

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 97 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, , Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt.Suman Wd /o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi 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 land measuring 108.006 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 Plots/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 4.05.2010 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, 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-Station as per the norms prescribed by the power utility in the zoning plan of the project.
 - p) The licence is valid upto 17-11-2014.


Dated: 18-11-2010.

Place: Chandigarh


(T.C.GUPTA, IAS)

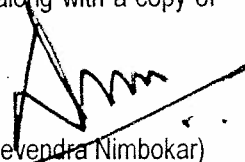
Director

Town and Country Planning,
Haryana, Chandigarh.
tcphry@gmail.com



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

1. M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, , Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt.Suman Wd /o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi 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.
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 Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-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 agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

- 6 Land owned by Sh. Jaswant Singh, Sh. Dharmbir, Sh. Mahabir, Sh. Surender Kumar Ss/o Sh. Sankar Lal

Village	Rect. No.	Killa No.	Area k-m
Maidawas	34	7/2	1--2
		14	8--0
		Total= 9--2 or 1.138 Acre	

- 7 Land owned by Sh. Krishan Kumar, Sh. Hariom, Sh. Bijender, Sh. Virender Ss/o Sh. Ramniwas

Village	Rect. No.	Killa No.	Area k-m
Maidawas	33	6/1	0--4
		6/2	1--0
		6/3	3--16
		6/4	3--0
		7	8--0
	32	10/1	7--5
		10/2	0--9
		11/1	2--12
	33	14	8--0
		15	8--0
	39	9/1	2--0
	Total= 44--6 or 5.537 Acre		

- 8 Land owned by Sh.Om Prakash, Sh.Ved Prakash both Ss/o Sh.Govind Lal equal 1/2 Share, Sh. Anil, Sh. Mumkesh both Ss/o Sh.Pratap Singh equal 1/8 share, Smt. Asha D/o Sh.Pratap Singh 1/16 share, Smt.Premwati Wd/o Sh.Pratap Singh 1/16 share, Sh.Munesh Kumar, Sh. Antesh Kumar both Ss/o Sh.Hariprakash, Smt.Urmila, Smt.Pramila, Smt.Santosh Ds/o Sh.Hariprakash, Smt. Rameswari Wd/o Sh.Hariprakash equal 1/4 share,

Village	Rect. No.	Killa No.	Area) k-m	
Maidawas	35	11/1	4--18	
		11/2	3--2	
		13	8--0	
		17/2/1	1--8	
		18	8--0	
		20	8--0	
		21	8--0	
		22	8--0	
		36	15	8--0
			16	8--0
	17/2 min		1--0	
	38	25 min	4--0	
		1 min	3--9	
		2 min	6--18	
		9 min	4--0	
		10/2	2--18	
		11	1--9	
		12/1	0--12	
	35	17/2/2	1--18	
	Total= 91--12 or 11.45 Acre			

Contd to Page No.3

D.T.C.P.
H. CHD.
Amerjit Singh

- 9 Land owned by Sh. Satparkash, Sh. Satbir both Ss/o Sh. Khacheru equal 2/3 share, smt. Shiksha M/o Hari Parkash, Tarun S/o Hari Parkash, Natasha D/o Hari Parkash, Suman Wd/o Hari Parkash equal 1/3 share

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	16	16	8--0
	17	11	8--0
			Total= 16-0 or 2 Acre

- 10 Land owned by Sh. Amit Kumar S/o Sh. Khacheru

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	17	10	8--0
			Total= 8--0 or 1 Acre

- 11 Land owned by Sh. Raj Kumar, Sh. Rajender Kumar, Sh. Mahesh Kumar, Sh. Umesh Kumar Ss/o Sh.Shera

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	13	5/2	1--16
		6	8--0
	35	3/1	1--9
		7/2	0--13
		8	7--0
		14	6--5
		15/1	0--6
			Total= 25--9 or 3.181 Acre

