

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

Licence No. 9 of 2009

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 Shyamli Projects Pvt Ltd (ii) M/s Aswamedha Colonizers Pvt Ltd (iii) M/s Joytima Colonizers Pvt Ltd. (iv) M/s Dipesh Realtors Colonizers Pvt Ltd (v) M/s Varadraj Buildwell Pvt Ltd (vi) M/s Satkartar Realtors Pvt Ltd (vii) M/s Bansiwala Realtors Pvt Ltd (viii) M/s T.A. Buildcon Pvt Ltd (ix) M/s Mahaketu Realtors Pvt Ltd (x) M/s Samdarshi Promoters & Developers Pvt Ltd (xi) M/s Sonika Properties Pvt Ltd (xii) M/s Nachiketa Projects Pvt Ltd C/o M/s Sonika Properties Pvt Ltd, N-49, First Floor, Connaught Place, New Delhi - 110001. for setting up of a Residential Plotted Colony at village Para & Rohtak, District Rohtak.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto duly signed by the Director Town and Country Planning, Haryana.
3. The licence is granted subject to the following condition:-
 - a. That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the design and specification shown in the approved plan.
 - b. That the conditions of the agreements already executed all dully fulfilled and the provisions of Haryana Development of Urban Areas Act, 1975 and Rules 1976 framed 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 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 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 with Provision of Section 3 (3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization to the boundaries of licence land through give equal and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of service. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of residential plots/ commercial space before the approval of layout plan/ Building plan.
8. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India before starting the development works of 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. The licence is valid up to 18-5-2013
Dated the 19-5-2009
Chandigarh



(S.S. DHILLON)

Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. 5DP-V-2009/ 4107

Dated: 20-5-09

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

1. (i) M/s Shyamli Projects Pvt Ltd (ii) M/s Aswamedha Colonizers Pvt Ltd (iii) M/s Joytima Colonizers Pvt Ltd. (iv) M/s Dipesh Realtors Colonizers Pvt Ltd (v) M/s Varadraj Buildwell Pvt Ltd (vi) M/s Satkartar Realtors Pvt Ltd (vii) M/s Bansiwala Realtors Pvt Ltd (viii) M/s T.A. Buildcon Pvt Ltd (ix) M/s Mahaketu Realtors Pvt Ltd (x) M/s Samdarshi Promoters & Developers Pvt Ltd (xi) M/s Sonika Properties Pvt Ltd (xii) M/s Nachiketa Projects Pvt Ltd C/o M/s Sonika Properties Pvt Ltd, N-49, First Floor, Connaught Place, New Delhi -110001.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector- 6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula.
5. Administrator, HUDA, Rohtak.
6. Engineer in Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
8. Land Acquisition Officer, Rohtak.
9. Senior Town Planner, Rohtak. He will ensure that colonizer obtains approval/ NOC as per condition No. 8 above before starting the development works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Rohtak along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh, along with a copy of agreement.
13. Senior Town Planner, M.Cell, Haryana, Chandigarh.

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

Revised Land Schedule

1 Shyamli Projects Private Limited

Village	Rect. No.	Kila	Area	
			Kanal	Marla
PADA	1	6/1	2	0
		15	8	0
		18	3	19
		22	1	12
		16/2	4	5
		25/2	1	19
		25/1	3	19
		14	1	19
		17	4	15
		24	9	2
	2	10/1	3	12
		11/1	3	5
	5	5/1	2	18
		4	8	0
	6	25	8	0
	14	6	8	0
	15	2	8	0
		3/1	4	4
		8/2	1	6
		9	8	0
		Total	96	15

2 Ashwamedha Colonizers Private Limited


Village	Rect. No.	Kila	Area	
			Kanal	Marla
PADA	5	1	4	0
		10	8	0
		2/2	6	4
		9	8	0
		12	8	0
		3/1/2	0	15
		7	8	0
		8	8	0
	6	17/2	2	9
		24	8	0
		6	7	11
	14	5	8	0
		20 Min	4	7
		19	7	11
		22 Min	3	5
	13	3 Min	6	17
	7	23	3	2
		Total	102	1


 D.T.C.P (HR)

