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

Licence No. 43 of 2026

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Smt. Sangeeta Bhatia W/o Sh. Pawan Bhatia, Sh. Laksh Bhatia S/o Sh. Pawan Bhatia in collaboration with Elevate Edition Realtech Pvt. Ltd. 10th Floor, Tower D, Global Business Park, MG Road, Gurugram-122002 for setting up of Residential Group Housing Colony over an area measuring 10.525 acres in the revenue estate of village Ullawas, Sector 63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The licence is granted subject to the following conditions:

   i. That the licensee shall deposit an amount of **Rs. 4,66,74,405/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for group housing component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.

   ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is granted, shall be transferred free of cost to the Government.

   iii. That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days from approval of building plans.

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iv. That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days from approval of building plans.

v. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the Director, Town & Country Planning, Haryana.

vi. That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

vii. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

viii. That the licensee have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

ix. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.

xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Government notification as applicable.

xii. That you shall make provision of Solar Power System as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That the licensee 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xv. That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

xvii. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.

xviii. That the licensee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and its further amendments from time to time.

xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots

xx. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

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xxii. That the licensee shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.

xxv. That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

xxvi. That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

xxvii. That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.

xxviii. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.

xxix. That the license is subject to the final orders of Hon'ble Supreme Court in CA NO. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI/ED investigation under process.

xxx. That the licensee shall to maintain the ROW over the Petrol pipeline passing through the khasra no. 46//3/2/2 min & 43//23/2.

3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same before approval of building plans.

4. That the licensee shall pay the differential amount of fee & charges, if applicable, as the revision in requisite fee & charges is under consideration within 30 days from the date of publication of the final notification.

5. The licence is valid up to 09-03-2031.

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

Dated: 10-03-2026.
Place:
Endst. No. LC-5147/JE (RK)/2026/ 8502 Dated: 11-03-2026

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

1. Smt. Sangeeta Bhatia W/o Sh. Pawan Bhatia, Sh. Laksh Bhatia S/o Sh. Pawan Bhatia in collaboration with Elevate Edition Realtech Pvt. Ltd. 10th Floor, Tower D, Global Business Park, MG Road, Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chairman, Haryana Real Estate Regulatory Authority, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Panchkula
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram alongwith a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram alongwith a copy of agreement & Zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh alongwith a copy of agreement.
16. PM (IT) to update the status on the website.

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

To be read with License No. 43 Dated 10/03 of 2026

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Ulahwas	Laksh Bhatia S/o Pawan Bhatia	43	14/2/1	2-6
			17/2	2-18
	Sangeeta Bhatia W/o Pawan Bhatia 71/95 share, Laksh Bhatia S/o Pawan Bhatia 24/95 share	43	11/1	0-13
		44	6/2	4-0
			7	9-14
			14	4-4
			15	5-4
	Sangeeta Bhatia W/o Pawan Bhatia 236/1227 share, Laksh Bhatia S/o Pawan Bhatia 991/1227 share	43	11/2	7-3
			12	7-8
			13	8-0
			14/1	0-12
			18	8-0
			19	7-8
			20/1	3-8
			23/2	6-15
		46	3/2/2min	6-2
			8/2/1min	0-1
		43	22/1/2	0-8
			Total	84-4 Or 10.525 acres

Director
Town & Country Planning
Haryana, Chandigarh