


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

LICENCE NO. 31 OF 2011

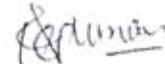
1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Spring Water Properties Pvt. Ltd. and M/s Sunint Enterprises Pvt Ltd, in collaboration with M/s Bestech India Pvt Ltd. Corporate Office 124, Institutional Area Sector-44, Gurgaon to develop a Commercial Colony on the land measuring 2.85 acre falling on the revenue estates of village Wazirpur, Sector-92, 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 General, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
  - a) That the Commercial 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/floor 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 within 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 development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
12. The licence is valid up to 7.4.2015.

Chandigarh the Dated: 8.4.2011.

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

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

1. M/s Spring Water Properties Pvt. Ltd. and M/s Sunint Enterprises Pvt. Ltd. in collaboration with M/s Bestech India Pvt Ltd. Corporate Office 124, Institutional Area Sector-44, Gurgaon 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, Preetan 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, 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 a copy of agreements.
17. Accounts Officer o/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Vijay Kumar)

District Town Planner (HQ)

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



Regd.

To

Spring Water properties Pvt. Ltd. and another  
In collaboration with Bestech India Pvt. Ltd.  
Bestech House, 124, Sector-44,  
Gurugram-122002.

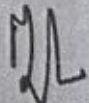
Memo No. LC-2434-Asstt.(AK)-2019/ 1348) Dated: 10-06-2019

Subject: Renewal of license no. 31 of 2011 dated 08.04.2011 granted for setting up Commercial Colony over an area measuring 2.85 acres in Sector 92, Gurugram Manesar Urban Complex - Bestech India Pvt. Ltd.

Please refer to your application dated 19.03.2019 & 14.05.2019 on the subject cited above.

1. Licence No. 31 of 2011 dated 08.04.2011 granted for setting up Commercial Colony over an area measuring 2.85 acres in Sector 92, Gurugram Manesar Urban Complex is hereby renewed up to 07.04.2021 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 licence of further period.
3. That you shall get approved the service plan/estimates for Public Health Services within current validity period of licence.
4. That you shall get approved the electric (distribution) Service Plan/Estimates from agency responsible from installation of external electricity services and complete the same before obtaining completion certificate for colony.
5. That you shall get the licence renewed till final completion of the colony is granted.

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

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


Endst no: LC-2434/Asstt.(AK)/2019/

Dated:

action:-

A copy is forwarded to following for information and further necessary

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.


  
(Rajesh Kaushik)  
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. 42 OF 2011

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Sh. Mandeep Singh S/o Sh. Harkanwar Pal Singh, Sandeep Singh, Kawaljit Singh, Gurmeet Singh Ss/o Sh. Amolak Singh, M/s Sunint Enterprises Pvt Ltd. Smt. Inderjit Kaur w/o Sh. Amolak Singh, Smt. Ravneet Kaur w/o Sandeep Singh, Harkanwarpal Singh S/o Sh. Makhan Singh in collaboration with M/s Bestech India Pvt Ltd. Corporate Office 124, Institutional Area Sector-44, Gurgaon to develop a Commercial Colony on the land measuring 2.7875 acre falling on the revenue estates of village Wazirpur, Sector-92, 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 General, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
  - a) That the Commercial 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/floor 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 within 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 development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
12. The licence is valid up to 12-5-2015

Chandigarh the Dated: 13-5-2011

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

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

1. Sh. Mandeep Singh S/o Sh. Harkanwar Pal Singh, Sandeep Singh, Kawaljit Singh, Gur meet Singh Ss/o Sh. Amolak Singh, M/s Sunint Enterprises Pvt Ltd, Smt. Inderjit Kaur w/o Sh. Amolak Singh, Smt. Ravneet Kaur w/o Sandeep Singh, Harkanwarpal Singh S/o Sh. **Makhan Singh in collaboration** with M/s Bestech India Pvt Ltd, Corporate Office 124, Institutional Area Sector-44, Gurgaon 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, Prayatan 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, 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 a copy of agreements.
17. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Vijay Kumar)

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

To be read with License No. 42 of 2011. 1/3 5  
2011

1. Details of land owned by Mandeep Singh S/o Harkanwar Pal Singh, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Wazirpur	95	12/1	K-M
		19/2/2	2-16 ✓
		Total	3-9 ✓
			6-5

2. Sh. Sandeep Singh, Kawaljit Singh, Gurmeet Singh Ss/o Amolak Singh, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Wazirpur	95 100	22/2	K-M
		2/1	3-8 ✓
		3/1/1	2-3 ✓
		Total	1-0 ✓
			6-11

3. M/s Sunint Enterprises Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area
Wazirpur	95 100	11/2	K-M
		3/2/1/2	2-12 ✓
		Total	0-12 ✓
			3-4 ✓

4. Smt. Inderjit Kaur W/o Amolak Singh, Smt. Ravneet Kaur W/o Sandeep Singh 1/3 share, Harkanwarpal Singh S/o Makhan Singh 1/3 share, M/s Sunint Enterprises Pvt. Ltd. 1/3 share, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Wazirpur	95 100	12/2 Min West ✓	K-M
		3/2/2 ✓	1-4 ✓
		4/1/1 ✓	3-7 ✓
		Total	1-15
			6-6

Grand Total 22K- 6 M = 2.7875 Acres

**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Chhotu Singh*

Regd.

