



Date: 08.07.2024

To

The Naib-Tehsildar
Sub-Tehsil Kadipur
Gurugram

Subject: Request for entry/ Information of licence licence no. 80 of 2012 dated 17.08.2012 (24.10 Acres) issue for setting up the Residential Group Housing Colony, revenue estate of village of Pawala Khusrupur Sector 106, Gurugram .

Dear Sir

This is for your kind information that licence no. 80 of 2012 dated 17.08.2012 issued by Director General Town and Country Planning, Haryana, in favour of Airmid Developers Limited & other for setting up the Residential Group Housing Colony in the revenue estate of village Pawala Khusrupur Sector 106, Gurugram copy of the same is attached as **Annexure -1** along with the land schedule.

Company name change Certificate from Airmid Developers Limited to Elan Avenue Limited attached as **Annexure -2**

The land of this licence has been described below-

S. No.	Village Name	Rectangle No.	Khasra/Killa No.	K	M
1	Pawala Khusrupur	18	21	8	0
2			22/2	4	0
3		19	16/2	4	0
4			24	8	0
5			25	8	0
6		22	5	7	3
7			6	8	0
8			15/1	4	0
9			27	0	17
10		23	1	8	0
11			2	8	0
12			3	4	7
13			9/2	3	9
14			10	7	13
15		22	7	8	0
16		19	23	8	0
17		22	4	8	0
18			13	8	0

ELAN AVENUE LIMITED

(Formerly known as Airmid Developers Limited)

Registered Office: 15th Floor, Two Horizon Center, DLF Phase 5, Sector 43,
Golf Course Road, Gurugram/22002, Haryana, India

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com

CIN: U25200HR2007NC104998

19		3	8	0
20		18/2	3	5
21	19	22/2	4	0
22	22	8	8	0
23		14	8	7
24		1/2/2	1	3
25		2/1/2	0	10
26		2/2	2	7
27		9/2	3	12
28		10	5	16
29		12/1	2	0
30	19	22/1 Min	3	1
31	21	5	5	12
32	22	1/1	6	5
33		1/2/1	0	12
34		2/1/1	1	0
35		2/3	3	3
36		9/1	4	8
37		12/2	5	3
38		18/3	1	3
			192	16
				24.10 Acres

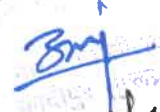
In view of the above, we hereby request you kindly enter the aforesaid licence and related land into the revenue record of village Pawala Khusrupur, Sector 106, Gurugram.

Thanking you,
Yours Sincerely
For Elan Avenue Limited

For Elan Avenue Ltd.


Authorized Signatory

Encl.: as above

founa as per law

08/7/24

श्रीमान्,

एनए-ए 1307 - 9-7-2024
होना निम्नलिखित मात में 2024 के लिए कर (दिया) जमा है


08/7/2024

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

License No. 80. 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 Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 24.10 acres in the revenue estate of village Pawala Khusrupur, Sector 106, Gurgaon - Manesar Urban Complex.

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 issue 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 building 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. The license is valid up to 16/8/2016

Dated: The 17/8/2012.
Chandigarh

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

Endst. No. LC-2593-JE(VA)-2012/ 15503 Dated: 22/8/12

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

1. Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 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 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. 80 of 2012/17-2/2012.

1. Detail of land owned by Airmid Developers Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Pawala	18	21	8—0
		22/2	4—0
Khusrupur	19	16/2	4—0
		24	8—0
	22	25	8—0
		5	7—3
		6	8—0
	23	15/1	4—0
		27	0—17
		1	8—0
		2	8—0
		3	4—7
22	9/2	3—9	
	10	7—13	
	7	8—0	

Total 91—9

2. Detail of land owned by Mariana Developers Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Pawala	19	23	8—0
		4	8—0
Khusrupur	22	13	8—0
		3	8—0
	22	18/2	3—5
		22/2	4—0
	19	8	8—0
		14	8—7
	22	1/2/2	1—3
		2/1/2	0—10
	22	2/2	2—7
		9/2	3—12
	22	10	5—16
		12/1	2—0
	19	22/1 min	0—7
	21	5	5—12
	22	1/1	6—5
1/2/1		0—12	
2/1/1		1—0	

Total 87—10

3. Detail of land owned by Albina Properties Ltd..

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Pawala	22	2/3	3—3
		9/1	4—8
		12/2	5—3
		18/3	1—3

Total 13—17

Grand Total 192—16 or 24.1 acres

Director General
Town and Country Planning
Haryana, Chandigarh

ORDER

Whereas, a license was granted vide license no. 80 of 2012 dated 17.08.2012 for development of a Group Housing Colony on area measuring 24.10 acres in Sector 106, Gurgaon vide endst no. LC-2593-JE (VA)-2012/15503-518 dated 22.08.2012

And, whereas, it has been brought to my notice in the license that in the land schedule issued with the said license the area under Khasra no. 19//22/1 min is mentioned as OK-7M instead of 3K-1M.

And, whereas the said matter has been got re-examined by this office and the said contention of the license has been found to be correct and the error has been confirmed to be a clerical mistake.

Accordingly, it is hereby ordered that the area against Khasra no. 19//22/1 min mentioned as OK-7M in the land schedule of license no. 80 of 2012 may be read as 3K-1M. All the remaining details in the said license and land schedule shall remain unchanged.

This order may be read together with the license no. 80 of 2012 issued vide endst no. LC-2593-JE (VA)-2012/15503-518 dated 22.08.2012


(Anurag Rastogi, IAS)


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

Endst. No. LC-2593-JE (VA)/2013/ 41144

Dated: 28/5/13

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

1. ✓ Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 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 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 and Country Planning
Haryana, Chandigarh



सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45400HR2007PLC104996

I hereby certify that the name of the company has been changed from AIRMID DEVELOPERS LIMITED to ELAN AVENUE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name AIRMID DEVELOPERS LIMITED.

Given under my hand at New Delhi this Twenty seventh day of September two thousand twenty-two.



MANGAL RAM MEENA

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

ELAN AVENUE LIMITED

15TH FLOOR, TWO HORIZON CENTRE DLF PHASE V, SECTOR 43, GOLF COURSE ROAD,
GURUGRAM, Gurgaon, Haryana, India, 122002



For:

