

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

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

http://tcpharyana.gov.in.

**Regd. To**

Alaska Construction Pvt. Ltd. & others  
In collaboration with Vatika Ltd.  
(Previously known as Vatika Landbase Pvt. Ltd.)  
Vatika Triangle, 4<sup>th</sup> Floor, Sushant Lok, Phase-I,  
Block A, Mehrauli, Gurugram Road, Gurugram.

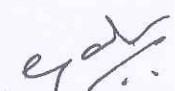
Memo No. LC-1269-PA(B)/2018/ 9764

Dated: 21-03-18

**Subject: Renewal of licence No. 256 of 2007 dated 07.11.2007.**

Please refer to your application dated 10.01.2018 on the matter cited as subject above.

2. Licence No. 256 of 2007 dated 07.11.2007 granted for setting up of plotted colony on the land measuring 152.304 acres in the revenue estate of village Jundli, Kanwali, Saunda, Sarai Mehdood, Sector 23, Ambala is hereby renewed upto **06.11.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS plots/flats, if any, shall be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.


  
(T.L. Satyaprakash)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-1269-PA(B)/2018/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Panchkula.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Ambala.
- v. Chief Account Officer of this Directorate.

  
(Vijender Singh)  
Distt. Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

For VATIKA LIMITED

  
Authorized Signatory

**Directorate of Town & Country Planning, Haryana**SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tpharyana5@gmail.com](mailto:tpharyana5@gmail.com)

Regd.

To

1. Alaska Construction Pvt. Ltd.
2. Sh. Avtar Singh S/o Sh. Gyan Singh
3. Sh. Sajjan Deep Singh S/o Rajpal, Jaswant Singh
4. Sh. Balwinder Singh S/o Sh. Naib Singh
5. Sh. Jagdish S/o Daya Singh, Smt. Gurmeet Kaur Wd/o Ranjeet Singh, C/o Vatika Ltd., (Previously known as Vatika Landbase Pvt. Ltd.) Vatika Trangle, 4<sup>th</sup> Floor, Sushant Lok, Phase-1, Block-A, Mehrauli-Gurgaon Road, Gurgaon-122002.

Subject: - Memo No. JE(VA)LC-1269/2017/ 13735 Dated: 20/6/17  
 Renewal of licence no. 256 of 2007 dated 07.11.2007 issued for Residential Colony on the land measuring 152.304 acres in revenue estate of village Jandli, Kanwali, Saunda, Sarai Mahdood, in Sector-23, Ambala - Alaska Construction Pvt. Ltd. and land owners in collaboration with Vatika Ltd.

Reference: Your application dated 29.09.2015 on the subject cited above.

1. Licence No. 256 of 2007 dated 07.11.2007 granted to you vide this office Endst No. 5DP-II/2007/28741-28752 dated 12.11.2007 for setting up of a Residential Colony on the land measuring 152.304 acre in Sector-23, Ambala is hereby renewed up to 06.11.2017 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for any further period and you will get the license renewed upto the period till the final completion of the colony is granted.
3. That you are required to complete the construction of Community building as per the provisions of section 3 (3) (a) (iv) of Act No. 8 of 1975.
4. The EWS plots will be allotted in accordance with the Department policy dated 08.07.2013 within the validity period and the delay in allotment of the same will be got compounded as per policy dated 16.08.2013.
5. This renewal is subject to the outcome of the enquiry no. 4 dated 18.05.2015 is being conducted by the State Vigilance Bureau, Ambala.

(T.L. Satyaprakash, IAS)  
 Director, Town & Country Planning,  
 Haryana, Chandigarh.

Endst no: LC-1269/2017/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Chief Account Officer O/o DTCP, Hr.
4. Senior Town Planner, Panchkula,
5. District Town Planner, Ambala,
6. Nodal officer, website updation.

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

For VATIKA LIMITED

Authorised Signatory



Regd.  
To

1. Alaska Construction Pvt. Ltd.
2. Sh. Avtar Singh S/o Sh. Gyan Singh
3. Sh. Sajjan Deep Singh S/o Rajpal, Jaswant Singh
4. Sh. Balwinder Singh S/o Sh. Naib Singh
5. Sh. Jagdish S/o Daya Singh, Smt. Gurmeet Kaur Wd/o Ranjeet Singh,
6. Jagdish S/o Daya Singh

C/o Vatika Ltd., (Previously known as Vatika Landbase Pvt. Ltd.)  
98, 2<sup>nd</sup> Floor, Sant Nagar,  
New Delhi - 110048.

Memo No: LC-1269-JE(BR)/2013/ 60888 Dated: 16/12/13

**Subject: Renewal of Licence no. 256 of 2007 dated 07.11.2007.**

Please refer to your application dated 03.10.2013 on the subject noted above.

1. License No. 256 of 2007 dated 07.11.2007 granted to you vide this office Endst. No. 5DP-II/2007/28741-28752 dated 12.11.2007 for setting up of a Residential Colony on the land measuring 152.304 acres falling in sector-23, Ambala is hereby renewed up to 06.11.2015 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 and you will get the license renewed till the final completion of the colony is granted.
3. You shall submit an undertaking within 15 days regarding the completion of the construction of the community buildings within a period of four years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. You shall transfer the land falling in the Sector Roads /Master plan roads to the Govt. free of cost within a validity of licence renewal.
5. You shall get the offence compounded regarding non-allotment of EWS plots within prescribed time frame as per the policy dated 16.08.2013.
6. You will submit the compliance of Rules 26(2) & 28 of Urban Areas Rules, 1976, amounting to Rs. 1,12,000/- upto 31.03.2013 within 15 days from the day of renewal.
7. License No. 256 of 2007 dated 07.11.2007 is also returned herewith in original.

For VATIKA LIMITED

Authorised Signatory

*Anurag Rastogi*  
(Anurag Rastogi, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1269-JE(BR)/2013/

Dated:

A Copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Panchkula.
4. District Town Planner, Ambala.
5. Chief Accounts Officer of this Directorate with a request to ensure that as laid down in the policy bearing memo PF-37/5/32/2009-2TCP dated 12.04.2012 (i) recovery of outstanding EDC within one year (ii) the bank guarantee of EDC should not be released in parts and it shall be released in one go after the receipts of complete overdue amount of EDC.

/

(Savita Jindal)  
Assistant Town Planner (HQ)  
O/o Director General, Town & Country Planning,  
Haryana, Chandigarh.

For VATIKA LIMITED  
  
Authorised Signatory



**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh  
Phone: 0172-2549349, Email: tephry@gmail.com, www.tepharyana.gov.in

Regd.  
To

1. Alaska Construction Pvt. Ltd.
2. Sh. Avtar Singh S/o Sh. Gyan Singh
3. Sh. Sajjan Deep Singh S/o Rajpal, Jaswant Singh
4. Sh. Balwinder Singh S/o Sh. Naib Singh
5. Sh. Jagdish S/o Daya Singh, Smt. Gurmeet Kaur Wd/o Ranjeet Singh,  
Kuldep, Sandeep S/o Sh. Bhulvinder Singh.
6. Jagdish S/o Daya Singh  
C/o Vatika Ltd., (Previously known as Vatika Landbase Pvt. Ltd.)  
98, 2<sup>nd</sup> Floor, Sant Nagar,  
New Delhi 110048

Memo No: LC-1269-JE(BR)/2013/ 35697

Dated: 8/4/13


**Subject: - Renewal of Licence no. 256 of 2007 dated 7.11.2007.**

Please refer to your application dated 18.01.2010 and 25.07.2012 on the subject noted above.

1. License No. 256 of 2007 dated 7.11.2007 granted to you vide this office Endst. No. SDP-II/2007/28741-28752 dated 12.11.2007 for setting up of a Residential Colony falling in sector-23, Ambala is hereby renewed up to **06.11.2013** 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 and you will get the license renewed till the final completion of the colony is granted.
3. In terms of undertaking dated 16.03.2013, you shall make the payment of outstanding dues on account of EDC in four quarterly instalments spread over a period of one year and first instalment shall be paid within the three months of renewal of licence.
4. You shall transfer all the EWS plots to the Housing Board Haryana within the current validity of the licence.
5. You shall complete the construction of the community buildings within a period of four years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.
6. In terms of condition of license, you shall transfer portion of land of 60 mtr and 45 wide sector road falling in the licensed area to the Govt. free of cost within current validity period of the license.
7. You shall submit a request to compound the offence of earlier not complying with the provisions of Rule 26 (2), 27 & 28 of Urban Areas Rules 1976 within two weeks.
8. License No. 256 of 2007 dated 7.11.2007 is also returned herewith in original

For VATIKA LIMITED

Authorised Signatory

  
(ANURAG RASTOGI, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Enclst. No. LC-1269-JE(BRI)/2013/


Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Panchkula.
4. District Town Planner, Ambala.
5. District Town Planner (HQ)PP with a request to update the status of renewal of license on the Department web site.
6. Chief Accounts Officer of this Directorate with a request to ensure that as laid down in the policy bearing memo PF-37/5/32/2009-2TCP dated 12.04.2012 (i) recovery of outstanding EDC within one year (ii) the bank guarantee of EDC should not be released in parts and it shall be released in one go after the receipts of complete overdue amount of EDC.

(S. K. Sehrawat)  
Assistant Town Planner (M) HQ  
O/o Director General, Town & Country Planning,  
Haryana, Chandigarh.

For VATIKA LIMITED

  
Authorised Signatory

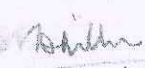


**FORM LC-V**  
**(See Rule 12)**  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No 256. of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to (i) M/s Alaska Construction Pvt. Ltd. (ii) Sh. Avtar Singh S/o Sh. Gyan Singh (iii) Sh. Sajjan Deep Singh S/o Rajpal, Jaswant Kaur W/o Sh. Gurlal Singh, Sh. Gagandeep Singh, Sh. Balwant Singh S/o Sh. Ikbal Singh (iv) Sh. Balwinder Singh S/o Sh. Naib Singh (v) Sh. Jagdish S/o Daya Singh, Smt. Gurmeet Kaur Wd/o Ranjeet Singh, Kuldeep, Sandeep S/o Sh. Bhulvinder Singh (vi) Jagdish S/o Daya Singh C/o M/s Vatika Limited (Previously known as Vatika Landbase Private Limited), 98, 2<sup>nd</sup> Floor, Sant Nagar, New Delhi - 110048 for setting up of a residential colony at village Sarai Mehdood, Sonda, Kanwali & Jandli, Distt. Ambala.
2. The particulars of the land wherein the aforesaid colony is to be set-up are given in the Scheduled annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The license is granted subject to following conditions:
  - a) That the residential colony is laid out to conform to the approved layout plan and development works are executed according to the design 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 Regulations of Urban Area Act, 1975 and the Rule 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 the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of the licensed area at his own cost and will transfer the same free of cost to the Government alongwith area falling in greenbelt.
5. The portion of Sector / Master plan road which form part of the licensed area shall be transferred free of cost to the Government in accordance with 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 for 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 service.
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 & Forest, Govt of India before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the complex.
9. The license is valid upto 6-11-2009.

Dated : 7-11-2007.  
Placed : Chandigarh

  
**S. S. Dhillon**  
Director  
Town & Country Planning  
Haryana, Chandigarh


Endst. No. SDP-II/2007/ 28741

Dated : 12-11-07

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

1. M/s Alaska Construction Pvt Ltd. (ii) Sh. Avtar Singh S/o Sh. Gyan Singh (iii) Sh. Sajjan Deep Singh S/o Rajpal, Jaswant Kaur W/o Sh. Gurlal Singh, Sh. Gagandeep Singh, Sh. Balwant Singh S/o Sh. Ikbal Singh (iv) Sh. Balwinder Singh S/o Sh. Naib Singh (v) Sh. Jagdish S/o Daya Singh, Smt. Gurmeet Kaur Wd/o Ranjeet Singh, Kuldeep, Sandeep S/o Sh. Bhulvinder Singh (vi) Jagdish S/o Daya Singh C/o M/s Vatika Limited (Previously known as Vatika Landbase Private Limited), 98, 2<sup>nd</sup> Floor, Sant Nagar, New Delhi - 110048 alongwith a copy of LC-IV and Bilateral Agreement.

For VATIKA LIMITED

  
Authorised Signatory

-- (2) --

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, Panchkula
6. Engineer-in-Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Panchkula alongwith a copy of agreement.
8. Land Acquisition Officer, Panchkula.
9. Senior Town Planner Panchkula. He will ensure that colonizer obtains approval / NOC as per condition no. 6 above before starting the development works in the colony.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Distt. Town Planner, Ambala alongwith a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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

For VATIKA LIMITED

Authorized Signatory



To be read with License no. 256. of 2007

1 Detail of land owned by M/s Alaska Construction Pvt. Ltd village Sarai Mehdood,  
Sonda, Jandli & Kanwali, District Ambala

VILLAGE	RECT.NO.	KILLA NO.	AREA			
			Kanal	Marla		
SARAI MEHDOOD	1	16	0	-	0	
		25	3	-	16	
	2	20	0	-	1	
		21	4	-	9	
	3	1	8	-	0	
		29	4/1	3	-	7
SONDA	29	7	8	-	0	
		14/1	4	-	0	
	27	24/2	3	-	7	
		29	4/2	4	-	12
	42	5	4	-	8	
		6	7	-	19	
		8/1	6	-	1	
		9/2	5	-	16	
		17	7	-	4	
		13/2	5	-	4	
		14	8	-	0	
		15	8	-	0	
		16	7	-	7	
		43	11	4	-	17
	42	20	1	-	14	
		4	6	-	8	
	KANWALI	1	6	4	-	15
			7	8	-	0
		3	17	0	-	6
			24	6	-	0
4			8	-	0	
5			2	-	10	
6			5	-	18	
7			8	-	0	
14			8	-	0	
15			8	-	0	
16			8	-	0	
17			8	-	0	
24			8	-	0	
25			8	-	0	
5			26	0	-	6
10	7/2 min	2	-	15		
5	6/2	4	-	16		
	7	8	-	0		
	8	6	-	7		
	9	0	-	10		
	11	0	-	12		
	12	6	-	8		
	14	8	-	0		
	13	7	-	14		
	15	8	-	0		
	Page Total			257	-	7

*M. M. M.* Contd next Page ....

D.T.C.P.  
Hr. CHD.  
*Chhota*

For VATIKA LIMITED

*[Signature]*  
Authorised Signatory

To be read with license No. 256  
7.11.07

-- 2 --

1 M/s Alaska Constructions Pvt. Ltd Contd.....

Kgn wali'	5	18/2	3	-	0
		19	8	-	0
		20	6	-	0
		21	2	-	4
		22	7	-	14
		23	7	-	12
		24/1	7	-	7
	6	11/1	2	-	9
	10	2	1	-	10
		3	6	-	3
		4 min	5	-	19
		8	0	-	4
	5	17/1	2	-	19.5
	3	22/3	6	-	14
	6	2/1	0	-	8
		9/2	0	-	18
	1	23	3	-	4
	3	2	2	-	0
		3	7	-	6
		8	7	-	4
		9	7	-	3
		10	0	-	10
		11/1	2	-	1
	12	8	-	0	
	13/1	2	-	0	
	13/2	5	-	4	
	18/1	2	-	0	
	18/2	5	-	4	
	19	8	-	0	
	23	7	-	4	
6	3/3	1	-	8	
JANDLI	51	2/2	6	-	0
		3	7	-	12
		8	7	-	19
		9	8	-	0
		10	5	-	14
		11	0	-	12
		12	7	-	0
		13	8	-	0
		18	7	-	16
		19	1	-	13
		23	3	-	0
	57	1/2	4	-	0
		10	7	-	18
		11	2	-	19
	58	5	8	-	0
		6	3	-	5
	48	2/1	4	-	18
	11/1/2	6	-	7	
47	20/3	0	-	6	
	21/1/2/2	3	-	16	
Page Total			242	-	4.5

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D.T.C.P.  
Hr. CHD.  
C/W

For VATIKA LIMITED

Authorised Signatory



To be read with Licencda. 256 of 2007.

