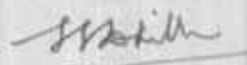


FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 10 of 2009

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s Active Promoters Pvt. Ltd., M/s Legend Buildcon Pvt. Ltd., M/s Serial Buildtech Pvt. Ltd., M/s Brijbasi Project Pvt. Ltd., M/s Cashing Properties Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Garland Estates Pvt. Ltd., M/s Hammock Buildwell Pvt. Ltd., M/s True Value Buildcon Pvt. Ltd., M/s Accordion Buildwell Pvt. Ltd., M/s Utkarsh Buildcon Pvt. Ltd., C/o Emaar MGF Land Ltd, ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, for setting up of a Residential Plotted Colony at village Badshahpur, Maidawas, Nangli Umapur, District Gurgaon.
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, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions :-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 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 24 meter wide service/internal road forming part of license area at his own cost and transfer the same free of cost to the Govt.
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 & Regulation of Urban Areas Act, 1975.
6. That the licensee will not give any advertisement for sale of shop/ plot area before the approval of Layout Plan/ Building Plan.
7. 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 decision of the competent authority shall be binding in this regard.
8. 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 & Forest, Govt. Of India before starting the development works in the colony.
9. That the developer will use only CFL fitting for internal lighting as well as for campus lighting.
10. That the licensee shall not alienate the suit property to any third party and if at any stage it comes to the notice, that this condition has been violated against the direction of the court, then action will be taken for cancellation of licence for breaking the terms and conditions.
11. This licence is valid upto 20/5/2013

Dated Chandigarh
the 21/5/2009


(S.S. Dhillon)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh.


Dated : 21-5-09

Endst.No.5DP(III)-2009/ 4168

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

1. ✓ M/s Active Promoters Pvt. Ltd., M/s Legend Buildcon Pvt. Ltd., M/s Serial Buildtech Pvt. Ltd., M/s Brijbasi Project Pvt. Ltd., M/s Cashing Properties Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Garland Estates Pvt. Ltd., M/s Hammock Buildwell Pvt. Ltd., M/s True Value Buildcon Pvt. Ltd., M/s Accordion Buildwell Pvt. Ltd., M/s Utkarsh Buildcon Pvt. Ltd., C/o Emaar MGF Land Ltd, ECE House, 28, Kasturba Gandhi Marg, Connaught Place, New Delhi-110001, alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula;
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula;
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula;
7. Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon, he will ensure that the colonizer has obtained approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh;
11. District Town Planner, Gurgaon; alongwith copy of agreement; and
12. Accounts Officer, O/O DTCP, Haryana, Chandigarh alongwith copy of agreement.

DA/As above:

District Town Planner(Hq)
For Director, Town & Country Planning
Haryana, Chandigarh.


- 1 Detail of land owned by M/s Logical Developers Pvt. Ltd 1/20 Share, M/s Utkarsh Buildcon Pvt. Ltd. 19/20 Share, in village Nangli, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area
			K—M
Nangli umarpur	11	16/1.	6—13
		17/1.	1—13
	21	4/2.	6—16
		7/1.	2—0
		7/2.	5—4
			Total = 22—6 or 2.787 Acres

- 2 Detail of land owned by M/s Accordion Buildwell Pvt. Ltd 1/4 Share, M/s Cashing Properties Pvt. Ltd. 1/4 Share, M/s Serial Buildtech Pvt. Ltd 1/4 Share, M/s Hammock Buildwell Pvt. Ltd 1/4 Share in village Nangli, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area
			K—M
Nangli umarpur	12	18/1.	4—18
		19	8—0
		20	8—0
		22	8—0
		23/2.	7—16
	21	8/1.	0—7
		8/2.	7—13
		13	6—11
		14/1.	5—18
			Total = 57—3 or 7.143 Acres

- 3 Detail of land owned by M/s Active Promoters Pvt. Ltd in village Badshahpur, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area
			K—M
Badshahpur	15	16	8—0
		17/1.	4—12
		17/2.	3—8
		24	8—0
		25	8—0
	16	7	8—0
		8	8—0
		21	8—0
		25/2.	7—12
	17	21/2.	1—16
	19	1/1.	4—16
		1/2.	3—4
		9/2.	4—0
		10	7—11
		12	0—9
		13	1—16
		14	2—13
	20	4	8—0
		5	8—0
		6	6—18
		7	6—4
		8	5—16
			Total = 124—15 or 15.5931 Acres

Cont. Page 2


D.T.C.P. Hr.


From Prepage

2

- 4 Detail of land owned by M/s Cashing Properties Pvt. Ltd. 1/2 Share, M/s Hammock Buildwell Pvt. Ltd 1/2 Share in village Nangli, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M
Nangli umarpur	12	17/3.	1—4
		23/1.	0—4
		24	7—4
	21	4/1.	0—8
		Total = 9—0 or 1.125 Acres	

- 5 Detail of land owned by M/s. Active Promoters Pvt. Ltd. in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M	
Maidawas	2	16	3—2	
		25	8—0	
	3	16	1—7	
		17	2—0	
		18	2—11	
		20	3—2	
		21	8—0	
		22/2	1—7	
		22/3	1—11	
		23	8—0	
		24/1	7—0	
		24/2	1—0	
		25	8—0	
	4	21	8—0	
	5	21	6—18	
	10	1	8—0	
		10	8—0	
		12	8—0	
		13	8—0	
		11	1	8—0
			2/1.	0—8
			2/3.	6—12
			2/2/1.	0—8
			2/2/2.	0—12
			3/1.	7—4
			3/2.	0—16
	4		8—0	
	5	8—0		
	12	6	8—0	
		5	8—0	
			8—0	

Total = 157—18 or 19.7375 Acres

- 6 Detail of land owned by M/s Active Promoters Pvt. Ltd 1/8 Share, M/s Brijbasi Projects Pvt. Ltd 1/4 Share, M/s True Value Buildcon Pvt. Ltd 5/8 Share in village Badshahpur, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area
Badshahpur	16		K—M
		6/2/3.	0—1
		15/1.	0—8
		16/1.	0—8
		17/1.	0—9
		18/1.	0—9
		19/1.	0—8
		25/1.	0—8
Total = 2—11 or 0.318 Acre			

Cont. Page 3

[Signature]
D.T.C.P. Hr.
[Signature]

From Prepage

3

- 7 Detail of land owned by M/s Brijbasi Projects Pvt. Ltd in village Badshahpur, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M
Badshahpur	16	6/2/1.	5—16
		17/3.	2—5
		18/2.	7—11
		22	7—12
		23	8—0
		24	8—0
		17	3—7
		19	2—19

Total = 45—10 or 5.6875 Acres

- 8 Detail of land owned by M/s Brijwasi Projects Pvt. Ltd in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M
Maidawas	21	1	4—11
		2/1.	5—6
		8/2.	7—18
		9/1.	4—3
		9/3.	1—7
		10/2.	3—16

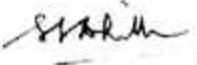
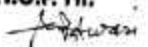
Total = 27—1 or 3.38125 Acres

- 9 Detail of land owned by M/s True Value Buildcon Pvt. Ltd in village Badshahpur, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M
Badshahpur	16	6/2/2.	1—15
		9/1.	1—12
		9/2.	6—0
		12	7—12
		13/2.	7—16
		14	8—0
		15/2.	7—12
		16/2.	7—12
		17/2.	5—6
		19/2.	7—4
	17	10/2.	0—13
		11	4—4
		20	4—14
		21/1.	2—8
	18	1	3—18
		2	7—12
	19	3	8—0
		4	8—0
		5	8—0
		9/1/1.	0—17

Total = 108 —15 or 13.59375 Acres

Cont. Page 4


D.T.C.P. Hr.


From Prepage

4

- 10 Detail of land owned by M/s True Value Buildcon Pvt. Ltd in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	9	1	8---0
		18	5---16
		19	8---0
		22	7---6
			Total = 29---2 or 3.638 Acres

- 11 Detail of land owned by M/s. Active Promoters Pvt. Ltd. 1/4 Share, M/s Seriel Buildtech Pvt. Ltd. 3/8 Share, M/s Hammock Buildwell Pvt. Ltd 3/8 Share, in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	4	16	0---9
		17	0---7
		22	6---18
		23	7---0
		24	7---17
	10	2	8---0
		3	8---0
		4	8---0
		9	8---0
			Total = 54---11 or 6.81875 Acres

- 12 Detail of land owned by M/s Seriel Build Tech Pvt. Ltd. 1/2 Share, M/s Hammock Buildwell Pvt. Ltd 1/2 Share in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	9	11	8---0
			Total = 8---0 or 1.00 Acre

- 13 Detail of land owned by M/s. Seriel Buildtech Pvt. Ltd. 19/32 Share, M/s Hammock Buildwell Pvt. Ltd 3/8 Share, M/s Garland Estates Pvt. Ltd 1/32 Share, in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	10	19	8---0
		22	8---0
			Total = 16---0 or 2.00 Acres

- 14 Detail of land owned by M/s. Seriel Buildtech Pvt. Ltd. 1/3 Share, M/s Hammock Buildwell Pvt. Ltd 1/3 Share, M/s Legend Buildcon Pvt. Ltd 1/3 Share, in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	9	14	6---1
			Total = 6---1 or 0.756 Acre

- 15 Detail of land owned by M/s Hammock Buildwell Pvt. Ltd in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K---M
Maidawas	9	9	8---0
			Total = 8---0 or 1.00 Acre

Cont. Page 5

D.T.C.P. Hr.

From Prepage

5

- 16 Detail of land owned by M/s True Value Buildcon Pvt. Ltd 1/2 Share, M/s Legend Buildcon Pvt. Ltd 1/2 Share in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area
			K—M
Maidawas	4	25	7—18
	10	5	8—0
		6	8—0
		7	8—0
		8	8—0
		14	8—0
			Total = 47—18 or 5.9875 Acres

- 17 Detail of land owned by M/s Legend Buildcon Pvt. Ltd in village Maidawas, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Total Area K—M
Maidawas	9	4	1—15
		7	7—13
		12	8—0
		13	8—0
		20	8—0
		21	8—0
	10	15	8—0
		16	8—0
		17	8—0
		18	8—0
		23	8—0
		24	8—0
		25	8—0
Total = 97—8 or 12.175 Acres			
Grand Total= 102.7412 Acres			


Director
Town & Country Planning,
Haryana, Chandigarh


Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

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

Regd.

To

Active Promoters Pvt. Ltd. & others
C/o Emaar India Ltd. (Earlier known as Emaar MGF Land Ltd.)
Emaar Business Park, MG Road,
Sikanderpur, Sector-28, Gurugram-122002.

Memo. No. LC-1058-VI/PA (SK)/2024/ 24475 Dated: 02/08/24

Subject: Renewal of licence no. 10 of 2009 dated 21.05.2009 granted for setting up of Residential Plotted Colony over an area measuring 102.7412 acres falling in sector-65, GMUC - Emaar India Ltd.

Reference: Your application dated 09.04.2024 on the subject cited above.

Your application for renewal of License No. 10 of 2009 dated 21.05.2009 granted for setting up of Residential Plotted Colony over an area measuring 102.7412 acres falls in sector-65, GMUC has been considered and the license is hereby renewed upto 20.05.2025 subject to terms and conditions laid down in the licence in question and fulfillment of following conditions:-

1. That this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. That the licensee company shall get revalidate the Bank Guarantee before one month of its expiry.
3. That the licensee company shall get the licence renewed till final completion of the colony is granted.
4. That the licensee company shall transfer the portion of licence land falling under Sector / master plan roads / green belt free of cost to the Government within a period of 60 days.
5. That the licensee company shall submit the status of allotment of EWS flats & plots and get the delay compound as per policy dated 16.08.2013/subsequent amendments.

The renewal of licence 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-1058-VI/PA (SK)/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.

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpaharyana.gov.in - E-mail: tcpaharyana7@gmail.com

ORDER

Whereas, Licence No. 10 of 2009 dated 21.05.2009 granted for setting up of Residential Plotted Colony over an area measuring 102.7412 acres falling in sector-65, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 6,000/-. Colonizer has deposited the composition fee of Rs. 6,000/- vide GRN no. 117722906 dated 13.06.2024.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2023.

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

Endst. no. LC-1058/PA(SK)/2024/ 24482

Dated: 02/08/24

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

1. Active Promoters Pvt. Ltd. & others, C/o Emaar India Ltd. (Earlier known as Emaar MGF Land Ltd.), Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002.
2. Chief Accounts Officer (HQ) of this Directorate.

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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

Licence No. 113 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Active Promoters Pvt. Ltd., M/s Progeny Buildcon Pvt. Ltd., M/s Kestrel Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Forsythia Propbuild Pvt. Ltd., M/s Fluff Propbuild Pvt. Ltd., M/s Flounce Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Gaucho Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Accordion Buildwell Pvt. Ltd., M/s Casing Properties Pvt. Ltd., M/s Chintz Conbuild Pvt. Ltd., M/s Garland Estates Pvt. Ltd., M/s Gauge Propbuild Pvt. Ltd., M/s Hammock Buildwell Pvt. Ltd., M/s Jasper Propbuild Pvt. Ltd., M/s Jerkin Propbuild Pvt. Ltd., M/s Juhi Promoters Pvt. Ltd., M/s Legend Buildcon Pvt. Ltd., M/s Prezzie Buildcon Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Serial Buildtech Pvt. Ltd., M/s Sriyam Estate Pvt. Ltd., M/s Utkarsh Buildcon Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s True Value Buildcon Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Divit Estates Pvt. Ltd., M/s Bailwick Builders Pvt. Ltd C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the land measuring **42.94405+52.351=95.29505** acres (adjoining the already licensed area measuring 102.741 acres) falling in the revenue estate of village Maidawas, Badshahpur & Nangli Umarpur, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of the land wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) 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.
 - e) That licensee shall construct the 12/18/24 m service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f) That you shall submit the Layout Plan/Zoning Plan of the site as per approved circulation plan of the sector.
 - g) That you shall take permanent access from service road proposed along the development plan road.
 - h) That licensee shall deposit the Infrastructural Development Charges @ Rs 1000/- per sq m for commercial component and @ Rs. 500/- per sq m for plotted component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - i) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - j) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
 - l) That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - m) That the licensee will not give any advertisement for sale of Commercial component before the approval of zoning plan/building plan.
 - n) That the licensee shall obtain clearance as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - o) That you shall obtain clearance from competent authority, if required, under PLPA 1900 and any other clearance required under any other law.
 - p) That you shall abide by the policy dated 02.03.2010 pertaining to allotment of EWS plots.
 - q) That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - r) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - s) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
 - t) That the developer will use only CFL fittings for internal as well as for campus lighting.

- u) That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.
- v) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- w) That you will intimate your office Email ID and the correspondence to this ID by the Department will be treated as legal.
- x) The licence is valid upto 21/12/2015.

Dated: 22/12/2011.

Place: Chandigarh

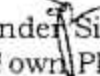

(T.C. Gupta, IAS)
 Director General,
 Town and Country Planning
 Haryana, Chandigarh
 tcphry@gmail.com

Endst No. LC-2170 & 2171/ DS(R)-2011 19337

Dated: 23/12/11

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

1. ✓ M/s Active Promoters Pvt. Ltd., M/s Progeny Buildcon Pvt. Ltd., M/s Kestrel Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Forsythia Propbuild Pvt. Ltd., M/s Fluff Propbuild Pvt. Ltd., M/s Flounce Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Gaucho Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Accordion Buildwell Pvt. Ltd., M/s Casing Properties Pvt. Ltd., M/s Chintz Conbuild Pvt. Ltd., M/s Garland Estates Pvt. Ltd., M/s Gauge Propbuild Pvt. Ltd., M/s Hammock Buildwell Pvt. Ltd., M/s Jasper Propbuild Pvt. Ltd., M/s Jerkin Propbuild Pvt. Ltd., M/s Juhi Promoters Pvt. Ltd., M/s Legend Buildcon Pvt. Ltd., M/s Prezzie Buildcon Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Serial Buildtech Pvt. Ltd., M/s Sriyam Estate Pvt. Ltd., M/s Utkarsh Buildcon Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s True Value Buildcon Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Divit Estates Pvt. Ltd., M/s Bailwick Builders Pvt. Ltd C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement & copy of Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Addl. 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, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) Above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Jitender Sihag)
 District Town Planner (HQ)
 For Director General, Town and Country Planning
 Haryana Chandigarh

D.T.C.P. (Hr.)
Hmayft/1-
109

- 3 M/s Active Promoters Pvt. Ltd. 263/491share, M/s Gaucho Propbuild Pvt. Ltd. 22/2455 share, M/s Kestrel Propbuild Pvt. Ltd. 418/2455 share, M/s Hammock Buildwell Pvt. Ltd. 133/4910 share, M/s Progeny Buildcon Pvt. Ltd. 7/4910 share, M/s Seriel Buildtech Pvt. Ltd. 56/491 share, M/s Accordion Buildwell Pvt. Ltd. 56/491share, M/s Prezzie Buildcon Pvt. Ltd 14/491 share

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	6	24	8---0
		22/2	0---11
	14	23min	7---15
		24min	5---1
			Total= 21---7

- 4 M/s Gadget Propbuild Pvt. Ltd

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	8	20/1/2	3---6
			Total= 3---6

- 5 M/s Gaucho Propbuild Pvt. Ltd

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	2	24min	4---0
		25/1min	4---1
	15	25/2	4---12
			Total= 12---13

- 6 M/s Juhi Promoters Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	15	2	8---0
			Total= 8---0

- 7 M/s Seriel Buildtech Pvt. Ltd. 4/10 share, M/s Accordion Buildwell Pvt. Ltd. 4/10 share, M/s Hammock Buildwell Pvt. Ltd. 19/200 share, M/s Progeny Buildcon Pvt. Ltd. 1/200 share, M/s Prezzie Buildcon Pvt. Ltd 1/10 share

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	14	25 min	4---5
		4/2	4---0
	15	7	8---0
		8	8---0
		5 min	7---18
	19	6/1	0---13
		7	8---0
			Total= 40---16

- 8 M/s Accordion Buildwell Pvt. Ltd. 1/8 share, M/s Casing Properties Pvt. Ltd. 1/8 share, M/s Hammock Buildwell Pvt. Ltd. 1/8 share, M/s Seriel Buildtech Pvt. Ltd. 1/8 share, M/s Active Promoters Pvt. Ltd 1/2 share

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	3	19/1	1---6
		20/2min	0---18
		22	8---0
			Total= 10---4

- 9 M/s Seriel Buildtech Pvt. Ltd. 2/5 share, M/s Accordion Buildwell Pvt. Ltd. 2/5 share, M/s Progeny Buildcon Pvt. Ltd. 1/200 share, M/s Hammock Buildwell Pvt. Ltd. 19/200 share, M/s Garland Estate Pvt. Ltd 1/10 share

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	6	22	8---0
		23	8---0
	14	7	8---0
		8	8---0
		14	8---0
	15	3/1	4---0
		9	8---0
		12	8---0
			Total= 60---0

DATE: 11/11/2011
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- 10 M/s Casing Properties Pvt. Ltd. 1/4 share, M/s Accordion Buildwell Pvt. Ltd. 1/4 share, M/s Serial Buildtech Pvt. Ltd. 1/4 share, M/s Hammock Buildwell Pvt. Ltd. 1/4 share,
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|-----------|----------------------|
| Nangli Umarpur | 14 | 18 | 7---2 |
| | 15 | 3/2 | 4---0 |
| | | | <u>Total= 11---2</u> |
- 11 M/s Accordion Buildwell Pvt. Ltd. 13/60 share, M/s Casing Properties Pvt. Ltd. 1/12 share, M/s Gauge Propbuild Pvt. Ltd. 1/60 share, M/s Hammock Buildwell Pvt. Ltd. 69/600 share, M/s Jerkin Propbuild Pvt. Ltd. 19/60 share, M/s Prezzie Buildcon Pvt. Ltd. 1/30 share, M/s Progeny Buildcon Pvt. Ltd. 1/600 share, M/s Serial Buildtech Pvt. Ltd. 13/60 share
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|-----------|----------------------|
| Nangli Umarpur | 15 | 15min | 5---5 |
| | 16 | 11min | 5---5 |
| | | 12 | 7---10 |
| | | | <u>Total= 18---0</u> |
- 12 M/s Casing Properties Pvt. Ltd. 1/2 share, M/s Hammock Buildwell Pvt. Ltd. 1/2 share
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|-----------|----------------------|
| Nangli Umarpur | 8 | 18/1min | 3---16 |
| | | 19/2min | 3---16 |
| | | 20/1/1 | 0---8 |
| | 13 | 3min | 2---0 |
| | | | <u>Total= 10---0</u> |
- 13 M/s Casing Properties Pvt. Ltd. 7/16 share, M/s Hammock Buildwell Pvt. Ltd. 7/16 share, M/s Garland Estate Pvt. Ltd. 1/8 share
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|----------------------|----------------|
| Nangli Umarpur | 2 | 25/2min | 2---19 |
| | 3 | 21/1 | 5---0 |
| | 5 | 22 | 4---2 |
| | 20 | 18 min | 0---2 |
| | | <u>Total= 12---3</u> | |
- 14 M/s Casing Properties Pvt. Ltd. 160/1702 share, M/s Kestrel Propbuild Pvt. Ltd. 228/1702 share, M/s Gauge Propbuild Pvt. Ltd. 283/1702 share, M/s Forsythia Propbuild Pvt. Ltd. 12/1702 share, M/s Prezzie Buildcon Pvt. Ltd. 246/1702 share, M/s Jerkin Propbuild Pvt. Ltd. 773/1702 share
- | Village | Rectangle No. | Killa No. | Area
k -- m | |
|----------------|---------------|-----------|----------------|-----------------------|
| Nangli Umarpur | 8 | 23 | 5---0 | |
| | | 24 | 8---0 | |
| | | 25 | 8---0 | |
| | | 13 | 11/2 min | 0---2.5 |
| | 13 | 12 min | 7---5.5 | |
| | | 13/1 | 1---4 | |
| | | 18 | 7---2 | |
| | | 23 | 8---0 | |
| | | 24 min | 7---12 | |
| | | 20 | 3 min | 7---5 |
| | | 4min | 5---4 | |
| | | 8/2 min | 1---0 | |
| | | | | <u>Total= 65---15</u> |
- 15 M/s Casing Properties Pvt. Ltd. 145/646 share, M/s Garland Estates Pvt. Ltd. 40/646 share, M/s Gauge Propbuild Pvt. Ltd. 316/646 share, M/s Hammock Buildwell Pvt. Ltd. 145/646 share,
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|-----------|----------------------|
| Nangli Umarpur | 9 | 18min | 7---19 |
| | | 19/1/1 | 2---10 |
| | | | <u>Total= 10---9</u> |
- 16 M/s Garland Estate Pvt. Ltd. 1/10 share, M/s Prezzie Buildcon Pvt. Ltd. 9/10 share
- | Village | Rectangle No. | Killa No. | Area
k -- m |
|----------------|---------------|---------------------|----------------|
| Nangli Umarpur | 8 | 20/2 | 1---0 |
| | | <u>Total= 1---0</u> | |

- 17 M/s Garland Estate Pvt. Ltd. 1/10 share, M/s Prezzie Buildcon Pvt. Ltd 1/5 share, M/s Progeny Buildcon Pvt. Ltd. 7/10 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	9	16min	4---1
		17/2min	1---5
		Total= 5---6	

- 18 M/s Gauge Propbuild Pvt. Ltd. 1/20 share, M/s Jerkin Propbuild Pvt. Ltd 19/20 share

Village	Rectangle No.	Killa No.	Area
Nangli Umarpur	16		k -- m
		2min	7---15
		8min	1---14
		Total= 9---9	

- 19 M/s Casing Properties Pvt. Ltd. 1/6 share, M/s Hammock Buildwell Pvt. Ltd. 1/6 share, M/s Seriel Buildtech Pvt. Ltd. 1/6 share, M/s Accordion Buildwell Pvt. Ltd. 1/6 share, M/s Forsythia Propbuild Pvt. Ltd. 1/3 share,

Village	Rectangle No.	Killa No.	Area
Nangli Umarpur	21	1/1	k -- m
			6---13
	22	4	2---0
		5	8---0
		Total=	

- 20 M/s Casing Properties Pvt. Ltd. 203/590 share, M/s Hammock Buildwell Pvt. Ltd. 203/590 share, M/s Chintz Conbuild Pvt. Ltd. 63/295 share, M/s Garland Estate Pvt. Ltd. 29/295 share,,

Village	Rectangle No.	Killa No.	Area
Nangli Umarpur	7	5/2/1	k -- m
			3---3
	16	9min	4---0
Total=			7---3

- 21 M/s Casing Properties Pvt. Ltd. 79/300 share, M/s Hammock Buildwell Pvt. Ltd. 79/300 share, M/s Fluff Propbuild Pvt. Ltd. 10/150 share, M/s Garland Estate Pvt. Ltd. 61/150 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	12	12/2	6---0
		13/1/2min	1--0
		Total= 7---0	

- 22 M/s Accordion Buildwell Pvt. Ltd. 1/4 share, M/s Seriel Buildtech Pvt. Ltd. 1/4 share, M/s Casing Properties Pvt. Ltd. 1/4 share, M/s Hammock Buildwell Pvt. Ltd. 1/4 share,

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	12	13/2/2	3---0
		14/1/2	0---8
		Total=	3---8

- 23 M/s Kamdhenu Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area
Ghata	56		k -- m
		11/1	4---12
		20/2	4---12
		21/1/1	1---8
		Total=	

- 24 M/s Sriyam Estate Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	6	12/1	2---13
Total=			2---13

Contd to Page No.5

[Signature]
 M/s. Seriel Buildtech
 M/s. Fluff Propbuild
 M/s. Hammock Buildwell
 M/s. Accordion Buildwell
 M/s. Casing Properties
 M/s. Kamdhenu Projects
 M/s. Sriyam Estate

25 M/s Flounce Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area k -- m
Ghata	56	11/2	3---8
		20/1	3---8
		21/2	3---2
		21/1/2	2---7
	65	1	8---9
Total=			20---14

26 M/s Glade Propbuild Pvt. Ltd. 534/827 share, M/s Kestrel Propbuild Pvt. Ltd. 152/827 share, M/s Gaucho Propbuild Pvt. Ltd. 8/827 share, M/s Yukti Projects Pvt. Ltd. 133/827 share,

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	13	4	8---0
		5/1	6---0
	14	3	8---0
	20	20	8---0
	21	16	8---0
Total=			38---0

27 M/s Active Promoters Pvt. Ltd. 3/280 share, M/s Frond Propbuild Pvt. Ltd. 277/280 share

Village	Rectangle No.	Killa No.	Area k -- m
Badshahpur	15	6min	3---0
		15/2	6---8
	16	10/1min	3---17
		10/2min	2---19
		11	7---11
		20/2	3---1
Total=			26---16

28 M/s Frond Propbuild Pvt. Ltd

Village	Rectangle No.	Killa No.	Area k -- m
Badshahpur	16	20/3	1---19
Total=			1---19

29 M/s True Value Buildcon Pvt. Ltd

Village	Rectangle No.	Killa No.	Area k -- m
Badshahpur	16	20/1	3---0
Total=			3---0

30 M/s Foray Propbuild Pvt. Ltd. 1/3 share, M/s Fount Propbuild Pvt. Ltd. 2/3 share.

Village	Rectangle No.	Killa No.	Area k - m
Maidawas	11	14	8---0
		25	8---0
		Total= 16---0	

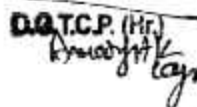
31 M/s Garland Estate Pvt. Ltd. 1/32 share, M/s Hammock Buildwell Pvt. Ltd. 3/8 share, M/s Seriel Buildtech Pvt. Ltd. 19/32 share

Village	Rectangle No.	Killa No.	Area k -- m
Maidawas	11	16	8----0
		17	8----0
		Total= 16---0	

32 M/s Active Promoters Pvt. Ltd. 1/2 share, M/s Bailiwick Builders Pvt. Ltd. 1/2 share

Village	Rectangle No.	Killa No.	Area k -- m
Nangli Umarpur	19	13/1	7---0
		18	8---0
			<hr/>
		Total=	15---0

Contd to Page No.6


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

- 33 M/s Casing Properties Pvt. Ltd. 80/240 share, M/s Hammock Buildwell Pvt. Ltd. 80/240 share, M/s Garland Estate Pvt. Ltd. 8/240 share, M/s Progeny Buildcon Pvt. Ltd. 56/240 share, M/s Prezzie Buildcon Pvt. Ltd. 16/240 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	13	14/2	4---18
		17	7---2
			Total= 12---0

- 34 M/s Gaucho Propbuild Pvt. Ltd. 1/20 share, M/s Gems Buildcon Pvt. Ltd. 19/20 share

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	12	15min	5---0
			Total= 5---0

