

19.09.2018

To,

The Director General
Town & Country Planning, Haryana
Chandigarh.

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

www.vatikagroup.com

Subject: Request for renewal of license no. 71 of 2010 dated 15.09.2010 for Development of Plotted colony on land measuring 98.71 acres at Sector - 81 to 85, Gurgaon being developed by M/s Vatika Limited. (LC-2224)

Dear Sir,

This has reference to the subject cited above.

It is submitted that the license no. 71 of 2010 dated 15.09.2010 for Development of Plotted colony on land measuring 98.781 acres at Sector - 81 to 85, Gurgaon stands expired on 15.09.2018.

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 fees amounting to Rs. 2,35,37,000/- (Rupees Two Crores Thirty Five Lacs Thirty Seven Thousand Only) may be adjusted from the licence fees and Scrutiny fees paid towards our application for grant of Licence 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)	
LC-24.09B	2.515	10.04.2012	499000	178000	678000	
LC-3186	2.83125	05.12.2014	4424000	115000	4539000	
LC-2747	2.625	09.01.2018	10050000	0	10050000	Excess renewal fee paid w.r.t Licence No. 43 of 2013 dated 6.06.2013
LC-3137	51.35625	9.05.2014	8270000	0	8270000	
Total:					23537000	

Received
19/09/18
0/0 2747

Whe

For VATIKA LIMITED

Authorised Signatory

CIN: U74899HR1998PLC054821



Registered Office
Vatika Limited
Vatika Triangle, 4th Floor
Sushant Lok, Phase I, Block A
Mehrauli - Gurgaon Road
Gurgaon 122 002, Haryana
INDIA

It is further request that the renewal fee amounting to Rs. 23537000/- (Rupees Two Crores Thirty Five Lacs Thirty Seven Thousand Only) may be adjusted from balance license fee, Renewal fees and scrutiny charges paid towards our application for grant of license and renewal of Licence as mention above.

P 91.124.4177777
E info@vatikagroup.com
www.vatikagroup.com

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

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,

For M/s Vatika Limited


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

For VATIKA LIMITED


Authorised Signatory

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2224-2016/ 27921

Dated: 27-12-2016


To

Blossom Properties Pvt. Ltd
Kite Developers Pvt. Ltd
Pegasus Infrastructure Pvt. Ltd.
Vikram S/o Daya Ram
Wonder Developers Pvt. Ltd.
Mark Buildtech Pvt. Ltd.
Buzz Estate Pvt. Ltd
Sahar Land and Housing Pvt. Ltd
Daljit S/o Tarachand
Satbir, Dharambir, Jaswant, Ved Prakash Ss/o Chiranji Lal
Crazy Properties Pvt. Ltd.
Sarvad Builders Pvt. Ltd.
Spring Buildcon Pvt. Ltd
Browz Technologies Pvt. Ltd.
Shivganesb Buildtech Pvt. Ltd.
Vatika Landbase Pvt. Ltd
Avon Buildtech Pvt. Ltd.
Allied Photographic Pvt. Ltd
Ram Kumar S/o Manshukh
Mapsko Builders Pvt. Ltd.
Vatika Ltd.
Ratan S/o Lakshman,
Smt. Sawat, Leela Ds/o Lakshman,
Kalu Ram S/o Dharam Pal,
Satra Devti D/o Ganpat,
Calida Developers Pvt. Ltd
Casper Developers Pvt. Ltd.
C/o Vatika Ltd
7th Floor, Vatika Triangle
Block-A, Sushant Lok-I, M.G Road.
Gurugram-122002

Subject: Renewal of licence no. 71 of 2010 dated 15.09.2010 issued for development of Residential Plotted colony on the land measuring 98.781 acres falling in the revenue estate of village Sihi, Sikhopur, Sikanderpur, Badha, Sector-81, 82, 82A, 83 & 85 Gurugram.

Please refer your letter dated 06.10.2016 on the matter cited as subject above.

1. Licence No. 71 of 2010 dated 15.09.2010 issued for development of Residential Plotted colony on the land measuring 98.781 acres falling in the revenue estate of village Sihi, Sikhopur, Sikanderpur, Badha, Sector-81, 82, 82A, 83 & 85 Gurugram is hereby renewed upto 14.09.2018 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 is granted.
3. That the construction of community buildings will be completed as per the provisions of Section-3(3)(a)(iv) of Act no. 8 of the Haryana Development and Regulation of Urban Areas Act, 1975.