To

✓ Sh. Mandeep Singh S/o Sh. Harkanwar Pal Singh and others,  
In collaboration with Bestech India Pvt. Ltd.  
124, Institutional Area, Sector 44,  
Gurugram.

Memo No. LC-2433-Asstt.(AK)-2019/ 13438 Dated: 10-06-2019

Subject: Renewal of license no. 42 of 2011 dated 13.05.2011 granted for setting up Commercial Colony over an area measuring 2.7875 acres in Sector 92, Gurugram Manesar Urban Complex - Bestech India Pvt. Ltd.

above. Please refer to your application dated 19.03.2019 on the subject cited

1. Licence No. 42 of 2011 dated 13.05.2011 granted for setting up Commercial Colony over an area measuring 2.7875 acres in Sector 92, Gurugram Manesar Urban Complex is hereby renewed up to 12.05.2021 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 licence of further period.
3. You shall get approved the electric (distribution) Service Plan/Estimates from agency responsible from installation of external electricity services and complete the same before obtaining completion certificate for colony.
4. You shall get the licence renewed till final completion of the colony is granted.

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

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

Endst no: LC-2433/Asstt.(AK)/2019/

A copy is forwarded to following for information and further necessary Dated:

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.

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



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

License No. 57 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Sandeep Singh, Sh. Kanwaljit Singh, Sh. Gurmeet Singh, Ss/o Sh. Amlak Singh, C/o Bestech India Pvt. Ltd., 124, Institutional Area, Sector 44, Gurgaon for setting up of a COMMERCIAL COLONY on the additional land measuring 0.075 acres in the revenue estate of village Wazirpur, Sector 92, Gurgaon.

1. 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 General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
  - a) That the Commercial Colony area 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 development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
  - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
  - e) 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.
  - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
  - g) That you 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 integration service. The decision of the competent authority shall be binding in this regard.
  - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
  - i) That you 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.
  - j) That the developer will use only CFL fittings for internal lighting as well as campus lighting.

- 4-
- k) That you 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 license 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 you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
  - m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
  - n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
  - o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
  - p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
  - q) The license is valid up to 05/6/2016.

Dated: The 6/6/2012  
Chandigarh

**(T.C. Gupta, IAS)**  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com

Endst. No . LC-2434B-JE(VA)-2012/ 10099

Dated: 11/6/2012

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


1. ✓ Sh. Sandeep Singh, Sh. Kanwaljit Singh, Sh. Gurmeet Singh, Ss/o Sh. Amlok Singh, C/o Bestech India Pvt. Ltd., 124, Institutional Area, Sector 44, Gurgaon alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)  
District Town Planner (HQ)  
for Director General, Town & Country Planning  
Haryana Chandigarh

To be read with Licence No.....<sup>57</sup>of 2012/6<sup>6</sup>/<sub>12</sub>

1. Detail of land owned by Sh. Sandeep Singh, Kawaljit Singh, Gurmeet Singh Ss/o Amolak Singh, District-Gurgaon.

Village	Rect. No.	Killa No.	Area
Wazirpur	100	3/2/1/1	K—M 0—12 ✓ Or 0.075 acres

  
Director General  
Town and Country Planning,  
Haryana, Chandigarh  
C. 426/12/20

Regd.

To

Bestech India Pvt. Ltd. & Others,  
124, Institutional Area,  
Sector -44, Gurugram-122002


Memo No. LC-2434/Asstt(AK)/2019/2486 dated: 25-01-2019

Subject: Renewal of Licence no. 57 of 2012 dated 06.06.2012 granted for setting up Commercial colony for an additional measuring 0.075 acres in Sector 92, GMUC - Bestech India Pvt. Ltd.

Reference:- Your application dated 25.08.2018 and 18.12.2018.

1. Licence No. 57 of 2012 dated 06.06.2012 granted for setting up Commercial colony for an additional measuring 0.075 acres in Sector 92, Gurugram Manesar Urban Complex is hereby renewed up to 05.06.2020 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 licence of further period.
3. You shall get the licence renewed till final completion of the colony is granted.
4. You shall apply for renewal of licence no. 31 of 2011 and 42 of 2011 within one month of issue of this letter.

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


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

Endst no: LC-2434/Asstt(AK)/2019/

Dated:

action:-

- A copy is forwarded to following for information and further necessary
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.
  7. RK(Colony) to keep copy of this letter in relates files of licence NO. 31 of 2011 and 41 of 2011.

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