

ATTENTION  
Mr. MukherFORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENTLicence No. 90 of 2008

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976. made there under to (i) M/s Elegent Real tech Pvt Ltd. and M/s Ambrose Real Estate P. Ltd. (ii) M/s Accord Development P. Ltd. (iii) M/s Marvel Buildtech Pvt Ltd. (iv) M/s Reindeer Buildtech Pvt. Ltd. C/o M/s Ambrose Real Estate P. Ltd. 10<sup>th</sup> floor, Ashoka Estate, 24, Barakhamba Road, New Delhi-110001 for setting up of a residential Plotted Colony at Villages Basti Bhiwan, Tehsil & Distt. Fatehabad, Haryana.
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 residential 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 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 and for the approval of zoning plan.
4. 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.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/ floor area in colony before the approval of layout plan/ building plans.
7. That you will have 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 service. The decision of the competent authority shall be binding in this regard.
8. That you shall obtain approval/NOC from competent authority to fulfil 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 developer will use only CFL fittings for internal lighting as well as campus lighting.
10. The licence is valid up to 11-5-2010

Dated. The 12-5-2008  
Chandigarh  
Encls. No. 5DP-III/2008/ 2631Dated: 12-5-08(S.S. DHILLON)  
Director, 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. (i) M/s Elegent Real tech Pvt Ltd. and M/s Ambrose Real Estate P. Ltd. (ii) M/s Accord Development P. Ltd. (iii) M/s Marvel Buildtech Pvt Ltd. (iv) M/s Reindeer Buildtech Pvt. Ltd. C/o M/s Ambrose Real Estate P. Ltd. 10<sup>th</sup> floor, Ashoka Estate, 24, Barakhamba Road, New Delhi-110001 along with a copy of agreement, LC-IV B and Bilateral agreement:
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector 6, Panchkula
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator HUDA, Hisar
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Hisar, along with a copy of agreement.
8. Senior Town Planner (Enforcement) Chandigarh
9. Senior Town Planner, Hisar
10. District Town Planner Fatehabad along with a copy of agreement
11. Land Acquisition officer, Hisar.
12. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a Copy of agreement.

*(Signature)*  
District Town Planner (H)  
For Director, Town and Country Planning,  
Haryana, Chandigarh

1. Detail of land owned by M/s Elegant Real tech Pvt. Ltd. ½ Share M/s Ambrose Real Estate Pvt. Ltd.  
½ Share At Village Basti Bhiwan, Tehsil & Distt. Fatehabad.

Village	Rect. no.	Killa No.	Area K - M
Basti Bhiwan	210	14	8-0
		16	7-8
		17	8-16
		24	6-16
		25/1	4-19
		25/2	2-1
		219	4
		5	7-8
		6	7-8
		7	8-0
		14	4-8
		15/1	4-15
	210	15/2	4-2
	211	11/2	4-9
		12/2	4-9
		13/2	4-9
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		23	8-0
	218	1	7-4
247	5 min	7-14	
	6 min	3-0	
218	15	8-0	
	17	8-0	
	8	8-0	
	24	8-0	
	25	8-0	
247	14/1 min	3-13	
	14/2 min	0-8	
	7/1	4-0	
	7/2	4-0	
218	4	8-0	
	6	8-0	
	4	7-11	
	5	7-11	

*[Signature]*  
 DJ C.P.  
 H. CHD.  
 CHA 9/7/11

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1. Cont.

To be read with licence No 90 of 2008

Village.	Rect. no.	Killa No.	Area
			K - M
Basti Bhiwan	211	16	8-0
		25	8-0
		7	2-13
		14	8-0
		15	8-7
		17	8-0
		24	8-0
	Sr.No.1	G. Total	<u>295-9</u> or 36.931 Acres

## 2. Detail of land owned by M/s Accord Development Pvt. Ltd.

Basti Bhiwan	210	5/2	4-7
		6	8-0
		15/1	3-11
	211	1/2	1-18
		8	5-0
		9	7-9
		10	8-0
		11/1	3-11
		12/1	3-11
		13/1	3-11
	212	11	6-0
		12/1/1	1-1
		Total	<u>55-19</u> or 6.994 Acres

## 3. Detail of land owned by M/s Marvel Buildtech Pvt. Ltd.

Basti Bhiwan	218	7	8-0
		13/1	2-4
		14	8-0
		16	8-0
		13/2	5-16
		18	8-0
		Total	<u>40-0</u> or 5.0 Acres

## 4. Detail of land owned by M/s Marvel Buildtech Pvt. Ltd. and M/s Reindeer Buildtech Pvt. Ltd. equal share.

Basti Bhiwan	218	23	8-0
	247	8/1	4-4
		3	8-0
		8/2	2-7
		Total	<u>22-11</u> or 2.819 Acres
			K-M
		G. Total	413-19 or 51.744 Acres

*[Signature]*

Director

Town and Country Planning,  
Haryana, Gurgaon  
Cahots No. —