A1

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

Licence No. – 197 of 2008

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made there under to M/S RJS Finance and Investment Pvt. Ltd., S-I American Plaza International Trade Tower, Nehru Place, New Delhi-19 for setting up of Commercial Colony at village Badshapur, Tehsil & District Gurgaon.
2. The particulars of land wherein the aforesaid 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 Commercial 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 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 the zoning plan.
4. That the licencee 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.
5. That the licencee shall derive permanent approach from the service road only.
6. That the licencee will not give any advertisement for sale of shops/office/floor area in Commercial Colony before the approval of layout plan/building plans.
7. 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.
8. 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.
9. That the licencee will use only CFL fittings for internal lighting as well as for campus lighting..
10. The licence is valid upto 4-12-2010.

Dated 5-12-2008.
The Chandigarh

(S.S. Dhillon)
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst No. 5DP-III-2008/ 11949 Dated:- 5-12-08

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

1. M/S RJS Finance and Investment Pvt. Ltd., S-I American Plaza International Trade Tower, Nehru Place, New Delhi-19 along with copy of agreement LC-IV and bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Senior Town Planner Monitoring cell, Sector-8c Chandigarh.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, and Chandigarh along with a copy of agreement.

District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh

For ADVANCE INDIA PROJECTS LIMITED

Authorised Signatory

To be read with Licence No. LC 197/08

Detail of land of M/s RJS Finance and Investment Pvt. Ltd. Sector-66, Village Badshahpur, Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshahpur	23	4/2	5-16
		7	8-0
		8/1 Min	0-15
		8/2 Min	4-16
		13	8-0
		14	8-0
			K-M

35-7 or 4.418 Acres

Director
Town & Country Planning,
Haryana, Chandigarh

For ADVANCE INDIA PROJECTS LIMITED

Authorised Signatory

Renewal of licence upto 4.12.18

Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.tcpharyana.gov.in
Phone: 0172-2549349; email: tcphry@gmail.com

Regd.

To

R.C Sood & Company Pvt. Ltd.
(formally known as RJS Finance & Investment Pvt. Ltd.)
Regd. 10th Floor, Eros Corporate Tower, Nehru Place,
New Delhi – 110019.
email id – eros@eros-group.com

Memo No. LC-1313-JE(MS)-2017/ 2771 Dated:- 14-02-2017

Subject: **Renewal of licence no. 197 of 2008 dated 05.12.2008 granted for setting up of Commercial Colony over an area measuring 4.418 acres in the revenue estate of village Badshahpur, Sector-66, GMUC – R.C. Sood & Company Pvt. Ltd. (formally known as RJS Finance & Investment Pvt. Ltd.).**

Reference: Your application dated 29.12.201 & 17.11.20116 on the subject mentioned above.

Licence no. 197 of 2008 dated 05.12.2008 granted to R.C. Sood & Company Pvt. Ltd. (formally known as RJS Finance & Investment Pvt. Ltd.) for Commercial Colony over an area measuring 4.418 acres in the revenue estate of village Badshahpur, Sector-66, GMUC is hereby renewed up to **04.12.2018** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall got approved the building plans and start construction at site after taking MoEF permission within validity of renewal of licence.
3. You shall get the service plan estimate for public health services, horticulture, street lighting and electrical service plan estimate approved from competent authority within validity of renewal permission.
4. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Area's Act, 1975 within validity of renewal of licence.
5. You shall get the renewal of the licence till the final completion of the colony is granted.

Original licence No. 197 of 2008 dated 05.12.2008 is also returned herewith.

(T. L. Satyaprakash, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst no: LC-1955-JE(MS)-2017/ Dated:

A copy is forwarded to following for information and further necessary action

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o DTCP.
4. Senior Town Planner, Gurgaon.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.
6. District Town Planner (P) Gurgaon.

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director, Town and Country Planning,
Haryana, Chandigarh.

For R.C. Sood & Co. Pvt. Ltd.

Director

For ADVANCE INDIA PROJECTS LIMITED

DIRECTOR

For Advance India Projects Limited

Authorised Signatory

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

R.C. Sood & Company Pvt. Ltd.
(formerly known as RJS Finance & Investment Pvt. Ltd.)
10th Floor, EROS Corporate Tower, Nehru Place,
New Delhi-110019.

Memo No. LC-1313-JE (VA)-2018/ 34206 Dated: 18-12-2018

Subject: **Renewal of license no. 197 of 2008 dated 05.12.2008 granted for development of a Commercial Colony on the land measuring 4.418 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram Manesar Urban Complex.**

Ref: Your request received on 02.11.2018.

Licence no. 197 of 2008 dated 05.12.2008 granted to you vide this office Endst. No. 5DP-III-2008/11747-59 dated 05.12.2008 for setting up of Commercial Colony on the land measuring 4.418 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram is hereby renewed upto **04.12.2020** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. That you shall be submit the copy of MOEF clearance within 90 days from issuance of the renewal letter.
4. That you shall get the licence renewed till the final completion of the colony is granted.

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

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

Endst. No. LC-1313-JE (VA)-2018/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

For ADVANCE INDIA PROJECTS LIMITED

Authorised Signatory

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh
Web site: tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

Regd.

To

Advance India Projects Ltd.
AIPL Business Club, 5th Floor,
Golf Course Road Extension, Sector 62,
Gurugram-122011.

Memo No. LC-1313-II-JE(RK)/2024/ 37926 dated: 04-12-2024

Subject: **Request for renewal of Licence No. 197 of 2008 dated 05.12.2008 granted for setting up of Commercial Colony over an area measuring 4.418 acres at Sector 66, Gurugram.**

Reference: Your application dated 06.11.2024 on the subject cited above.

Your application for renewal of Licence No. 197 of 2008 dated 05.12.2008 granted for setting up of Commercial Colony over an area measuring 4.418 acres at Sector 66, Gurugram has been considered and hereby renewed up to **04.12.2026** on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. You shall get the licence renewed upto the period 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.

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

Endst no: LC-1313-II/JE(RK)/2024/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project manager (IT) O/o DTCP, with a request to update the status on website.

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence no. 197 of 2008 dated 05.12.2008 granted for setting up of Commercial Colony over an area measuring 4.418 acre at Sector 66, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and it Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 24, 26 (2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licencee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 3,88,000/-. Colonizer has deposited the composition fee of Rs. 3,88,000/- through GRN no. 124284259 dated 27.11.2024.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non-compliance of the provisions of Rules 24, 26 (2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the year 2023-2024.

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

Endst. No. LC-1313-II-JE (RK)/2024/ 37932 Dated: 04/12/24

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

1. Advance India Projects Ltd., AIPL Business Club, 5th Floor, Golf Course Road Extension, Sector 62, Gurugram-122011.
2. Chief Accounts Officer of this Directorate.

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