



Ref: - P&C/VIN /LC No.-1143/182.796  
June 12, 2018

To,

The Director General  
Town & Country Planning, Haryana  
Chandigarh.

Registered Office  
Vatika Limited  
Vatika Triangle, 4th Floor  
Sushant Lok, Phase I, Block A  
Mehrauli - Gurgaon Road  
Gurgaon 122002, Haryana  
INDIA

T 91.124.4177 777  
F 91.124.4177 700  
E info@vatikagroup.com  
www.vatikagroup.com

**Subject: Request for renewal of license no. 113 of 2008 dated 01.06.2008 for Development of Group Housing Colony "Plotted Colony" on land measuring 182.796 Acres at Sector 81 to 85, Gurugram being developed by M/s Vatika Limited. (LC-1143)**

Dear Sir,

This has reference to the subject cited above.

It is submitted that the license no. 113 of 2008 dated 01.06.2008 granted for the development of Group Housing Colony "Vatika India Next" on land measuring 182.796 Acres at Sector-81 to 85, Gurugram stands expired on 31.05.2018.

Since the development works at site is under progress and it will take some more time to complete the development works of the entire plotted colony, In this regard, enclosed herewith find application form LC-VI along with requisite documents for grant of Renewal of License. Also please find enclosed an explanatory note indicating the details of development works (with photographs) & reasons of delay for pending works at site.

The department has recently issued revised notification dated 10.11.2017 for grant of License and issued orders vide your office memo no. PF/64/2017/31103-115 dated 05.12.2017 w.r.t refund of License Fee and scrutiny charges or adjustment of said amount against the renewal fee, EDC and/or IDC charges.

It is submitted that the renewal fee amounting to Rs. 3,88,12,000/- (Rupees Three Crores Eighty Eight Lacs Twelve Thousand Only) may be adjusted from the license fee and scrutiny charges paid towards our application for grant of license as mention below.

The details are as under:

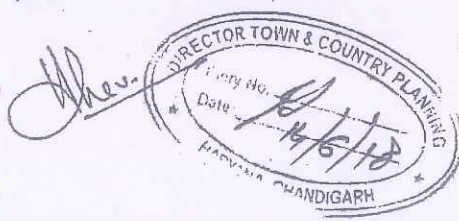
LC No.	Area	Date of Application	License Fee (in Lacs)	Scrutiny Charges (in Lacs)	Total (in Lacs)	Date of Office Order for Refund
LC-3092	3.306	24-Oct-13	178.00	2.05	180.05	5-Dec-17
LC-3137	51.356	9-May-14	75.80	21.00	96.80	5-Dec-17
LC-2894	3.581	19-Feb-13	191.80	2.17	193.97	5-Dec-17
Total:			445.60	25.22	470.82	

Since the renewal of license charges w.r.t LC No.1143 is Rs. 3,88,12,000/-, it is requested that the balance amount may be adjusted in LC No.1841.

We hereby undertake that we will not claim any refund / compensation of the License Fee / Scrutiny Charges of the above mentioned projects.

For VATIKA LIMITED

Authorised Signatory



CIN: U74899HR1998PLC054821

**vatika**<sup>®</sup>  
creating lasting value

-- (2) --

**Registered Office**  
Vatika Limited  
Vatika Triangle, 4th Floor  
Sushant Lok, Phase I, Block A  
Mehrauli - Gurgaon Road  
Gurgaon 122002, Haryana  
INDIA

T 91.124.4177 777  
F 91.124.4177 200  
E [info@vatikagroup.com](mailto:info@vatikagroup.com)


[www.vatikagroup.com](http://www.vatikagroup.com)

This is for your kind consideration and we hope that our request for renewal of License may be granted to us as soon as possible so that we are able to complete the said project at the earliest.

Thanking You,

Yours Sincerely,

Yours Sincerely,  
For M/s Vatika Limited

  
Virender Dhar  
AVP (Planning & Coordination)  
Mob: - 9810566938  
Email - [virendhar@vatikagroup.com](mailto:virendhar@vatikagroup.com)  
Encl: As stated above

Encl: As stated above

For VATIKA LIMITED  
  
Authorized Signatory

Regd.

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**  
SCO No. 71-75, 2<sup>nd</sup> Floor, Sector -17 C, Chandigarh  
Phone: 0172-2549349, Email: tcpharyana3@gmail.com, www.tcpharyana.gov.in

Memo No: LC-1143-III/2016/

12110

Dated: 15/6/2016

To


Buzz Technologies Pvt. Ltd. and others,  
In collaboration with Vatika Ltd.,  
7<sup>th</sup> Floor, Vatika Triangle,  
Sushant Lok-I, Block-A,  
Gurgaon.

Subject:

Renewal of Licence No. 113 of 2008 dated 01.06.2008 granted for development of Residential Plotted Colony on an additional area measuring 182.796 acres in Sector-82, 82A, 83, 84 & 85, Gurgaon Manesar Urban Complex- Vatika Landbase Pvt. Ltd. in collaboration with land owners and associate companies.

Please refer your letter dated 05.08.2015 on the matter cited as subject above.

1. Licence No. 113 of 2008 dated 01.06.2008 granted vide Endst. No. 3783 dated 03.06.2008 for setting up of Residential Plotted Colony on an additional area measuring 44.454 acres in Sector-82, 82A, 83, 84 & 85, Gurgaon Manesar Urban Complex is hereby renewed upto 31.05.2018 on the 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 further period and you will get the licences renewed upto the period till the final completion of the colony.
3. The applicant shall transfer the licensed land forming part of sector dividing road to the Government free of cost as and when demanded by Government.
4. The applicant shall transfer the 100% EWS plots/units to Housing Board Haryana.
5. You shall abide by the decision whatsoever will be taken by Government to complete the construction of all the community buildings.
6. The Bank Guarantee on account of IDW is valid upto 17.03.2017, 23.09.2017 & 12.06.2017. You shall submit the revalidated Bank Guarantee, one month before its expiry.

  
(Arun Kumar Gupta, IAS),  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1143-III/2016

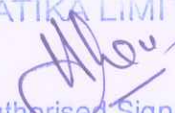
Dated :

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Account Officer O/o DGTCF, Chandigarh.
- vi. Website Admin with a request to update the status on website.

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

For VATIKA LIMITED

  
Authorised Signatory

Directorate of Town & Country Planning, Haryana  
SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcphry@gmail.com  
website:-http://tcpharyana.gov.in

To

Buzz Technologies Pvt. Ltd.,  
Wonder Developers Pvt. Ltd.,  
Browz Technologies Pvt. Ltd.,  
Avon Buildtech Pvt. Ltd.,  
Harinesh Construction Pvt. Ltd.,  
Shivam Infratech Pvt. Ltd.,  
Spear Developers Pvt. Ltd.,  
Mark Buildtech Pvt. Ltd.,  
Onkareshwar Properties Pvt. Ltd.,  
Spring Buildcon Pvt. Ltd.,  
Pagasus Developers Pvt. Ltd.,  
Pegasus Infrastructure Pvt. Ltd.,  
Crazy Properties Pvt. Ltd.,  
Crazy Land & Housing Pvt. Ltd.,  
Sahar Land & Housing Pvt. Ltd.,  
Shiv Ganesh Buildtech Pvt. Ltd.,  
Sanjay S/o Khem Chand,  
Vatika Land Base Pvt. Ltd.  
C/o Vatika Ltd.  
7<sup>th</sup> Floor, Vatika Triangle, Block-A,  
Sushant Lok-I, M.G. Road,  
Gurgaon-122002.

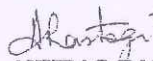
Memo No. LC-1143-II-JE (VA)/2014/27045

Dated 26/11/14

Subject: - **Renewal of license no. 113 of 2008 dated 01.06.2008.**

Ref. Your letter dated 13.05.2014 & 29.10.2014 on the subject noted above.

1. License no. 113 of 2008 dated 01.06.2008 granted vide this office Endst No. JD (BS)-LC-1143 Vol-II-2008/3783-94 dated 03.06.2008 for setting up of Plotted Colony over an area measuring 182.796 acres in the revenue estate of village Sihi, Sikhopur, Sikanderpur Badha in Sector 81, 82, 82A, 83, 84 & 85, Gurgaon Manesar Urban Complex is hereby renewed upto **31.05.2016** on the terms & conditions laid down therein.
2. That you shall complete the construction of community sites in respect of Sub Section (3) (iv) of Section 3 of the Haryana Development and Regulation of Urban Areas Rules, 1976 and abide by affidavit dated 17.11.2014 submitted by you.
3. That you shall transfer the portion of sector/master plan road which shall form part of licensed area to the Government free of cost in accordance with the provisions of Section 3 (3)(a) (iii) of Haryana Development and regulation of Urban Areas Act, 1975 within three months after final approval of revised layout plan.
4. That you shall allot/transfer the EWS flats within six months of issuance of renewal order and get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013
5. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of license.
6. License No. 113 of 2008 dated 01.06.2008 is also returned herewith in original.

  
**ANURAG RASTOGI**  
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: tcphry@gmail.com, www.tcpharyana.gov.in

Regd.

