	8-0	
		22/1	6-9	
		23/1	0-5	
		27	0-7	
		21	1	8-0
			2	7-16
	3/1		4-6	
	8		7-18	
	9		8-0	
	10		8-0	
	22		5/1	3-16
			Total	77-17 or 9.981 acres.

7. Detail of land owned by M/s Indiabulls Commercial Estate Ltd. village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	21	20/1	4-4
		20/2	3-16
		Total	8-0 or 1.00 acres.

8. Detail of land owned by M/s Indiabulls Commercial Estate Ltd. 112/1320 share, M/s Nilgiri Infrastructure Ltd. 180/1320 share, M/s Indiabulls Land Holdings Ltd. 388/1320 share village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	21	21/1	4-0
		21/2	3-12
		22/2/1	1-16
		22/2/2	1-16
	25	25	7-11
	45	1	8-0
		2/1	7-7
		10	8-0
	46	4/2	1-10
		5	7-13
		6	8-0
		15/2	6-8
		26	0-7
		Total	66-0 or 8.250 acres.

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9. Detail of land owned by M/s Indiabulls Infrastructure Projects Ltd. village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)	
Rathdhana	26	13	8-0	
		18	8-0	
		24/2	6-0	
		25	6-15	
		45	4/1	6-18
	Total		5	7-12
				43-5 or 5.406 acres.

10. Detail of land owned by M/s Indiabulls Infrastructure Projects Ltd. 17501/19536 share, M/s Nilgiri Infrastructure Ltd. 2035/19536 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)	
Rathdhana	27	21	7-2	
		22	7-11	
		19	8-0	
		20	8-0	
		26	16/1	5-12
	Total			36-5 or 4.531 acres.

11. Detail of land owned by M/s Nilgiri Lands Ltd. village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)		
Rathdhana	21	22/1	4-0		
		27	11/1	3-16	
	44		11/2	4-4	
			10/2	7-8	
			4/2	1-2	
			6	7-12	
			7/1	7-16	
			15	7-4	
		Total			43-2 or 5.388 acres.

12. Detail of land owned by M/s Indiabulls Estate Ltd. 83/84 share, M/s Nilgiri Infrastructure Ltd. 1/84 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)		
Rathdhana	10	11/2	2-6		
		12	8-0		
		13	8-0		
		14	8-0		
		17	8-0		
		18	8-0		
		19/1	4-19		
		23/2	7-7		
		24	8-0		
		26	0-9		
		21	3/2	2-14	
			4	5-16	
			5	0-16	
			6	4-9	
			9	3-0	
	11	6/1	0-2		
		23	7-11		
		20	3	8-0	
			4/1	6-0	
			8/1	7-15	
		27	13 min	4-0	
		Total			113-4 or 13.963 acres.

13. Detail of land owned by M/s Nilgiri Land Holdings Ltd., village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	21	11/2	6-12
		11/4	0-16
	22	5/2/1	1-15
		6/2	7-16
	27	13 min	4-0
		18	8-0
		23	7-11
	44	1/1	4-0
		2/1	4-0
		3/1	2-4
		3/2/1	1-16
Total			48-10 or 6.063 acres.

14. Detail of land owned by M/s Nilgiri Land Holdings Ltd. 311/575 share, M/s Nilgiri Land Development Pvt. Ltd 47/575 share, M/s Indiabulls Infrastructure Projects Ltd. 41/575 share, M/s Nilgiri Infrastructure Ltd 44/575 share, M/s Nilgiri Lands Ltd 132/575 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	44	1/2	4-0
		2/2	4-0
		3/2/2	4-0
		9/1/2	0-14
		10/1/1	0-2
		11/2	7-11
		Total	

15. Detail of land owned by M/s Nilgiri Infrastructure Ltd, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	13	15	7-7
		16	7-14
		11	1-17
	14	20	1-11
		25/1	2-10
	Total		

16. Detail of land owned by M/s Nilgiri ^{land} Development (P) Ltd 670/765 share, M/s Nilgiri Infrastructure Ltd 95/765 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)	
Rathdhana	27	16/2/2	4-18	
		24	7-11	
		25/1	4-4	
		25/2	3-7	
		1/1/1	2-5	
	43	4	8-0	
		5	7-13	
	44	26	0-7	
		Total		

17. Detail of land owned by M/s Nilgiri Infrastructure Ltd 97/264 share, M/s Indiabulls Commercial Estates Ltd 167/264 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	28	20/2	1-7
		21/2	7-11
		22/1	1-2
	43	1/1/2	3-11
		Total	

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18. Detail of land owned by M/s Indiabulls Commercial Estates Ltd 2/5 share, M/s Nilgiri Land Development Pvt Ltd 1/5 share, M/s Indiabulls Estates Ltd 1/5 share, M/s Nilgiri Lands Ltd 1/5 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	25	23	3-4
		24/1	4-7
	46	3	3-19
		4/1	6-10
		7	7-11
		8/1/1	4-13
		8/2/1	1-0
		Total	

19. Detail of land owned by M/s Indiabulls Land Holdings Ltd. 8/56 share, M/s Nilgiri Lands Ltd. 23/56 share and M/s Indiabulls Commercial Estates Ltd 25/56 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	27	17/3	2-16
		Total	2-16 or 0.35 acres


20. Detail of land owned by M/s Nilgiri Infrastructure Ltd 6/653 share, M/s Indiabulls Land Holdings Ltd. 163/653 share, M/s Nilgiri Lands Ltd. 484/653 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)	
Rathdhana	20	10/2	3-11	
		10/3	0-18	
		11/2	3-18	
		12/2	3-19	
		13	7-12	
		18/1	0-18	
		19/1	0-19	
		20/1/1	1-2	
		27	0-9	
		21	5/1	5-12
			6/1	3-12
			16/3	0-3
			Total	

21. Detail of land owned by M/s Indiabulls Commercial Estates Ltd 20/80 share, M/s Indiabulls Infrastructure Projects Ltd. 53/80 share, M/s Nilgiri Infrastructure Ltd. 7/80 share, village Rathdhana, District Sonipat.

Village	Rect No.	Killa No.	Area (K-M)
Rathdhana	26	12/2	4-0
		Total	4-0 or 0.5 acres

Grant Total 99.309 acres


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