

7
8/11

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

Licence No. 126 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Sudarshan Buildtech Pvt Ltd (2) Sh. Chhidda Singh S/o Late Shri Toia Ram (3) Sh. Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh all sons of Shri Chhidda Singh C/o 103-C, Sidhartha Building, Nehru Place, New Delhi for setting up of a Group Housing Colony at village Palwali, Kheri Kalan & Baselwa, District Faridabad.
2. The particulars of the 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 Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
- b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
- c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt. 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(1)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. 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.
6. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
7. That the licensee will use only CFL fittings for internal lighting as well as for common lighting in the complex.
8. The licence is valid upto 13-6-2010.

Dated: Chandigarh

(S.S. Dhillon)
(S.S. Dhillon)

Director,
Town & Country Planning,
Haryana, Chandigarh

Encls. No. 5DP-2008/1133

Dated: 13-6-08

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

1. M/s. Sudarshan Buildtech Pvt Ltd (2) Sh. Chhidda Singh S/o Late Shri Toia Ram (3) Sh. Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh all sons of Shri Chhidda Singh C/o 103-C, Sidhartha Building, Nehru Place, New Delhi along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Faridabad.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
8. Land Acquisition Officer, Faridabad.
9. Senior Town Planner, Faridabad. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Faridabad along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(H. K. Sharma)
District Town Planner (Enf)
For Director, Town and Country Planning,
Haryana, Chandigarh

1. The Details of land owned by M/s. Sudharshan Buildtech Pvt Ltd village Palwali, District Faridabad.

Village	Rect.No	Killa No	Area
Palwali	37	2/1	4-7
		9	8-0
		14/1/2	4-5
		2/2	3-3
		7/2	6-7
		8	8-0
		13/1	2-13
		14/1/1	1-1
		17	7-10
		3	7-4
		1/1	4-10
		1/2	3-10
		24/1	1-10
		24/3/1	0-4
		Total:	

2. The Details of land owned by Suraj Pal Singh, S/o Chhidda Singh 1/2 share Bharat Pal Singh, Kiran Pal Singh S/o Chhidda Singh 1/2 Share village Palwali, District Faridabad.

Village	Rect.No	Killa No	Area
Palwali	39	1	0-9
		3	3-17
		4/1	6-0
		4/2	2-0
		5	7-15
		6	6-13
		7	4-8
		Total:	

3. The Details of land owned by Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh SS/o Sh. Chhidda Singh village Palwali, District Faridabad.

Village	Rect.No	Killa No	Area
Palwali	37	13/2	5-7
		18	8-0
		23	8-0
		Total:	

[Signature]
D.T.C.P.
For C.H.D.
[Signature]

4. The Details of land owned by Suraj Pal Singh 10/94 share, Bharat Pal Singh 25/94 share, Kiran Pal Singh all SS/o Sh. Chhidda Singh 15/94 share, M/s. Sudharshan Buildtech Pvt Ltd 44/94 share village Palwali, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Palwali	37	24/5	4-7
		25/1	0-7
		Total:	4-14 Or 0.587 Acre

5. The Details of land owned by Suraj Pal Singh S/o Chhidda Singh village Kheri Kalan, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Kheri Kalan	3	11/2	2-19
		20/1	4-0
	4	15	5-4
		16	6-12
		24	0-2
		Total:	18-17 Or 2.356 Acres

6. The Details of land owned by Suraj Pal Singh S/o Chhidda Singh 1/2 Share, Bharat Pal Singh S/o Sh. Chhidda Singh 1/2 share village Kheri Kalan, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Kheri Kalan	3	10	8-0
		11/1	5-1
	4	6	2-10
		1	7-12
		2/1	3-0
		5	0-5
Total:	26-8 Or 3.3 acres		

7. The Details of land owned by Chhidda Singh S/o Sh. Tola Ram 30/269, Suraj Pal Singh 93/269 share, Bharat Pal Singh 21/269 share, Kiran Pal Singh 120/269 share all SS/o Sh. Chhidda Singh village Kheri Kalan, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Kheri Kalan	3	20/2	4-0
		21	8-0
	6	1/2	1-9
		Total:	13-9 Or 1.681 Acres

M. S. Dhillon
D.T.C.P.
Sd/- CHD.
25/10/20

8. The Details of land owned by Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh SS/o Sh. Chhidda Singh village Baselwa, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Baselwa	17	14/1/4	2-3 Or 0.269 Acre