To

Buzz Technologies Pvt. Ltd., Wonder Developers Pvt. Ltd.  
Browz Technologies Pvt. Ltd. Avon Builtech Pvt. Ltd.  
Harinesh Construction Pvt. Ltd. Shivam Infratech Pvt. Ltd.  
Spear Developers Pvt. Ltd. Mark Builtech Pvt. Ltd.  
Onkareshwar Properties Pvt. Ltd., Spring Buildtech Pvt. Ltd.  
Pagasus Developers Pvt. Ltd.  
Pagasus Developers Pvt. Ltd., Crazy Properties Pvt. Ltd.  
Crazy Land and Housing Pvt. Ltd.  
Sahar Land and Housing Pvt. Ltd.  
Shiva Ganesh Buildtech Pvt. Ltd., Sanjay S/o Khem Chand  
C/o Vatika Landbase Pvt. Ltd.  
Vatika Triangle, Sushant Lok I, Block-A  
M.G. Road, Gurgaon-122002

Memo No: LC-1143 JE(V)/2013/ 33506 Dated: 14/3/13

**Subject: Renewal of Licence No. 113 of 2008 dated 01.06.2008.**

Please refer to your application dated 27.04.2012 on the subject noted above.

1. License No. 113 of 2008 dated 01.06.2008 granted to you vide this office Endst. No. JD(BS)-2008/3783-94 dated 03.06.2008 for setting up of a Residential Plotted Colony falling in sector-82, 82A, 83 & 85, Gurgaon is hereby renewed up to **31.05.2014** 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 NOC/clearance in respect of notification dated 14.09.2006 of MoEF, Govt. of India within thirty days from the appointment of new Chairman of SEIAA, Haryana. In the meanwhile you shall not undertake any construction/development works. The construction/development works may be started only after receipt of NOC/clearance from SEIAA and submission of same in the department.
4. 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.
5. You shall transfer the 100% EWS plots to the Housing Board Haryana within the current validity period of the licence.

For VATIKA LIMITED

Authorised Signatory

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

Endst. No LC-1143 JE(V)/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, Gurgaon.
4. District Town Planner (P), Gurgaon,
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.

/

(S. K. Sehrawat)

Assistant Town Planner (M) 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, Chandigarh  
Phone:0172-2549349 e-mail:tcphry@gmail.com

To

M/s Buzz Technologies Pvt. Ltd., M/s Wonder Developers Pvt. Ltd.,  
M/s Browz Technologies Pvt. Ltd., M/s Avon BUILTECH Pvt. Ltd.,  
M/s Harinsh Construction Pvt. Ltd., M/s Shivam Infratech Pvt. Ltd.,  
M/s Spear Developers Pvt. Ltd., M/s Mark BUILTECH Pvt. Ltd.,  
M/s Onkareshwar Properties Pvt. Ltd., M/s Spring Buildcon Pvt. Ltd.,  
M/s Pagasus Developers Pvt. Ltd.,  
M/s Pagasus Infrastructure Pvt. Ltd., M/s Crazy Properties Pvt. Ltd.,  
M/s Crazy Land & Housing Pvt. Ltd.,  
M/s Sahar Land and Housing Pvt. Ltd.,  
M/s Shiva Ganesh Buildtech Pvt. Ltd., Sanjay S/o Khem Chand  
C/o M/s Vatika Landbase Pvt. Ltd.,  
Vatika Triangle, Sushant Lok I, Block A,  
M. G. Road, Gurgaon- 122002.

Memo No. LC-1143 Vol-II-JE (VA)-2011 16/67

Dated 4/11/11

Subject:- **Renewal of license no. 113 of 2008 dated 01.06.2008.**

Ref. Your letter dated 22.10.2010 & 20.07.2011 on the subject noted above.

1. License no. 113 of 2008 dated 01.06.2008 granted to you vide this office Endst No. JD (BS)-LC-1143 Vol-II-2008/3783-94 dated 03.06.2008 for setting up of Plotted Colony at village Sihi, Sikhohpur, Sikanderpur, Bada and Village Bada in Sector 81, 82, 82 A, 83, 84 and 85 of Gurgaon Manesar Urban Complex is hereby renewed upto 31.05.2012 on the terms & 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 license for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
3. License no. 113 of 2008 dated 01.06.2008 is also returned herewith in original.