- 35 M/s Gadget Propbuild Pvt. Ltd. 19/20 share, M/s Gaucho Propbuild Pvt. Ltd. 1/20 share

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	13	11/1min	0---1
			Total= 0---1

- 36 M/s Gadget Propbuild Pvt. Ltd. 19/40 share, M/s Gaucho Propbuild Pvt. Ltd. 21/40 share

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	13	19min	4---10
			Total= 4---10

- 37 M/s Divit Estates Pvt. Ltd. 1/180 share, M/s Accordion Buildwell Pvt. Ltd. 7/108 share, M/s Active Promoters Pvt. Ltd. 55/1944 share, M/s Bailiwick Builders Pvt. Ltd. 55/1944 share, M/s Garland Estate Pvt. Ltd. 13/162 share, M/s Hammock Buildwell Pvt. Ltd. 4/385 share, M/s Prezzie Buildcon Pvt. Ltd. 28/162 share, M/s Progeny Buildcon Pvt. Ltd. 1059/1944 share, M/s Serial Buildtech Pvt. Ltd. 7/108 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	19	13/2	0---11
		14	7---11
			Total= 8---2

- 38 M/s Accordion Buildwell Pvt. Ltd. 1/3 share, M/s Casing Properties Pvt. Ltd. 3/24 share, M/s Hammock Buildwell Pvt. Ltd. 49/240 share, M/s Progeny Buildcon Pvt. Ltd. 1/240 share, M/s Serial Buildtech Pvt. Ltd. 1/3 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	14	21	6---15
		20	4---0
	13	25min	4---14
			Total= 15---9

- 39 M/s Accordion Buildwell Pvt. Ltd. 1/3 share, M/s Casing Properties Pvt. Ltd. 1/12 share, M/s Hammock Buildwell Pvt. Ltd. 39/240 share, M/s Progeny Buildcon Pvt. Ltd. 1/240 share, M/s Serial Buildtech Pvt. Ltd. 1/3 share, M/s Prezzie Buildcon Pvt. Ltd. 1/12 share

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	19	1min	4---2
		2min	4---3
			Total= 8---5

- 40 M/s Accordion Buildwell Pvt. Ltd. 4/15 share, M/s Casing Properties Pvt. Ltd. 1/12 share, M/s Garland Estate Pvt. Ltd. 2/255 share, M/s Gauge Propbuild Pvt. Ltd. 1/240 share, M/s Hammock Buildwell Pvt. Ltd. 11/75 share, M/s Jerkin Propbuild Pvt. Ltd. 19/240 share, M/s Prezzie Buildcon Pvt. Ltd. 1/12 share, M/s Progeny Buildcon Pvt. Ltd. 317/5100 share, M/s Serial Buildtech Pvt. Ltd. 4/15 share,

Village	Rectangle No.	Killa No.	Area
			k -- m
Nangli Umarpur	19	8	8---0
		9	8---0
		10min	2---12
			Total= 18---12

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 DATED 20/01/2011
 Amogh K. Nayak

From prepage

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M/s Accordion Buildwell Pvt. Ltd., 4/15 share, M/s Gauge Propbuild Pvt. Ltd., 1/240 share, M/s Jerkin Propbuild Pvt. Ltd., 19/240 Share, M/s Prezzie Buildcon Pvt. Ltd., 1/60 share, M/s Serial Buildtech Pvt. Ltd., 4/15 share, M/s Casing Properties Pvt. Ltd., 29/240 share, M/s Hammock Buildwell Pvt. Ltd. 442/2400 share, M/s Progeny Buildcon Pvt. Ltd. 34/547 share.

Village	Rect. No.	Killa No.	Area K—M
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Nangli Umarpur	13	16 min	1—6
			Total 1—6

Grand Total= 762—8= 95.29505 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Amarjit Singh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Active Promoters Pvt. Ltd. etc.,
C/o Emaar MGF Land Ltd.,
ECE House, 1st Floor, 28 KG Marg,
New Delhi- 11001.

Memo No. LC-2170- Vol-III-JE(VA)-2020/ 17840

Dated 09-10-2020


Subject: - Request for renewal of license no. 113 of 2011 dated 22.12.2011 granted for setting up of Residential Plotted Colony over an area measuring 92.50 acres (after de-license 2.79505 acres from 95.29505 acres) falling in the revenue estate of village Badshahpur, Nangli and Maidawas, Sector-65, Gurugram Manesar Urban Complex - Emaar MGF Land Ltd.

Reference: - Your application dated 07.07.2020 on the subject mentioned above.

Licence no. 113 of 2011 dated 22.12.2011 granted for setting up of Residential Plotted Colony over an area measuring 92.50 acres (after de-license 2.79505 acres from 95.29505 acres) falling in the revenue estate of village Badshahpur, Nangli and Maidawas, Sector-65, Gurugram Manesar Urban Complex is hereby renewed upto 21.12.2024 and the renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process and on the terms & conditions laid down therein and further subject to the following conditions:-


1. This renewal will not tantamount to certification of applicant's satisfactory performance entitling the applicant for further renewal of licence.
2. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
3. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
4. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
5. That 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 by you in accordance with the final notification or as decided by the Department.
6. The bank guarantee on account of IDW are valid upto 30.12.2021 and 21.03.2022. You shall submit the revalidated Bank Guarantees at least one month before their expiry. The validity of Bank Guarantees should be co-terminus with the validity of licence.
7. Applicant shall get the licence renewed till the final completion of the colony is granted.