-- 3 --

1 M/s Alaska Constructions Pvt. Ltd Contd.....

JANDLI	47	21/2	3	-	10
	52	1/2/1/1	0	-	2
	47	20/2	0	-	0
		21/1/2/1	0	-	6
	37	17/3	3	-	15
		18	8	-	0
	52	24/2	6	-	17
		16/1	4	-	5
		25	0	-	15
	53	20	0	-	4
	57	3/2	6	-	14
		4	1	-	11
		8	1	-	12
		9	7	-	9
	52	17/2/1	7	-	2
	57	12	1	-	13
	48	25/3	2	-	18
		13/1	6	-	8
		13/3	0	-	3
		11/2/2	1	-	8
		17/1	4	-	18
		17/3	0	-	15
		18/1	0	-	5
		18/3/2	3	-	0
		19	8	-	0
	47	11/1	6	-	0
	48	12/1	1	-	1
		12/3	4	-	2
		20/1	1	-	12
		16/1	4	-	0
	52	1/1/1	0	-	3
	48	16/2	4	-	0
	49	16/1	4	-	0
	38	14	8	-	0
		15	8	-	0
		16	8	-	0
		17	8	-	0
		24/2	4	-	0
	46	2	8	-	0
		9	8	-	0
		10	8	-	0
	47	4/2	4	-	0
		5	8	-	0
	46	11	8	-	0
	47	15	8	-	0
		6	8	-	0
		7	8	-	0
		13/2	4	-	0
		14	8	-	0
	46	1/1	6	-	0
	49	24	1	-	10
	37	16	6	-	16
			<u>236</u>	-	<u>14</u>

Page Total

*M. R. Choudhary* Contd next Page ....

D.T.C.P.  
H. CHD.  
*CHD*

For VATIKA LIMITED

*M. R. Choudhary*  
Authorized Signatory

To be read with license No. 256/200

-- 4 --

1 M/s Alaska Constructions Pvt. Ltd Contd.....

JANDLI	37	17/1	1	-	8
		25	7	-	8
	38	20	8	-	0
		21/1	4	-	16
	47	1/1	2	-	12
	48	5/2	6	-	8
	47	3/2	4	-	0
		4/1	4	-	0
	49	16/2	4	-	0
	48	20/2	6	-	8
	47	1/2	5	-	8
		2/1	2	-	16
		9	8	-	0
		10	8	-	0
		11/2	2	-	0
		12/1	6	-	13
		13/1	4	-	0
	48	15	8	-	0
	52	2/2	6	-	2
		1/2/1/2	1	-	0
		1/2/3	0	-	11
	47	20/1	7	-	13
	51	7/2	0	-	2
		16	8	-	0
		17	8	-	0
		24	8	-	0
		25	8	-	0
	52	20	7	-	8
		21	6	-	16
		22	8	-	0
	57	1/1	4	-	0
		2	8	-	0
	58	4	3	-	10
	53	5	5	-	10
		6	2	-	3
	46	20/2	5	-	4
	47	16	8	-	0
		17	8	-	0
		18	8	-	0
	52	3 min	5	-	0
		4 min	5	-	0
	47	24 min	1	-	17
		19 min	5	-	0
		22 min	5	-	0
		25 min	4	-	6
	46	19 min	5	-	0
		20/1 min	1	-	15
		12	8	-	0
		16 min	5	-	0
		24 min	1	-	6
	47	12/2	1	-	7
		23 min	5	-	10
		<b>Page Total</b>	<b>269</b>	<b>-</b>	<b>17</b>

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D.T.C.P.  
Hr. CHD.  
Chetw

For VATIKA LIMITED

Authorised Signatory



To be read with license No. 2561

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1 M/s Alaska Constructions Pvt. Ltd Contd.....

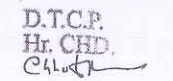
JANDLI	46	23/3	0	-	17
	48	2/2	3	-	2
		9/2	7	-	14
		10/1/3	0	-	13
	52	17/2/2	0	-	10
		18/2	7	-	9
		24/1	0	-	8
		8/1	5	-	10
		8/3	0	-	5
		13/1	0	-	1
		13/3	6	-	11
		14/1/1	0	-	10
		14/1/3	0	-	17
		19	7	-	7
		23	8	-	0
	57	3/1	0	-	13
	48	23/2	0	-	4
		10/1/1/1 min	3	-	12
	46	22/2/2	0	-	15
	53	1	8	-	0
		2	5	-	17
	48	21	8	-	0
		22	8	-	0
	49	25	7	-	16
	50	5	3	-	14
	48	23/1/1	6	-	16
	51	1	8	-	0
		2/1	2	-	0
	37	23	8	-	0
		17/2	2	-	13
		24/1	7	-	0
		<b>Page Total</b>	<b>130</b>	-	<b>14</b>
		<b>Grand Total of Company</b>	<b>1136</b>	-	<b>16.5</b>

or 142.103 Acres

2 Detail of land owned by Avtar Singh S/o Gyan Singh village Jandli, District Ambala.

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
JANDLI	46	15/1	4	- 0
		25	8	- 0
		<b>Total</b>	<b>12</b>	<b>- 0</b>

or 1.50 Acres

  
D.T.C.P.  
H. CHD.  


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For VATIKA LIMITED

  
Authorised Signatory

To be read with Notice No. 256 of 2003

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- 3 Detail of land owned by Sajjan Deep Singh S/o Rajpal 1/3 share, Jaswant Kaur W/o Gurlal Singh 1/3 share, Gagandeep Singh, Balwant Singh SS/o Aqbal Singh 1/3 share village Jandli, District Ambala.

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
Jandli	38	21/2/2	1	0
		21/3	0	16
		21/4	0	16
		Total	2	13

or 0.331 Acres

- 4 Detail of land owned by M/s Alaska Construction Pvt Ltd 1/2 share, Balwinder Singh S/o Naib Singh 1/2 share village Kanwali, District Ambala.

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
KANWALI	5	16 min	7	13
		25 min	3	7
		11/2 min	3	13
		20 min	1	2
		Total	15	15

or 1.969 Acres

- 5 Detail of land owned by Jagdish S/o Daya Singh 1/2 share, Smt Gurdeep Kaur Wd/o Ranjeet Singh, Kuldeep, Sandeep SS/O Balvinder Singh 1/2 share village Jandli, District Ambala.


VILLAGE	RECT.NO.	KILLA NO.	AREA		
			Kanal	Marla	
JANDLI	52	15/2	7	19	
		9	0	16	
	52	10	7	12	
		14/2/1	3	11	
		14/2/3	0	8	
		6/1	2	12	
		6/2	3	4	
	KANWALI	53	6/3	2	4
			11	4	18
		3	11/2	1	5
4	20/2	7	8		
	21/1	4	9		
Total	4	16/1	0	18	

or 5.90 Acres

  
D.T.C.P.  
Hr. CHD.  
Chd.

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For VATIKA LIMITED

  
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To be read with Licence No. 256 of 2007.