**(T.C. Gupta, IAS)**  
Director General  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-1143 Vol-II-JE (VA)-2011

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurgaon.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(P. P. Singh)  
District Town Planner (HQ)  
For Director General 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. 113 of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Buzz Technologies Pvt Ltd, M/s Wonder Developers Pvt Ltd, M/s Browz Technologies Pvt Ltd, M/s. Avon Builtech Pvt Ltd, M/s Harinesh Construction Pvt Ltd, M/s Shivam Infratech Pvt Ltd, M/s. Spear Developers Pvt Ltd., M/s. Mark Builtech Pvt Ltd, M/s. Onkareshwar Properties Pvt Ltd, M/s. Spring Buildcon Pvt Ltd., M/s Pagasus Developers Pvt Ltd, M/s Pegasus Infrastructure Pvt Ltd ,M/s. Crazy Properties Pvt Ltd ,M/s Crazy Land & Housing Pvt Ltd M/s. Sahar Land and Housing Pvt Ltd, M/s Shiv Ganesh Builtech Pvt Ltd, Sanjay S/o Khem Chand, C/O M/s. Vatika Landbase Pvt Ltd, Vatika Triangle, Sushant Lok I, Block A, M.G Road Gurgaon-122002 for setting up of a residential colony in the Revenue Estate of Village Sihi, Sikhohpur, Sikanderpur Bada and Village Bada in Sector-81,82,82A,83,84 and 85 of Gurgaon Manesar Urban Complex.
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 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 Residential 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 service road forming part of licensed area at his own cost and will transfer the same free of cost to the Govt. alongwith area falling in greenbelt.
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 you will have no objection to the regularization of the boundaries of the licenced land on the basis of give equal take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of commercial space before the approval of Layout Plan/ Building Plan.
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/owner shall use only CFL fitting for internal lighting as well as for common lights in the Residential Colony.
10. This licence is valid up to 31-5-2010

Dated : 1-6-2008  
Place : Chandigarh

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

For VATIKA LIMITED

  
Authorised Signatory




Endst. No. JD (BS)-LC-1143 Vol-II-2008/ 3783

Dated:- 7-6-08

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

1. ✓ M/s. Buzz Technologies Pvt Ltd, M/s Wander Developers Pvt Ltd, M/s Browz Technologies Pvt Ltd, M/s. Avon Buildtech Pvt Ltd, M/s Harinesh Construction Pvt Ltd, M/s Shivam Infratech Pvt Ltd, M/s. Spear Developers Pvt Ltd, M/s. Mark Buildtech Pvt Ltd, M/s. Onkareshwar Properties Pvt Ltd, M/s. Spring Buildcon Pvt Ltd, M/s Pagasus Developers Pvt Ltd, M/s Pegasus Infrastructure Pvt Ltd, M/s. Crazy Properties Pvt Ltd, M/s Crazy Land & Housing Pvt Ltd, M/s. Sahar Land and Housing Pvt Ltd, M/s Shiv Ganesh Buildtech Pvt Ltd, Sanjay S/o Khem Chand, C/O M/s. Vatika Landbase Pvt Ltd, Vatika Triangle, Sushant Lok I, Block A, M.G Road Gurgaon 122002 , 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 a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon, with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works at site.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon, alongwith a copy of agreement.
12. Accounts Officer, O/O DTCP, Haryana, Chandigarh alongwith a copy of agreement.

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

For VATIKA LIMITED

  
Authorised Signatory

To be read with license No...113..... of 2008.

1 Detail of land owned by M/s Browz Technologies Pvt. Ltd. Village Sihi, Gurgaon

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
SIHI	58	21/1/2	0	4
		21/2	0	6
	59	25/1/3	0	9
		25/2	0	13
	62	4	8	0
		5	8	0
		7	6	11
<b>Total</b>			<b>24</b>	<b>3</b>

Or 3.019 Acres

2 M/s Browz Technologies Pvt. Ltd. 1/2 Share, M/s Mark Buildtech Pvt. Ltd. 1/2 Share

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
SIHI	58	20/1/2	0	16
		20/2	2	0
		21/1/2	3	17
	59	16/1/2	0	19
		16/2/1	2	11
		25/1/2	6	1
		<b>Total</b>	<b>16</b>	<b>4</b>

Or 2.025 Acres

3 M/s Mark Buildtech Pvt. Ltd.

VILLAGE	RECT.NO.	KILLA NO.	AREA	
			Kanal	Marla
SIHI	58	18/2/2	0	17
		19/2	4	11
		17/2	1	1
		17/3	2	15
		18/2/1	2	19
		23/2	6	4
		24/1	5	16
		24/2	2	4
		25/2	1	8
		<b>Total</b>	<b>27</b>	<b>15</b>

Or 3.469 Acres

<b>Grand Total of village Sihi</b>	<b>68</b>	<b>2</b>	<b>Or 8.513 Acres</b>
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D.T.C.P.  
Hr. CHD.  
CHS

For VATIKA LIMITED

Authorized Signatory