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


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

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

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

Licence No. 117 of 2022


This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Brijbasi Projects Pvt. Ltd, Sewak Developers Pvt. Ltd., True Value Buildcon Pvt. Ltd., Active Promoters Pvt. Ltd and Bailiwick Builders Pvt. Ltd, Gaucho Propbuild Pvt. Ltd., Fluff Propbuild, Frisson Propbuild Pvt. Ltd., Foray Propbuild, Casing Properties Pvt. Ltd, Garland Estate Pvt. Ltd, Hammock Buildwell, Gauge Propbuild Pvt. Ltd, Progeny Buildcon Pvt. Ltd., Prezzie Buildcon, Accordion Buildwell Pvt. Ltd, Serial Buildtech Pvt. Ltd, Jarkin Propbuild Pvt. Ltd, Forsythia Propbuild Pvt. Ltd, Kestrel Propbuild Pvt. Ltd, Logical Developers Pvt. Ltd, Utkarsh Buildcon Pvt. Ltd, Jasper Propbuild Pvt. Ltd & Legend Buildcon Pvt. Ltd. in collaboration with Emaar India Ltd. Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 for setting up of Residential Plotted Colony on the additional land measuring 15.39375 acres in addition to licence no. 10 of 2009 and 113 of 2011 in the revenue estate of village Maidawas and Nangli Umarpur, Sector-62 & 65, Gurugram Manesar Urban Complex. The licence is granted subject to the final outcome of CBI investigation, under process on account of orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana.

1. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges in two equal installments. First installment will be due within 60 days of grant of licence and second installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - b) That the Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c) 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.
 - d) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director
Town & Country Planning
Haryana, Chandigarh

- e) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
- g) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- h) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- i) That the licensee shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- j) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) That the licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That it will be made clear at the time of booking of plots/flats/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- o) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

- q) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- r) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- s) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- t) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
4. That in case the request for grant of licence over an area measuring 31.9875 acres under NILP and migration policy could not attained finality, then you have to get revised the layout plan accordingly.
5. That all the commitments made with the allottees during course of hearing held on 29.07.2022 in the office of STP, Gurugram shall be fulfilled in letter and spirit.
6. The licence is valid up to 11/08/2027


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

Place : Chandigarh
Dated: 12/08/2022

Endst. No. LC-4688-JE (VA)-2022/ 24/28

Dated: 12-08-2022

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

1. Brijbasi Projects Pvt. Ltd, Sewak Developers Pvt. Ltd., True Value Buildcon Pvt. Ltd., Active Promoters Pvt. Ltd and Bailiwick Builders Pvt. Ltd, Gaucho Propbuild Pvt. Ltd and Fluff Propbuild, Frisson Propbuild Pvt. Ltd and Foray Propbuild, Casing Properties Pvt.Ltd, Garland Estate Pvt. Ltd, Hammock Buildwell, Gauge Propbuild Pvt. Ltd, Progeny Buildcon Pvt. Ltd and Prezzie Buildcon, Accordion Buildwell Pvt. Ltd, Serial Buildtech Pvt. Ltd, Jarkin Propbuild Pvt. Ltd, Forsythia Propbuild Pvt. Ltd, Kestrel Propbuild Pvt. Ltd, Logical Developers Pvt. Ltd, Utkarsh Buildcon Pvt. Ltd, Jasper Propbuild Pvt. Ltd, Legend Buildcon Pvt. Ltd, in collaboration with Emaar India Ltd. Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Gurugram along with a copy of agreement & layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



(Parveen Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

1. Detail of land owned by Brijbasi Projects Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Maidawas	21	1min	2-5
		2/1min	1-19
		10/2min	1-6
		Total	5-10

2. Detail of land owned by Sewak Developers Pvt. Ltd.

Nangli Umarpur	16	19min	3-18
		20	7-2
		21	8-0
		22min	1-8
		1	7-8
	17	5	8-0
	18	Total	35-16

3. Detail of land owned by True Value Buildcon Pvt. Ltd.

Maidawas	9	22min	0-14
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4. Detail of land owned by Active Promoters Pvt. Ltd. 1/2 share and Bailiwick Builders Pvt.Ltd. 1/2 share

Nangli Umarpur	24	2/2	3-0
		3	4-9
		Total	7-9

5. Detail of land owned by Gaucho Propbuild Pvt. Ltd. 1/2 share and Fluff Propbuild 1/2 share

Nangli Umarpur	19 24	24/1	3-4
		4/1	1-12
		Total	4-16

6. Detail of land owned by Frisson Propbuild Pvt. Ltd. 1/2 share and Foray Propbuild 1/2 share

Maidawas	3	19	2-18
		22/1	5-2
		Total	8-0

7. Detail of land owned by Casing Properties Pvt. Ltd. 47/234 share, Garland Estate Pvt. Ltd. 31/468 share, Hammock Buildwell 47/234 share, Gauge Propbuild Pvt.Ltd. 17/39 share, Progeny Buildcon Pvt.Ltd. 35/468 share and Prezzie Buildcon 5/234 share

Nangli Umarpur	11	16/2	1-7
		17/2	0-7
		24	2-0
		25	8-0
		Total	11-14

1


D.T.C.P (HR)

8.Detail of land owned by Casing Properties Pvt.Ltd. 79/300 share, Hammock Buildwell Pvt.Ltd. 79/300 share, Fluff propbuild Pvt.Ltd. 10/150 share, Garland Estate Pvt.Ltd. 61/150 share

Nangli Umarpur 12 13/1/2min 0-10

9.Detail of land owned by Accordion Buildwell Pvt. Ltd. 1/3 share and Casing Properties Pvt.Ltd. 1/24 share, Fluff Propbuild Pvt.Ltd. 1/6 share, Hammock Buildwell Pvt.Ltd. 29/240 share, Progeny Buildcon Pvt.Ltd. 1/240 share, Serial Buildtech Pvt.Ltd. 1/3 share

Nangli Umarpur 13 25min 3-6

10.Detail of land owned by Accordion Buildwell Pvt.Ltd. 1/3 share, Fluff Propbuild Pvt.Ltd. 1/6 share, Garland Estate Pvt.Ltd. 7/80 share, Hammock Buildwell Pvt.Ltd. 19/240 share, Serial Buildtech Pvt.Ltd. 1/3 share