3	Jyotima Colonizers Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	5	13	8	0
			14	5	2
		6	20	6	9
			21	8	0
		7	16/1	1	12
		13	14 Min	0	5
			15 Min	5	6
			16 Min	0	1
		14	15	8	0
			1	8	0
			2	8	0
			8	8	0
			9	8	0
			12	8	0
			13	8	0
			Total	90	15
4	Dipesh Realtors Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	14	4	8	0
			7	8	0
			14	8	0
			18	7	11
			23 Min	7	18
			Total	39	9
5	Varadraj Buildwell Private Limited				
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	5	11	8	0
			Total	8	0
6	Jyotima Colonizers Private Limited		1/2 Share		
	Shyamli Projects Private Limited		1/2 Share		
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	15	11	8	0
			Total	8	0
7	Shyamli Projects Private Limited		17/24 Share		
	Satkartar Realtors Private Limited		1/8 Share		
	Bansiwala Realtors Private Limited		1/6 Share		
				Area	
	Village	Rect. No.	Kila	Kanal	Marla
	PADA	7	24/1	4	2
		13	4	8	0
			6	8	0
			7 Min	6	4
		14	11/1	4	0
			Total	30	6


D.T.C.P (HR)


11	Samdarshi Promoters & Developers Private Limited				2/3 Share	
	Sonika Properties Private Limited				1/3	
			Area			
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	15701/7297	0	9		
		17587/7299	0	14		
		14964/7301	2	3		
		7300 Min	3	13		
		Total	6	19		
12	Samdarshi Promoters & Developers Private Limited					
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	17588/7299	3	2		
		7300 Min	0	2		
		15410/7296/3	2	1		
		7294	3	17		
		10467/7295	0	2		
		Total	9	4		
13	M/s Varadraj Buildwell Private Limited					
	Village	Khasra No.	Bigha	Biswa		
	ROHTAK	15411/7302	3	14		
		7303	3	2		
		7304	4	1		
		14962/7301	0	11		
		14964/7301	0	5		
		Total	11	13		
		TOTAL (2)	27	16	17.375	Acres
		GRAND TOTAL	(1) + (2)		76.806	


 Director,
 Town & Country Planning
 Haryana
Jaswan Hansi

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh , Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

✓
Sonika Properties Pvt. Ltd & Others.
Suncity Business Tower, 2nd Floor,
Golf Course Road, Sector-54, Gurugram - 122002
Email id - info@suncityprojects.com

Memo No:-LC-1606/JE (MK)/2024/2391 Dated: 17-01-2025

Subject: - Request for grant of Final Completion Certificate in respect of licence no. 09 of 2009 dated 19.05.2009 granted for setting up of Residential Plotted colony over an area measuring 76.806 acres falling in the revenue estate of Village Para, Sector- 36, Rohtak being developed by Sonika Properties Pvt. Ltd.

Refer to your application dated 19.12.2023 to grant of completion certificate in respect of licence no. 09 of 2009 dated 19.05.2009 granted for setting up of Residential Plotted colony over an area measuring 76.806 acres falling in the revenue estate of Village Para, Sector- 36, Rohtak. A part completion for the afore said colony already issued on 06.09.2016 for an area measuring 62.61 acres. This certificate is issue after considering the development work executed in the colony basis on the reported received from DTP/STP Rohtak, CE, HSVP & SE, HVPNL.

Chief Engineer, HSVP, Panchkula vide his memo no. CE-1/SE(HQ)/EE(M)/CHD(R)/2024/124050 dated 09.05.2024 informed that the services with respect to residential plotted colony over an area measuring 76.806 acres falling in the revenue estate of Village Para, Sector- 36, Rohtak have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Rohtak vide his memo no. 1873 dated 31.05.2024 confirmed about laying of the colony as per approved layout plans.


In view of these reports it is hereby certified that the required development works in the said residential plotted colony over an area measuring ^{of} 76.806 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- a) The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Rohtak.
- b) That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.
- c) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- d) That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- e) That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
- f) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
- g) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period of 5 years from the date of issuance of this completion certificate unless earlier relieved of this responsibility and thereupon transfer all such roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- i) That you shall use CFL/LED fittings for street lighting in the licenced colony.
- j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 28320 dated 16.09.2022 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That you shall be responsible of electrical installations to maintain and operate the installations in a condition free from danger and as recommended by the

manufacturer or by the relevant code of practice of the bureau of Indian standards

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.



(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh. ✓

Endst. No. LC-1606- JE(MK)-2024/

Date:

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Rohtak.
3. District Town Planner, Rohtak.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.


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