- 12 Land owned by Sh.Om Prakash, Sh.Ved Prakash both Ss/o Sh.Govind Lal equal 1/3 share, Sh. Anil S/o Sh. Pratap Singh 1/8 share, Sh. Mumkesh S/o Sh. Pratap Singh 1/24 share, Smt.Premwati Wd/o Sh. Pratap Singh 1/24share , Smt. Asha D/o Sh.Pratap Singh 1/24share, Sh. Antesh Kumar S/o Sh.Hariprakash, Smt.Rameswari Wd/O Sh.Hariprakash, Smt.Urmila, Smt.Paramila, Smt.Santosh all Ds/o Sh.Hariprakash equal 5/36 share, Sh.Munesh Kumar S/o Sh.Hariprakash 1/9 share, Sh. Vikas @ c=Vikesh s/o Om Prakash 1/12 share, Yogesh s/o Ved Prakash 1/12 share

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	35	12	8--0
		19	8--0
		23	8--0
			Total= 24--0 or 3.00 Acres

- 13 Land owned by Sh.Asraj Singh, Sh. Sunder Singh both Ss/o Sh. Sohanlal

Village	Rect. No.	Killa No.	Area
			k-m
Maidawas	17	4/1min	0--3
			Total= 0--3 or 0.0188 Acre

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D.T.C.P.
P.L. S.D.
Amojit K.
1990

- 14 Detail of land owned by M/s Active Promoters Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------------|
| | | | K--M |
| Maidawas | 2 | 21 | 8--0 |
| | 16 | 17 | 8--0 |
| | 17 | 16/1min | 0--4 |
| | 18 | 12/2 | 2--6 |
| | | 19 min | 7--18 |
| | | 20 min | 1--3 |
| | 33 | 16 | 8--0 |
| | | 17 min | 6--14 |
| | | 24 min | 2--17 |
| | | | Total= 45K-2 M or 5.6375 Acre |
- 15 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|------------------------------|
| | | | K--M |
| Maidawas | 2 | 12 | 1--1 |
| | | 18/2 | 0--11 |
| | | 19 | 7--17 |
| | | 20/2 | 4--0 |
| | | 23/1 | 4--0 |
| | 12 | 1 | 8--0 |
| | | | Total= 25K-9M or 3.1813 Acre |
- 16 Detail of land owned by M/s Fount Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-----------------------------|
| | | | K--M |
| Maidawas | 12 | 2 | 8--0 |
| | | 3/1 | 4--0 |
| | | 3/2 | 4--0 |
| | | 8/1 | 4--0 |
| | | 8/2 | 4--0 |
| | | 9 | 8--0 |
| | | 13/1 | 5--7 |
| | | | Total= 37K-7M or 4.669 Acre |
- 17 Detail of land owned by M/s Frond Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 34 | 3 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |
- 18 Detail of land owned by M/s Gadget Propbuild Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 13 | 8--0 |
| | | 14 | 8--0 |
| | | | Total= 16K-0M or 2 Acre |
- 19 Detail of land owned by M/s Gems Buildcon Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|----------|-----------|-----------|-------------------------|
| | | | K--M |
| Maidawas | 18 | 17 | 8--0 |
| | | | Total= 8K--0M or 1 Acre |

Contd to Page No.5

D.T.C.P.
FOR
Amoyitka
 19/0

- 20 Detail of land owned by M/s Logical Developers Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 12 | 11 min | 5--10 |
| Total= 5K-10M or 0.687 Acre | | | |
- 21 Detail of land owned by Adesh Tyagi s/o Mahavir Singh
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 34 | 17 min | 5--3 |
| | | 18/1 | 4--0 |
| | | 22/2 min | 3--16 |
| | | 23 min | 4--16 |
| | | 24 min | 6--0 |
| | | 25 | 7--7 |
| | 39 | 2/1 min | 1--3 |
| | | 2/2 min | 2--2 |
| | | 3 min | 5--16 |
| Total= 40--3 or 5.018 Acres | | | |
- 22 Detail of land owned by Sh. Rajender, S/o Sh. Sat Parkash
- | Village | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 39 | 18 | 8--0 |
| | | 23/1 | 7--5 |
| Total= 15K-5M or 1.906 Acre | | | |
- 23 Detail of land owned by M/s Toff Builders Pvt. Ltd.
- | Village | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 12 | 10 | 8--0 |
| Total= 8K--0M or 1 Acre | | | |
- 24 Detail of land owned by M/s Foray Propbuild Pvt. Ltd 25/36 share, M/s Gadget Propbuild Pvt. Ltd. 11/36 share
- | Village | Rect. No. | Killa No. | Area |
|----------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 18 | 6 | 8--0 |
| | 19 | 10/2 | 1--12 |
| Total= 9K--12M or 1.2 Acre | | | |
- 25 Details of Land owned by M/s Foray Propbuild Pvt.Ltd. 2/3 share, M/s Gadget Propbuild Pvt. Ltd. 1/3 share
- | Village | Rect. No. | Killa No. | Area |
|------------------------------|-----------|-----------|-------|
| | | | K--M |
| Maidawas | 18 | 15 | 8--0 |
| | | 16 min | 5--16 |
| Total= 13K-16M or 1.725 Acre | | | |
- 26 Details of Land owned by M/s Fount Propbuild Pvt. Ltd. 1/2 share, M/s Foyer Propbuild Pvt.Ltd. 1/40 share and M/s Froth Propbuild Pvt. Ltd. 19/40 share
- | Village | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
| | | | K--M |
| Maidawas | 34 | 8 | 8--0 |
| Total= 8K--0M or 1 Acre | | | |