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

FOR VATIC LIMITED

Authorised Signatory

Enclst. No. LC-2224-2016/

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. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)
District 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, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail: tcephry@gmail.com
website: http://tcepharyana.gov.in

To

Blossom Properties Pvt. Ltd.,
Kite Developers Pvt. Ltd.,
Pegasus Infrastructure Pvt. Ltd.,
Vikram S/o Daya Ram,
Wonder Developer Pvt. Ltd.,
Mark Buildtech Pvt. Ltd.,
Buzz Estate Pvt. Ltd.,
Sahar Land & Housing Pvt. Ltd.,
Daljit S/o Tarachand,
Satbir, Dharambir, Jaswant, Ved Prakash Ss/o Chiranji Lal,
Crazy Properties Pvt. Ltd.,
Sarvad Builders Pvt. Ltd.,
Spring Buildcon Pvt. Ltd.,
Browz Technologies Pvt. Ltd.,
Shivganesh Buildtech Pvt. Ltd.,
Vatika Landbase Pvt. Ltd.,
Avon Buildtech Pvt. Ltd.,
Allied Photographic Pvt. Ltd.,
Ram Kumar S/o Manshukh,
Mapsco Builders Pvt. Ltd.,
Vatika Ltd.,
Ratan S/o Lakshman,
Smt. Sawat, Leela Ds/o Lakshaman,
Kalu Ram S/o Dharam Pal,
Santra Davli D/o Ganpat,
Calida Developers Pvt. Ltd.,
Casper Developers Pvt. Ltd.,
C/o Vatika Ltd.
7th Floor, Vatika Triangle, Block-A,
Sushant Lok-I, M.G. Road,
Gurgaon-122002.

Memo No. LC-2224-JE (VA)/2014/ 27036

Dated: 26/11/14

Subject: - **Renewal of license no. 71 of 2010 dated 15.09.2010.**

Ref. Your letter dated 12.08.2014 on the subject noted above.

1. License no. 71 of 2010 dated 15.09.2010 granted vide this office Endst No. SDP-V-2010/LC-2224/11610-26 dated 17.09.2010 for setting up of Plotted Colony over an area measuring 98.781 acres in the revenue estate of village Sihi, Sikhopur, Sikanderpur Badha in Sector 82, 82A, 83 & 85, Gurgaon Manesar Urban Complex is hereby renewed upto 14.09.2016 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.

FOR VATIKA LIMITED

Authorised Signatory

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. 71 of 2010 dated 15.09.2010 is also returned herewith in original.



ANURAG RASTOGI

Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2224-JE (VA)-2014/

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.
6. DTP (PPS) for updating the status on website.



(SAVITA JINDAL)

Assistant Town Planner (HQ)
For 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. 71 OF 2010

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Blossom Properties Pvt Ltd, M/s Kite Developers Pvt Ltd, M/s Pegasus Infrastructure Pvt Ltd, Vikram S/o Sh. Daya Ram, M/s Wonder Developer Pvt Ltd, M/s Mark Buildtech Pvt Ltd, M/s Buzz Estate Pvt Ltd, M/s Sahar Land & Housing Pvt Ltd, Daljit S/o Sh. Tarachand, Satbir, Dharambir, Jaswant, Ved Prakash S/o Sh. Chiranji Lal, M/s Crazy Properties Pvt Ltd, M/s Sarvad Builders Pvt Ltd, M/s Spring Buildcon Pvt Ltd, M/s Browz Technologies Pvt Ltd, M/s Shivganesht Buildtech Pvt Ltd, M/s Vatika Landbase Pvt Ltd, M/s Avon Buildtech Pvt Ltd, M/s Allied Photographic Pvt Ltd, Ram Kumar S/o Sh. Manshukh, M/s Mapsko Builders Pvt Ltd, M/s Vatika Ltd, Ratan S/o Sh. Lakshman, Smt. Sawat, Leela Ds/o Sh. Lakshman, Kalu Ram S/o Dharam Pal, Santra Davti D/o Sh. Ganpat, M/s Calida Developers Pvt Ltd, M/s Casper Developers Pvt Ltd, C/o M/s Vatika Ltd, 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, M.G. road, Gurgaon-122002 for setting up of a residential plotted Colony at Village Sihi, Sikanderpur Badha & Sikhopur, Sector-81,82,82A,83 & 85, Tehsil and District Gurgaon.
2. The particular 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 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 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.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony 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.
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 and Regulation of Urban Areas Act, 1975.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/office/floor/plots in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential colony.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That you will submit the earlier Bank Guarantees for EDC/IDW valid upto 30.06.2014 and the bank guarantee of IDW Rs. 39.1125 Lacs within 30 days of issuance of licence.
12. The licence is valid up to 14-9-2014

Chandigarh the Dated: 15-9-2010.