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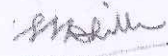
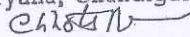
6 Detail of land owned by Jagdish S/o Daya Singh village Jandli, district Ambala

<u>VILLAGE</u>	<u>RECT.NO.</u>	<u>KILLA NO.</u>	<u>AREA</u>	
			Kanal	Marla
JANDLI	52	5/1	4	0
		Total	<u>4</u>	<u>0</u>


or 0.5 Acres

Grand Total (Page No 1 to 7) 1218 - 8.5

or say 152.304 Acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  


For VATIKA LIMITED


  
Authorised Signatory

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


Licence No. 100. of 2014

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Alaska Constructions Pvt. Ltd., Vatika Ltd., 7<sup>th</sup> Floor, Vatika Triangle, Block A, Sushant Lok-I, MG Road, Gurgaon-122002 on the additional land measuring 22.069 acres falling in the revenue estate of village Sarai Mahdood, Sonda, Kanwali, District Ambala in Sector-21, 22, 23 & 25 of Draft Development Plan-2025 AD of Ambala.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a. That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
  - c. That the demarcation plan of the colony area will be submitted in the O/o District Town Planner, Ambala within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
  - d. That the licensee shall construct 12 m and 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
  - e. That the portion of sector/Master plan road which shall form part of the licensed area if any shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - f. That the licensee shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - g. That the licensee shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
  - h. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

  
DG, TCP (HR)  
B


For VATIKA LIMITED

  
Authorised Signatory



- i. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
  - j. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
  - k. That the licensee shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  - l. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - m. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
  - n. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
  - o. 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.
  - p. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot for meeting the cost of internal development works in the colony.
  - q. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
  - r. That the licensee shall abide the policy dated 03.02.2010 and 01.05.2011 related to allotment of EWS Flats / Plots.
  - s. An irrigation canal divides the entire colony into two parts and the licensee shall ensure implementation of all steps as suggested by Irrigation Department for ensuring safety and security of the residents of the colony.
  - t. That the licensee shall get the HT lines (upto 66 KV capacity) shifted and get them underground after ascertaining feasibility in consultation with HVPNL.
4. The licence is valid upto 12/8/2019.

Dated: Chandigarh  
The 13/8/2014

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

For VATIKA LIMITED

  
Authorised Signatory



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

1. ✓ Alaska Constructions Pvt. Ltd., Vatika Ltd., 7<sup>th</sup> Floor, Vatika Triangle, Block A, Sushant Lok-I, MG Road, Gurgaon-122002, 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, Panchkula.
9. Engineer in Chief, Irrigation Department Haryana, Panchkula with the request to suggest the measures to be undertaken for safety and security of the residents of the licensed colony. Licensee will implement all the safety measures suggested by your Department.
10. Chief Engineer, HUDA, Panchkula.
11. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Panchkula.
14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Panchkula.
16. District Town Planner, Ambala along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(f&g) before starting the development works.

(P. P. Singh)

District Town Planner (HQ)

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

For VATIKA LIMITED

  
Authorised Signatory

To be read with License No. 100 of 2014/13 8  
2014

1) Detail of land owned by Alaska Constructions Pvt. Ltd. District Ambala.

Village	Rect No.	Killa No.	Area K-M		
Sarai Mahdood	3	10/1	2-13		
	4	4	3-13		
		5/1	4-0		
		7	7-18		
Sonda	42	8	2-6		
		1	7-19		
		10/1	4-13		
		10/3	1-12		
		11/1	3-16		
		20/2	3-8		
		18	7-2		
		8/2	1-3		
		9/1	3-7		
		10/2	1-15		
		11/2	4-4		
		12	8-0		
		13/1	2-16		
		19	7-2		
		20/1	3-15		
		41		7/1	2-9
				13/2	5-16
				17	8-9
				18	9-7
3	8-0				
4	8-0				
6/1	5-11				
7/2	5-11				
8	8-0				
13/1	2-4				
Kanwali	10	14	8-0		
		7/2 min	0-8		
		4 min	0-8		
		5	25 min	2-8	
		6	11/2 min	0-9	
			12 min	7-12	
			20 min	5-5	
10	5 min	7-12			
		<b>Total</b>	<b>176-11</b>		
			<b>Or</b>		
			<b>22.069 Acres</b>		

*Handwritten signature*  
HOD

Director General  
Town and Country Planning  
Haryana, Chandigarh

For VATIKA LIMITED

*Handwritten signature*  
Authorised Signatory