Contd to Page No.6

D.T.C.P.
H.S.P.D.
Amal Singh
1/10/11

- 27 Details of Lad owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Froth Propbuild Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	17	20	8--0
	35	6/1	5--2
			Total= 13K--2 M or 1.637 Acres

- 28 Details of Land owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Glade Propbuild Pvt Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	33	18/1/1	0--1
		19/1min	2--7
			Total= 2K--8 M or 0.3 Acre

- 29 Details of land owned by M/s Foyer Propbuild Pvt.Ltd. 1/10 share, M/s Fount Propbuild Pvt. Ltd. 4/5 share, M/s Vishnu Apartments Pvt. Ltd., 1/10 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	17	4/2 min	0--18
		5/1min	2--9
		6/2min	0--13
		7min	4--10
		15 min	0--12
	18	1	8--0
		2	8--0
		11/1min	0--11
			Total= 25K--13 M or 3.206 Acre

- 30 Details of land owned by M/s Foyer Propbuild Pvt. Ltd. 21/40 share, M/s Froth Propbuild Pvt. Ltd., 19/40 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	34	9	8--0
			Total= 8K--0M or 1 Acre

- 31 Details of land owned by M/s Froth Propbuild Pvt.Ltd. 19/20 share, M/s Garnet Propbuild Pvt.Ltd. 1/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	17	3 min	7--17
		9	8--0
			Total= 15K-17M or 1.981 Acre

- 32 Details of land owned by M/s Garnet Propbuild Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	16	6	8--0
		7/1	6--16
		25	8--0
	17	18	8--0
		19	8--0
	18	18	8--0
		24 min	4--4
		25 min	5--16
			Total= 56K--16M or 7.1 Acre

Contd to Page No.7

D.T.C.P.
 H. S. D.
 Amritha
 K. S.

- 33 Details of land owned by M/s Logical Developers Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	1	8--0
			Total= 8K--0M or 1 Acre

- 34 Detail of land owned by M/s Fondant Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	32	2/1/1	1--12
		2/1/2	1--12
		2/1/3	1--2
		2/2	2--4
		9/1	7--1
		9/2	0--13
		12/2/1min	1--1
		12/2/2	3--17
			Total= 19--2 or 2.387 Acre

- 35 Detail of land owned by Kiran Tyagi w/o Aadesh Tyagi

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	40	20/1	7--11
			Total= 7--11 or 0.944 Acre

- 36 Detail of land owned by Adesh Tyagi s/o Mahavir Singh 1/2 share, Kiran Tyagi w/o Aadesh Tyagi 1/2 share

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	39	4	7--7
		5/1	6--14
		6/2	7--11
		7	8--0
		3/1	6--0
		8/2	1--0
		8/3	1--0
		14	8--0
		15/1	7--12
		16/2	7--12
		17	8--0
		24/1/1	2--13
		26	0--8
	40	11	8--0
		12	8--0
		13	8--0
			Total= 95--17 or 11.981 Acre

~~Director~~

Town and Country Planning,
Haryana, Chandigarh

Amay Kumar
Koye

Grand Total = 864---1 or 108.006 Acres

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

Vishnu Apartments Pvt. Ltd. & others
C/o Emaar India Ltd.
Emaar Business Park, MG Road,
Sikanderpur, Sector 28,
Gurugram-122002.