(T.C. GUPTA, IAS)
Director
Town & Country Planning
Haryana, Chandigarh. E.
Email: - tcphry@gmail.com

For VATIKA LIMITED

Authorised Signatory

Endst.No.5DP-V-2010/ LC-2224/ 11/6/10

Dated: 17-11-10

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

1. M/s Blossom Properties Pvt Ltd, M/s Kite Developers Pvt Ltd, M/s Pegasus Infrastructure Pvt Ltd, Vikram S/o Sh. Daya Ram, M/s Wonder Developer Pvt Ltd, M/s Mark Buildtech Pvt Ltd, M/s Buzz Estate Pvt Ltd, M/s Sahar Land & Housing Pvt Ltd, Daljit S/o Sh. Tarachand, Satbir, Dharambir, Jaswant, Ved Prakash Ss/o Sh. Chiranjil Lal, M/s Crazy Properties Pvt Ltd, M/s Sarvad Builders Pvt Ltd, M/s Spring Buildcon Pvt Ltd, M/s Brown Technologies Pvt Ltd, M/s Shivganesht Buildtech Pvt Ltd, M/s Vatika Landbase Pvt Ltd, M/s Avon Buildtech Pvt Ltd, M/s Allied Photographic Pvt Ltd, Rani Kumar S/o Sh. Manshukh, M/s Mapsko Builders Pvt Ltd, M/s Vatika Ltd, Ratan S/o Sh. Lakshman, Smt. Sawal, Leela Ds/o Sh. Lakshman, Kahu Ram S/o Dharam Pal, Santra Davti D/o Sh. Ganpat, M/s Calida Developers Pvt Ltd, M/s Casper Developers Pvt Ltd C/o M/s Vatika Ltd, 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, M.G road, Gurgaon-122002 along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chairman, Haryana State Pollution Control Board, 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, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Priyatan Bhavan, 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, M. Cell, Sector-8C, Chandigarh along with a copy of agreements.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ NOC as per condition No.8 above before starting the Development works.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer, Monitoring Cell, along with original Bank Guarantees (IDW & EDC) & along with a copy of agreement.
17. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Swati Anand)

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

For VATIKA LIMITED


Authorized Signatory

To be read with License No. 7/ of 2010.

1 Detail of land owned by M/s Blossom Properties Pvt. Ltd. Village Sihi Distt. Gurgaon

Village	Mustil No.	Killa No.	AREA	
			Kanal	Marla
SIHI	54	22/3	1	13
		23/2	4	4
		24/2	4	4
	64	10/3	1	4
		5/2/9	0	4
		5/2/10	0	11
		15/2/1/1	0	6
	54	17	8	0
		22/2	0	19
		24/1	3	7
		Total	24	12

Or 3.075 Acres

2 M/s Kite Developers Pvt Ltd.

Village	Mustil No.	Killa No.	AREA	
			Kanal	Marla
SIHI	63	6/1/2	1	8
	58	25/3/1	3	2
		25/3/2	1	14
	63	6/1/3	0	12
	57	22/2/2	4	18
	64	1/1	1	7
		2/1	0	4
		10/16	0	9
		11/1/1	0	16
	57	21/3	1	5
		21/2/1	1	2
		22/2/1	0	3
	64	10/7	0	9
		1/2	0	16
		1/6	1	7
		10/9	0	4
		10/12	0	3
		10/14	0	3
		10/15	0	9
	59	3/1	4	0
		Total	24	11

Or 3.069 Acres
Cont. page-2

DTC
Hr. Chd
Chd

For VATIKA LIMITED

Authorized Signatory

To be read with Annex No. 71 of 2010.

From Pre page cont.

2

3 M/s Kite Developers Pvt. Ltd. 23/36 Share, M/s Pegasus Infrastructure Pvt. Ltd. 1/3 Share, Vikram S/o Daya Ram 1/36 Share

Village	Mustil No.	Killa No.	AREA	
			Kanal	Marla
SIHI	59	3/2	3	12
		4/2	3	16
		5/1	6	0
		Total	13	8

Or 1.675 Acres

4 M/s Blossom Properties Pvt. Ltd. 933 /946 Share, M/s Kite Developers Pvt. Ltd 13/946 Share

<u>Village</u>	<u>Mustil No.</u>	<u>Killa No.</u>	<u>AREA</u>			
			<u>Kanal</u>	<u>Marla</u>		
SIHI	54	15/2	7	-	11	
		16	8	-	0	
		25	7	-	7	
	55	1/2/1	1	-	13	
		10/2	4	-	4	
		11/1	5	-	14	
		20/2	6	-	0	
		21/1	5	-	11	
		Total		46	-	0

Or 5.750 Acres

5 M/s Blossom Properties Pvt. Ltd. 441/1081 Share, M/s Kite Developers Pvt. Ltd. 640/1081 Share

Village	Mustil No.	Killa No.	AREA	
			Kanal	Marla
SIHI	58	9	6	0
		10	9	4
		12	7	12
		13	8	0
		14	8	0
		17/1	4	4
		18/1	4	4
		19/1	4	13
59		6/1	2	4
		Total	54	1

Or 6.756 Acres

DTCP
Hr. CHO
Chhotan

Contd. Page - 3

For VATIKA LIMITED

Authorised Signatory