

EMAAR

· INDIA

Dated: 25 May 2026

To,

The Deputy Commissioner,

Gurugram, Haryana

Subject: Request for entry in the revenue records of License No. 41/2011 in the land mentioned below, falling in the village Maidawas, Sub-Tehsil Badshahpur, Gurugra, Haryana.

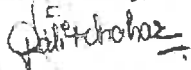
Dear Sir,

This is to inform your good self that License No. 41/2011 dated 03.05.2011 has been granted to us by the Director General Town and Country Planning, Haryana for Development of a Residential Plotted Colony in revenue estate of village Maidawas, Sector - 65 & 66, Gurugram-Manesar Master Plan, District Gurugram (License No. 41/2011 has been attached herewith). The details of land, as mentioned in this License has been described herein-below:

Land bearing Rectangle No. 2, Killa No. 22 (8-0), rectangle No. 32, Killa No. 12/2/1 min (0-10), total land measuring 8 Kanal 10 Marla (1.063 Acres), Situated in the revenue estate of Village Maidawas, Sub-Tehsil Badshahpur, District Gurugram, Haryana.

We hereby request you to kindly enter the aforesaid license and related land into the revenue records of Village Bajghera, Tehsil & District Gurugram, Haryana.

Thanking you,
Yours sincerely,



For Emaar India Limited
(Authorized Signatory)



EMAAR INDIA LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR, SECTOR 28, GURUGRAM -122002, HARYANA.

TEL: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI -110 017. TEL: +91 11 4152 1155

EMAIL: ENQUIRIES@EMAAR.IN | WWW.EMAARINDIA.COM

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 41 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the additional land measuring 1.063 acres (108.006+1.063= 109.069 acres) falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Residential Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr 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 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
 - h) 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.
 - i) 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.
 - j) 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.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 - m) That colonizer shall abide by the policy dated 03.02.2010 relating to allotment of EWS plot.
 - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, with in two month period from the date of grant of licence 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.
 - p) The licence is valid upto 2-5-2015.
Dated: 3-5-2011.
Place: Chandigarh



(T.C.GUPTA, IAS)
Director General
Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com

Endst No.- DS(R)-LC-2169-B/ 2011/ 5839

Dated:- 4-5-11

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

1. M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement. *Elop.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of land schedule.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan 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 land schedule.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval as per condition No. (i) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of land schedule.
15. Chief Accounts Officer (Monitoring Cell) with copy of land schedule
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of land schedule


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

To be read with Licence No. 41 of 2011/3-5
2011.

1 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Maidawas	2	22	K-M 8-0

Total= 8-0 or 1.00 Acre

2 Detail of land owned by M/s Toff Builders Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Maidawas	32	12/2/1min	K-M 0-10

Total= 0-10 or 0.063 Acre

K-M
G.Total= 8-10 or 1.063 Acres

~~Director General~~
Town & Country Planning
Haryana, Chandigarh
Ameyth
10/9/11

EMAAR

INDIA

Dated: 27 April-2026

To,

The Deputy Commissioner,
Gurugram, Haryana.

Subject: Request for entry in the revenue records of License Nos. 97/2010, 101/2023 & 265/2025 in the schedule land mentioned below, falling in village Maidawas, Gurugram, Haryana.

Dear Sir,

This is to inform you that License Nos. 97/2010, 101/2023 & 265/2025 have been granted by the Director General Town and Country Planning, Haryana for development of a Residential Plotted Colony in Maidawas, Gurugram. The above licenses have been granted to the subsidiary companies and collaborators of Emaar India Limited.

In this regard, we request you to kindly enter the aforesaid License against the Schedule land in the revenue records. The Schedule land falls in Village Maidawas, Sub-Tehsil Badshahpur, District Gurugram, Haryana. Copy of the aforesaid licenses are also attached as Annexure-1 (Colly)

"SCHEDULE"

1. M/s. Tanmay Developers Pvt. Ltd. (124/159 Share), M/s. Flounce Propbuild Pvt. Ltd. (11/53 Share), M/s. Monarch Buildcon Pvt. Ltd. (2/159 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	16	24/1/2	4 - 18
		Total:	4 K - 18 M or 0.6125 acres

Received
by D.C. Gurugram

EMAAR INDIA LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR, SECTOR 28, GURUGRAM -122002, HARYANA.