Memo No. LC-2169-V-JE (RK)/2026/

9405

Dated: 17/03/26

Subject: Request for renewal of licence no. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony over an area measuring 106.856 acres in Sector 65 & 66, Gurugram-Manesar Urban Complex.

Reference: Your application dated 23.10.2025 on the subject cited above.

Your application for renewal of licence no. 97 of 2010 dated 18.11.2010 granted for setting up of Residential Plotted Colony over an area measuring 106.856 acres in Sector 65 & 66, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to 17.11.2027 on the terms and conditions laid down therein and subject to the following:

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall transfer the portion of sector/master plan road, which form part of the licensed land free of cost to the Government as per provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from approval of revised zoning plan.
3. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
4. You shall pay the differential renewal fees, if applicable, within 30 days from the date of publication of the final notification, as the revision in requisite fee & charges is under consideration.
5. 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
Dated:

Endst no: LC-2169-V/JE (RK)/2026/

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.

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

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

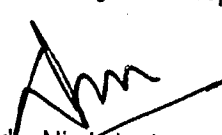
Licence No. 41 of 2011

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, within 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

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, Setor-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 2011/35
2011.

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

Village	Rect. No.	Killa No.	Area
Maidawas	2	22	K--M <u>8--0</u>

Total= 8--0 or 1.00 Acre

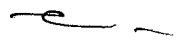
2 Detail of land owned by M/s Toff Builders Pvt. Ltd.

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

Total= 0--10 or 0.063 Acre

K--M

G.Total= 8--10 or 1.063 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Anwar Hk
10/9/11

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

Emaar India Ltd.
Emaar Business Park, MG Road,
Sikanderpur, Sector 28,
Gurugram-122002.

Memo No. LC-2169-V/JE (RK)/2026/ 20908

Dated:

12-06-2026

Subject: Request for renewal of licence no. 41 of 2011 dated 03.05.2011 granted for setting up of Residential Plotted Colony over an additional area measuring 1.063 acres in Sector 65 & 66, Gurugram-Manesar Urban Complex.

Reference: Your application dated 02.04.2026 on the subject cited above.

Your application for renewal of licence no. 41 of 2011 dated 03.05.2011 granted for setting up of Residential Plotted Colony over an additional area measuring 1.063 acres in Sector 65 & 66, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to **02.05.2028** 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 you for renewal of licence of further period.
2. You shall transfer the portion of sector/master plan road, which form part of the licensed land free of cost to the Government as per provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from issuance of this letter.
3. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
4. You shall pay the differential renewal fees, if applicable, within 30 days from the date of publication of the final notification, as the revision in requisite fee & charges is under consideration.
5. 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-2169-V/JE (RK)/2026/

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.

(Ashish Sharma)
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


FORM LC -V

(See Rule 12)

License No. 101 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Rudraksha Realtors Pvt. Ltd, Tanmay Developers Pvt. Ltd, Flounce Propbuild Pvt. Ltd, Monarch Buildcon Pvt. Ltd, Active Promoters Pvt. Ltd, Garnet Propbuild Pvt. Ltd, Forth Propbuild Pvt. Ltd, Fluff Propbuild Pvt. Ltd, In collaboration with Emaar India Ltd, Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 to set up Residential Plotted Colony over an area measuring 4.00625 acres in addition to licence no. 97 of 2010 dated 18.11.2010 and Licence no. 41 of 2011 dated 03.05.2011 in sector-65 & 66, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That Residential plotted Colony will be laid out in confirmation to the approved layout plan and development works will be 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 the 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 Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - d) That you shall pay such development charges including the cost of development of State/National Highways, Transport, Irrigation and Power facilities as determined by Director. An amount of ₹ 81,06,647/- shall be deposited on account of State Infrastructure Development Charges in two equal installments after grant of licence. First installment shall be payable within 60 days and second installment within six months from the date of grant of licence, failing which 18% interest PA will be charged.
 - e) That you shall pay proportionate EDC as per schedule prescribed by the Director.
 - f) That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - g) That you 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


Director General
Town & Country Planning
Haryana, Chandigarh

Plan, you will 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.