9. The Details of land owned by Chhidda Singh S/o Tola Ram village Baselwa, District Faridabad.

Village	Rect.No	Killa No	Area K-M
Baselwa	16	22/2	0-6
		23	0-0
	17	2/2	1-10
		3	4-3
		7	3-13
		8	8-0
		9/1	1-10
		12/2	1-13
		13	8-0
		14/1/1	0-15
		14/1/2	2-15
		14/2/1	0-3
		15	1-18
		16	1-8
		18	8-0
		19/1	1-13
		22/2	1-2
		23/1	1-12
		23/2	4-1
		24/1	3-6
24/3	1-5		
25	0-3		
17/2	0-13		
17/4	4-10		
Total		61-19 Or 7.744 Acres	

G. Total: 242K-3M or 30.268 Acres

[Signature]

Director

Town and Country Planning,
Haryana, Chandigarh

[Signature]

11

ORDER

License No. 124 of 2008 dated 14.06.2008 was granted to Sudarshan Buildstech Pvt. Ltd., S/Sh. Surajpal Singh, Bharatpal Singh, Kiranpal Singh Ss/o Sh. Chhidha Singh & Sh. Chhidha Singh S/o Sh. Tola Ram in collaboration with Achievers Sudarshan Associates vide Encl. No. SDP/2008/4337-48 dated 16.06.2008 for development of a group housing colony on the land measuring 30.268 acres falling in the revenue estate of village Patwari, Kheri Kaban & Baselwa, Sector 88, Faridabad. Thereafter, the licensees entered into fresh collaboration agreement with RPS Infrastructure Ltd. on 18.06.2008 for development of the said colony in place of Achievers Sudarshan Associates after obtaining NOC from the earlier collaborator company and on the request of the licensees, the name of new collaborator company i.e. RPS Infrastructure Ltd. was taken on record as conveyed vide memo dated 06.10.2008.

In principle approval for transfer of part license having area 16.925 acres out of the total licensed area measuring 30.268 acres in favour of RPS Infrastructure Ltd., 1117-1120, 11th Floor, Tower B, DLF Tower, Jasola District Centre, New Delhi was granted vide this office memo No. 27315 dated 31.12.2012 subject to deposit of some documents. In compliance of said approval, the licensees have submitted requisite documents vide application dated 31.07.2013 and then 15.10.2013. Therefore, 16.925 acres area of said license is hereby transferred under Rule 17 of the Haryana Development and Regulation of Urban Areas Rules, 1976 in favour of RPS Infrastructure Ltd. The revised schedule of land is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied by all the licensees including the transferee company. The transferee company will also abide by the terms and conditions of the agreement LC IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh.

The approval of all the plans accorded, if any in favour of original licensee shall now be deemed approved in favour of RPS Infrastructure Ltd., 1117-1120, 11th Floor, Tower B, DLF Tower, Jasola District Centre, New Delhi also.

It is also made clear that all the licensees including transferee company shall be liable to pay all the outstanding dues on account of EDC/IDC/any other charges together with interest thereon as on date and in future against the license No. 124 of 2008 having area 30.268 acres. All the licensees including transferee company i.e. RPS Infrastructure Ltd. shall conduct the development works jointly. Further, all the licensees shall comply with the terms and conditions of the license No. 124 of 2008 as well as provisions of Act 8 of 1975 and Rules framed thereunder.

Dated:

Place: Chandigarh

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

P.T.O.

Endst. No. LC-920-PA(B)-2014/ 5636-49

Dated: 20/3/14.

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

1. Sudarshan Buildstech Pvt. Ltd. S/Sh. Surajpal Singh, Bharatpal Singh, Kiranpal Singh Ss/o Sh. Chhidha Singh & Sh. Chhidha Singh S/o Sh. Tola Ram, Regd. Office at 6/97, DDA Flats, Madangir, New Delhi.
2. RPS Infrastructure Ltd., 1117-1120, 11th Floor, Tower B, DLF Tower, Jasola District Centre, New Delhi
3. The Chief Administrator, HUDA, Panchkula
4. The MD HVPNL, Planning Directorate Sakti Bhowan Sector-6, Panchkula.
5. Addl Director, Urban Estate Department, Haryana, Panchkula
6. Administrator, HUDA Faridabad
7. Chief Engineer, HUDA, Panchkula.
8. Superintending Engineer, HUDA, Faridabad
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner (E), Haryana, Chandigarh
11. Senior Town Planner, Faridabad.
12. District Town Planner, Faridabad.
13. Chief Account Officer, O/o STP (M), Chandigarh
14. Accounts Officer (HQ).