TEL: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI -110 017. TEL: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES.IN@EMAAR.AE | WWW.IN.EMAAR.COM

2. M/s. Garnet Propbuild Pvt. Ltd. (25/2293 Share), M/s. Froth Propbuild Pvt. Ltd. (446/2153 Share), M/s. Active Promoters Pvt. Ltd. (83/720 Share), M/s. Fluff Propbuild Pvt. Ltd. (2/3 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	17	2	8 - 0
		12	8 - 0
		Total:	16 K - 0 M Or 2.00 acres

3. M/s. Garnet Propbuild Pvt. Ltd. (1/20 Share), M/s. Froth Propbuild Pvt. Ltd. (19/20 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	17	9	8 - 0
		Total:	8 K - 0 M Or 1.00 acres

4. M/s. Garnet Propbuild Pvt. Ltd. (1/20 Share), M/s. Sonex Projects Pvt. Ltd. (19/20 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	17	19	8 - 0
		Total:	8 K - 0 M Or 1.00 acres

5. M/s. Tanmay Developers Pvt. Ltd. (7/9 Share), M/s. Monarch Buildcon Pvt. Ltd. (1/75 Share), M/s. Flounce Propbuild Pvt. Ltd. (47/225 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	33	12/1	2 - 9
		Total:	2 K - 9 M Or 0.30625 acres

M/s. Glade Propbuild Pvt. Ltd. (19/20 Share), M/s. Foyer Propbuild Pvt. Ltd. (1/20 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	33	19/1/2	2 - 7
		Total:	2 K - 7 M Or 0.29375 acres

6. M/s. Rudraksh Realtors Pvt. Ltd.;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	36	13/2/1	0 - 18
	36	14/2	3 - 16
	36	17/1/1	1 - 9
		Total:	6 K - 3 M Or 0.76875 acres

7. M/s. Fount Propbuild Pvt. Ltd.;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	34	14	8 - 0
		Total:	8 K - 0 M Or 1.00 acres

8. Mr. Adesh Tyagi S/o Sh. Mahavir Singh Tyagi;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	34	17	7 - 3
	34	18/1	4 - 0
	34	22/2	4 - 0
	34	23	8 - 0
	34	24	8 - 0
	34	25	7 - 7
	39	2/1	2 - 15
	39	2/2	4 - 12
	39	3	6 - 16
		Total:	52 K - 13 M Or 6.58125 acres

9. Mr. Adesh Tyagi S/o Sh. Mahavir Singh Tyagi (1/2 Share) and Mrs. Kiran Tyagi W/o Mr. Adesh Tyagi (1/2 Share);

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	39	4	7-7
	39	5/1	6-14
	39	6/2	7-11
	39	7	8-0
	39	8/1	6-0
	39	8/2	1-0
	39	8/3	1-0
	39	14	8-0
	39	15/1	7-12
	39	16/2	7-12
	39	17	8-0
	39	24/1/1	2-13
	39	26	0-8
	40	11	8-0
	40	12	8-0
	40	13	8-0
		Total:	95 K - 17 M Or 11.98125 acres

10. Mrs. Kiran Tyagi W/o Mr. Adesh Tyagi;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	40	20/1	7-11
		Total:	7 K - 11 M Or 0.94375 acres

11. M/s. Emaar India Ltd.;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	39	5/2	0-7
	39	6/1	0-8
	39	15/2	0-8
	39	16/1	0-8
		Total:	1 K - 11 M Or 0.19375 acres

12. M/s. Nayas Projects Pvt. Ltd.;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	39	9/1	2-0
		Total:	2 K - 0 M Or 0.25 acres

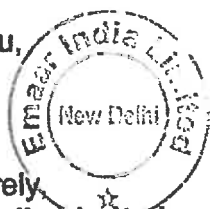
13. M/s. Tanmay Developers Pvt. Ltd.;

Village	Rectangle No.	Killa No.	Area K - M
Maidawas	39	18	8-0
	39	23/1	7-5
		Total:	15 K - 5 M Or 1.90625 acres

		GRAND TOTAL	230 K - 14 M or 28.8375 acres
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An early action is requested please.

Thanking you,



Yours sincerely,
for Emaar India Limited

Dawood Sanyal
(Authorized Signatory)

Encl: As above