- h) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- i) You shall transfer the land forming part of 30/45/60 m wide sector roads including service roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government.
- j) You shall construct 18/24/30 m wide internal circulation road forming part of licensed area at your own cost and transfer the same free of cost to the Government.
- k) That you are aware that the development/construction cost of 18/24/30 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 18/24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
- l) That you shall construct at your own cost; or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified or within extendable period as per the provision of amended section 3(3)(a)(iv), and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- m) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- n) That you 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 Urban Development Authority or any other agency and provisions of EDC facilities may take long time and applicant company shall not claim any damages against the Department for loss occurred if any. Also applicant company shall integrate the services with Haryana Urban Development Authority services as and when made available.
- o) That you 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 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) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate/ part completion certificate for the colony.
- q) That you shall permit the Director or any other officer authorised 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.
- r) That you shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- s) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- t) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- u) That you shall provide rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- v) That you shall not use the ground water for the purpose of execution of development works/ construction of buildings at site. The layout plan shall be approved only after the source of water for construction purpose is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.(applicable only in case of sector 68-80 Gurugram Manesar Urban Complex).
- w) That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- x) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- y) That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- z) That you shall use only LED fitting for internal lighting as well as campus lighting.
- aa) That you 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 you have to deposit thirty percentum of the


 Director General
 Town & Country Planning
 Haryana, Chandigarh

amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

- bb) That you shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
- cc) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the plot owner /commercial space owners, in case at the time of booking of the plot /commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- dd) That you 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.
- ee) That you shall not give any marketing and selling rights to any other company other than the collaborator company without the approval of DTCP.
- ff) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana and shall abide by the policy dated 17.05.2018 related to allotment of EWS Plots.
- gg) That you shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- hh) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ii) That you 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force & if submitted shall be infructuous.
- jj) That no further sale of land has taken place after submitting application for grant of licence.
- kk) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- ll) 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.
- mm) That you shall get the licence land entered into the revenue record & updated jamabandi with mutation be submitted to the Department.
- nn) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and

egor

Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.

oo) That the present licence is granted subject to investigation of CBI on account of orders dated 01.11.2017 of Hon'ble Supreme Court in the main case i.e. 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.

pp) That you shall submit latest ownership verification report from DC, Gurugram within 30 days or before approval of zoning plan, whichever is earlier.

3. The licence is valid up to 05/05/2028

Dated: 06/05/2023
Place: Chandigarh


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

Endst. No. LC-2169-O-JE (DS)-2023/ 13638

Dated: 09-05-2023

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

1. Rudraksha Realtors Pvt. Ltd, Tanmay Developers Pvt. Ltd, Flounce Propbuild Pvt. Ltd, Monarch Buildcon Pvt. Ltd, Active Promoters Pvt. Ltd, Garnet Propbuild Pvt. Ltd, Forth Propbuild Pvt. Ltd, Fluff Propbuild Pvt. Ltd, In collaboration with Emaar India Ltd, Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
18. PM (IT) for updation on the website.

(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No.....101.....Dated 06/05 Of 2023

Detail of land owned by Rudraksha Realtors Pvt. Ltd.

Village	Rect. No	Killa No.	Area (K-M)
Maidawas	36	13/2/1	0-18
		14/2	3-16
		17/1/1	1-9
		Total	6-3

Detail of land owned by Tanmay Developers Pvt. Ltd. 124/159 share

Flounce Propbuild Pvt.Ltd. 11/53 share

Monarch Buildcon Pvt.Ltd. 2/159 share

Village	Rect. No	Killa No.	Area (K-M)
Maidawas	16	24/1/2	4-18
	32	2/1/3min	1-0
		Total	5-18

Detail of land owned by Active Promoters Pvt. Ltd. 83/720 share

Garnet Propbuild Pvt.Ltd. 157/14400 share

Forth Propbuild Pvt.Ltd. 2983/14400 share

Fluff Propbuild Pvt.Ltd. 2/3 share

Village	Rect. No	Killa No.	Area (K-M)
Maidawas	17	2	8-0
		5/2/2	1-11
		12	8-0
		Total	17-11