(Sarita Sethi)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana, Chandigarh

To be read with licence No. 124 of 2008

Revised schedule of land

1. Detail of land owned by R P S Infrastructure Ltd.

Village	Rect No.	Killa No.	Area		
Palwali	37	2/1	4-7		
		9	8-0		
		14/1/2/1	0-17		
		14/1/2/2	1-7		
		2/2	3-3		
		7/2	6-7		
		8	8-0		
		13/1	2-13		
		14/1/1	1-1		
		1/1	4-10		
		1/2	3-10		
		3	7-4		
		40	3	3	3-17
				4/1/1	2-3
				4/1/2/1	1-17
		37	7/2	7/2	1-3
				13/2	5-7
				18	8-0
		Baselawa	16	23	8-0
				22/2	0-6
		Baselawa	17	23	0-0
				2/2	1-10
				3	4-3
7/2	2-18				
8	8-0				
9/1	1-10				
12/2	1-13				
13	8-0				
14/1/1	0-15				
14/1/2/1	2-2				
14/2/1/1	0-2				
18	8-0				
19/1	1-13				
22/2	1-2				
23/1	1-12				
23/2	4-1				
24/1/1	2-11				
17/4/2	3-10				
17	14/1/4/1			14/1/4/1	0-14
				Total	135-8

2. Detail of land owned by Suraj Pal Singh 1/171 share, Kiran Pal Singh 170/171 share Ss/o Chhidda Singh.

Village	Rect No.	Killa No.	Area
Baselawa	17	7/1	0-15
		14/1/2/2	0-13
		14/2/1/2	0-1
		24/1/2	0-15
		17/4/1	1-0
		17/2	0-13
		15	1-18
		16	1-8
		24/3	1-5
		25	0-3
		Total	8-11

Continued on next page

D.G.T.C.P.M.

3. Detail of land owned by Suraj Pal Singh, Kiran Pal Singh Ss/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Baselawa	17	14/1/4/2	1-9
		Total	1-9

4. Detail of land owned by Suraj Pal Singh, S/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Palwali	40	4/1/2/2	2-0
		7/1	3-5
		4/2/1	0-13
		6	6-13
		Total	12-11

5. Detail of land owned by Sudarshan Buildtech Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Palwali	37	17	7-10
		14/1/2/3	2-1
	37	24/1	1-10
		24/3/1	0-4
		Total	11-05

6. Detail of land owned by Bharat Pal Singh, S/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Palwali	39	1	0-9
	40	5/2	1-5
		Total	1-14

7. Detail of land owned by Kiran Pal Singh, S/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Palwali	40	4/2/2	1-7
		5/1	6-10
		Total	7-17

8. Detail of land owned by Suraj Pal Singh 10 share, Kiran Pal Singh 15 share and Bharat Pal Singh 25 share Ss/o Chhidda Singh and Sudarshan Buildtech Pvt. Ltd. 44 share Total 94 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Palwali	37	24/5	4-7
		25/1	0-7
		Total	4-14

9. Detail of land owned by Bharat Pal Singh 409/434 share, Suraj Pal Singh 25/434 share Ss/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	3	2/1	3-0
		1	7-12
	4	5	0-5
		Total	10-17

Continued on next page

D.G.T.C.P(H)

10. Detail of land owned by Bharat Pal Singh 587/622 share, Suraj Pal Singh 35/622 share Ss/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	3	10	8-0
		11/1	5-1
	4	6	<u>2-10</u>
		Total	15-11

11. Detail of land owned by Bharat Pal Singh 69/80 share, S/o Chhidda Singh and Chhidda Singh S/o Tala Ram 11/80 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	3	20/2	<u>4-0</u>
		Total	4-0

12. Detail of land owned by Chhidda Singh 19/189 share S/o Tala Ram, Bharat Pal Singh S/o Chhidda Singh 170/189 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	3	21	8-0
	6	1/2	<u>1-9</u>
		Total	9-9


13. Detail of land owned by Bharat Pal Singh S/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	3	11/2	2-19
		20/1	4-0
	4	15/2	1-0
		16/1	<u>1-0</u>
		Total	8-19

14. Detail of land owned by Suraj Pal Singh 157/198 share, Kiran Pal Singh 41/192 share Ss/o Chhidda Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Kheri Kalan	4	15/1	4-4
		16/2	5-12
		24	<u>0-2</u>
		Total	9-18

Grand Total 242-3 or 30.268 Acres


 Director General
 Town and Country Planning
 Haryana, Chandigarh.
Amrinder Singh