Nangli Umarpur 20 5 8-0

11.Detail of land owned by Accordion Buildwell Pvt.Ltd. 4/15 share, Casing Properties Pvt.Ltd. 3/80 share, Fluff Propbuild Pvt. Ltd. 1/6 share, Gauge Propbuild Pvt. Ltd. 1/240 share, Hammock Buildwell Pvt.Ltd. 121/1200 share, Jarkin Propbuild Pvt. Ltd. 19/240 share, Prezzie Buildcon Pvt.Ltd. 1/60 share, Progeny Buildcon Pvt.Ltd. 37/600 share, Serial Buildtech Pvt.Ltd. 4/15 share

Nangli Umarpur 13 16min 0-18

12.Detail of land owned by Accordion Buildwell Pvt. Ltd. 25/62 share, Hammock Buildwell Pvt. Ltd. 14/155 share, Prezzie Buildcon Pvt.Ltd. 16/155 share, Serial Buildtech Pvt.Ltd. 25/62 share

Nangli Umarpur 19 17/2 7-15

13.Detail of land owned by Casing Properties Pvt.Ltd. 160/1702 share, Forsythia Propbuild Pvt.Ltd. 12/1702 share, Gauge Propbuild Pvt. Ltd. 283/1702 share, Jarkin Propbuild Pvt. Ltd. 773/1702 share, Kestrel Propbuild Pvt.Ltd. 228/1702 share, Prezzie Buildcon Pvt.Ltd. 246/1702 share

Nangli Umarpur 13	24min	0-8
20	4min	2-16
	Total	3-4

14.Detail of land owned by Accordion Buildwell Pvt. Ltd. 4/15 share, Fluff Propbuild Pvt. Ltd. 1/6 share, Garland Estate Pvt.Ltd. 131/2280 share, Gauge Propbuild Pvt. Ltd. 2/1425 share, Jarkin Propbuild Pvt. Ltd. 2/75 share, Progeny Buildcon Pvt.Ltd. 1093/11400 share, Hammock Buildwell Pvt. Ltd. 19/300 share, Logical Developers Pvt. Ltd. 21/7600 share, Serial Buildtech Pvt.Ltd. 4/15 share, Utkarsh Buildcon Pvt. Ltd. 21/400 share

Nangli Umarpur 19 10/1min 3-3

15.Detail of land owned by Accordion Buildwell Pvt. Ltd. 4/10, share, Hammock Buildwell Pvt. Ltd. 19/200 share, Prezzie Buildcon Pvt.Ltd. 1/10 share, Progeny Buildcon Pvt.Ltd. 1/200 share, Serial Buildtech Pvt.Ltd. 4/10 share

Nangli Umarpur 14	25min	3-15
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16.Detail of land owned by Accordion Buildwell Pvt. Ltd. 56/491 share, Active Promoters Pvt. Ltd. 263/491 share, Gaucho Propbuild Pvt. Ltd. 22/2455 share, Hammock Buildwell Pvt. Ltd. 133/4910 share, Kestrel Propbuild Pvt.Ltd. 418/2455 share, Prezzie Buildcon Pvt.Ltd. 14/491 share, Progeny Buildcon Pvt.Ltd. 7/4910 share, Serial Buildtech Pvt.Ltd. 56/491 share

Nangli Umarpur 14	23min	0-5
	24min	2-19
	Total	3-4

17.Detail of land owned by Accordion Buildwell Pvt. Ltd. 13/60 share, Casing Properties Pvt.ltd. 1/12 share, Gauge Propbuild Pvt. Ltd. 1/60 share, Hammock Buildwell Pvt. Ltd. 69/600 share, Jarkin Propbuild Pvt. Ltd. 19/60 share, Prezzie Buildcon Pvt.Ltd. 1/30 share, Progeny Buildcon Pvt.Ltd. 1/600 share, Serial Buildtech Pvt.Ltd. 13/60 share

Nangli Umarpur 15	15min	2-15
16	11min	2-15
	Total	5-10

18.Detail of land owned by Accordion Buildwell Pvt. Ltd. 1/3 share, Fluff Propbuild Pvt. Ltd. 1/6 share, Hammock Buildwell Pvt. Ltd. 19/240 share, Prezzie Buildcon Pvt.Ltd. 1/12 share, Progeny Buildcon Pvt.Ltd. 1/240 share, Serial Buildtech Pvt.Ltd. 1/3 share

Nangli Umarpur 19	1min	3-10
	2min	3-17
	Total	7-7

19.Detail of land owned by Accordion Buildwell Pvt. Ltd. 2/5 share, Hammock Buildwell Pvt. Ltd. 19/200 share, Prezzie Buildcon Pvt.Ltd. 1/10 share, Progeny Buildcon Pvt.Ltd. 1/200 share, Serial Buildtech Pvt.Ltd. 2/5 share

Nangli Umarpur 19	5min	0-2
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20.Detail of land owned by Accordion Buildwell Pvt. Ltd. 168/3174 share, Active Promoters Pvt. Ltd. 214/3174 share, Forsythia Propbuild Pvt. Ltd. 5/3174 share, Garland Estate Pvt.ltd. 124/3174 share, Gaucho Propbuild Pvt. Ltd. 200/3174 share, Gauge Propbuild Pvt. Ltd. 34/3174 share, Hammock Buildwell Pvt. Ltd. 40/3174 share, Jasper Propbuild Pvt. Ltd. 640/3174 share, Jarkin Propbuild Pvt. Ltd. 76/3174 share, Kestrel Propbuild Pvt.ltd. 87/3174 share, Legend Buildcon Pvt.ltd. 40/3174 share, Logical Developers Pvt.ltd. 4/3174 share, , Prezzie Buildcon Pvt.Ltd. 186/3174 share, Progeny Buildcon Pvt.Ltd.622/3174 share, Serial Buildtech Pvt. Ltd. 168/3174 share, Utkarsh Buildcon Pvt. Ltd. 566/3174 share

Nangli Umarpur 20	19/1/2min	2-10
	Grand Total	123K-3M OR 15.39375 acres