Detail of land owned by Tanmay Developers Pvt. Ltd. 7/9 share,

Flounce Propbuild Pvt.Ltd. 47/225 share

Monarch Buildcon Pvt.Ltd. 1/75 share

Village	Rect. No	Killa No.	Area (K-M)
Maidawas	33	12/1	2-9
		Grand Total	32-1

Or 4.00625 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Jai Singh (Jai Singh)

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

License No. 265. of 2025

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Emaar India Ltd., Foray Propbuild Pvt. Ltd., Rudraksha Realtors Pvt. Ltd., Sh. Om Prakash- Sh. Ved Prakash, Sh. Anil, Sh. Munesh Kumar, Sh. Antesh Kumar, Ms. Prerna, Sh. Siddharth, Ms. Saloni, Aspirant Builders Pvt. Ltd. Sh. Adesh Tyagi S/o Sh. Mahavir Singh in collaboration with Emaar India Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram-122002 for setting up of Residential Plotted Colony over an additional area measuring 3.65 acres {in addition to license no. 97 of 2010 dated 18.11.2010, 41 of 2011 dated 03.05.2011 & 101 of 2023 dated 06.05.2023} thereby making total area measuring 98.194 acres in the revenue estate of village Badshahpur & Maidawas, Sector 65-66, Gurugram.

1. The particulars of the 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 & Country Planning, Haryana.
2. The license is granted subject to the following conditions: -
 - i. That the licensee shall deposit an amount of Rs. **79,76,637/-** on account of Infrastructural Development Charges 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 period of 30 days from issuance of zoning plan.
 - 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 period of 30 days from issuance of zoning plan.

Director
Town & Country Planning
Haryana, Chandigarh

- 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 licensee rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Government notification as applicable.
- xii. That the licensee 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 the licensee 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 (2), 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 you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xviii. That you 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 the licensee 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.
- 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 integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxviii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxix. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxx. That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxi. 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.
- xxxii. That the licensee shall get rates of Plots falling under the category of "No Profit No Loss" fixed from the Department before initiating sale of such plots.
- xxxiii. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- xxxiv. That the licensee shall not encroach the revenue rastas, if any, passing through the applied site and keep it thorough fare movement of general public.
3. That the licensee shall strictly comply with the assurance and proposal placed before STP, Gurugram during the meeting dated 17.11.2025.
4. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same before approval of zoning plans.
5. The licence is valid up to 30-12-2030.

Dated: 31-12-2025.
Place:

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

Endst. No. LC-2169-Q-III/JE (RK)/2025/ 50/02

Dated: 31-12-2025

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

1. Emaar India Ltd., Foray Propbuild Pvt. Ltd., Rudraksha Realtors Pvt. Ltd., Sh. Om Prakash- Sh. Ved Prakash, Sh. Anil, Sh. Munesh Kumar, Sh. Antesh Kumar, Ms. Prerna, Sh. Siddharth, Ms. Saloni, Aspirant Builders Pvt. Ltd. Sh. Adesh Tyagi S/o

- Sh. Mahavir Singh in collaboration with Emaar India Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & revised layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 3. Chairman, Haryana Real Estate Regulatory Authority, Gurugram.
 4. Chief Administrator, HSVP, Panchkula.
 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 & revised layout 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.

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

265 31/12
To be read with License no.....Dated.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Badshahpur	Foray Propbuild Pvt. Ltd. ½ share, Rudraksha Realtors Pvt. Ltd. ½ share	68	4min	3-0
Maidawas	Om Prakash-Ved Prakash ½ share, Anil 1/8 share,	36	13/2/2	0-8
			18/2min	0-2
	Munesh Kumar - Antesh Kumar 1/4 share Prerna - Siddharth -Saloni 1/8 share	38	9min	1-16
	Aspirant Builders Pvt.Ltd.	16	22/2	1-0
			23	7-7
			24/1/1	1-10
	Adesh Tyagi S/o Mahavir Singh	34	17min	2-0
			22/2min	0-4
			23min	3-4
			24min	2-0
		39	2/1min	1-12
			2/2min	2-10
			3min	1-0
	Emaar India Ltd.		5/2	0-7
			6/1	0-8
			15/2	0-8
			16/1	0-8
			Total	29K-4M Or 3.65 Acres

Director
Town & Country Planning
Haryana, Chandigarh

