

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

License No. 37 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mariana Infrastructure Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 4.00 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license 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.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 21/4/2016

Dated: The 22/4/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1590-B-JE(VA)-2012/ 6037

Dated: 25/4/12

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

1. Mariana Infrastructure Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning

To be read with License No. 37 of 2012.

1. Detail of the land owned by M/s Mariana Infrastructure Private Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Dhanwapur	12	17	8-0
		24	8-0
		25	8-0
	13	21	8-0
Total			32-0 or 4.00 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chait kg.

Water Authority Norms/ Haryana Government notification as applicable.

12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

To

Mariana Infrastructure Pvt. Ltd.
In collaboration with Juventus Estates Pvt. Ltd.
Indiabulls House, Plot No. 448-451, Ground floor,
Udyog Vihar, Phase-V, Gurugram-100001

Memo No:-LC-1590-B/PA(SN)-2018/ 14630


Dated: 15-05-18

Subject: Renewal of Licence no. 37 of 2012 dated 22.04.2012 granted for setting up Group Housing colony over an area measuring 4.00 acres in Sector 104 GMUC - Juventus Estate Ltd.

Reference: Your application dated 20.03.2018 on the subject cited above.

1. Licence No. 37 of 2012 dated 22.04.2012 granted for setting up of Group Housing Colony on the land measuring 4.00 acres falling in Sector-104, Gurugram-Manesar Urban Complex is hereby renewed up to 21.04.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall submit the NOC from MOEF and the ultimate power load requirement before start the development works within current validity period of licence.
4. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
5. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
6. You shall get the licence renewed 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.


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

Endst no: LC-1590-B/PA(SN)/2018/

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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram. -
6. Nodal Officer (website) for updation on website.

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

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

License No. 44 of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under Mariana Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of GROUP HOUSING COLONY on the additional land measuring 1.9625 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

To be read with Licence No. 44 of 2014/14.6.2014.

1. Detail of land owned by Mariana Infrastructure Ltd. District Gurgaon.


<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	8/1/1	2-7
		9/1/1	0-17
		9/2/1	0-14
		9/2/2/1	0-12
		14/1/2	6-13
		18/1	4-11

Total 15-14 or 1.9625 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That licensee shall pay differential license fee amounting to ₹ 39,59,300/- within a period of 30 days of issuance of demand notice.
17. That licensee shall get extended validity of Bank Guarantee against EDC & IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
18. The license is valid up to 15/6/2019.

Dated: The 16/6/2014
Chandigarh



(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-1590-A-JE (VA)-2014/ 336-351

Dated: 17-6-14

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

1. Mariana Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

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

License No. 43 of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mabon Properties Ltd., Marina Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of GROUP HOUSING COLONY on the additional land measuring 3.39375 acres in the revenue estate of village Dhanwapur, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

To be read with Licence No. 43 of 2014/16⁶₂₀₁₄

1. Detail of land owned by Mabon Properties Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	18/2	3 - 9
		19/2	4 - 19
		22	8 - 0
		23	8 - 0
		19/4	0 - 15
Total			25 - 3


2. Detail of land owned by Mariana Infrastructure Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	19/1	2 - 0
Grand Total			27- 3 or 3.39375 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
C-115-7

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That licensee shall pay differential license fee amounting to ₹ 68,47,000/- within a period of 30 days of issuance of demand notice.
17. That licensee shall get extended validity of Bank Guarantee against EDC & IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
18. The license is valid up to 15/6/2019.


Dated: The 16/6/2014
Chandigarh


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-1590-E-JE (VA)-2014/ 352-367 Dated: 17-6-14

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

1. Mabon Properties Ltd., Marina Infrastructure Ltd. C/o Juventus Estates Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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

Regd.

To

Juventus Estates Pvt. Ltd.,
Marina Infrastructure Pvt. Ltd.,
In collaboration with Juventus Estates Pvt. Ltd.,
India Bulls House, Plot no. 448-451,
Ground Floor, Udyog Vihar, Phase-V,
Gurugram-122001.


Memo No:-LC-1590(A)-PA(SN)-2017/ 24878

Dated: 3-10-2017

Subject: Renewal of Licence No. 56 of 2011 dated 23.06.2011 granted for setting up Group Housing Colony over an area measuring 10.162 acres in Sector 104, Gurugram - Juventus Estates Pvt. Ltd. & others in collaboration with Mariana Infrastructure Pvt. Ltd.

Reference: Your application dated 22.05.2017 on the subject cited above.

1. Licence No. 56 of 2011 dated 23.06.2011 granted for setting up Group Housing Colony over an area measuring 10.162 acres in Sector 104, Gurugram is hereby renewed up to 22.06.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
4. You shall start the development works and make substantial progress within the current validity of licence.
5. You shall get compound the offence for delay in construction/allotment of EWS flats as per policy dated 16.08.2013.
6. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S.)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1590(A)/PA(SN)/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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Sanjay Kumar)
District Town Planner (HQ)

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector-18, Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphrya@gmail.com

FORM LC-V (See Rule-12)

Licence No. 56 of 2011

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Juventus Estates Pvt. Ltd. in collaboration with M/s Mariana Infrastructure Ltd. 448-451, Udyog Vihar Phase-V, Gurgaon-122001 Gurgaon (Haryana) for setting up of Group Housing Colony on the additional land measuring 10.162 acres falling in the revenue estate of village Dhanwapur & Gurgaon, Sector-104, Distt. Gurgaon.

2. The particulars of land wherein the aforesaid Group Housing colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved building 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 within seven days of issuance of this permission before starting the development works in the colony and for approval of the zoning plan.
4. That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
5. That the portion of sector/Master plan road which shall form part of the licenced area if any 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.
6. That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
7. 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.
8. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
9. That you shall provide the Solar water heating system as per by HAREDA and

To be read with License No. ^{56.}..... of 2011/23 ⁶/₂₀₁₁

1. Detail of land owned by M/s Juventus Estate Pvt. Ltd. District Gurgaon.

Village	Rect. No.	Kill No.	Area K-M
Dhanwapur	12	16	8-0
		15	2-18
	13	20	5-13

	Total		16-11 or 2.069 acres

Gurgaon	Khasra No.	Area B-B
	260/1	2-10
	6331/240	1-9
	6332/241	0-7
	260/2	2-9
	Total	6-15-0 or 4.218 acres

2. M/s Mariana Infrastructure Ltd.

Gurgaon	252	4-16
	253	1-8
	Total	6-4-0 or 3.875 acres

Grand Total S. No. 1 & 2 = 10.162 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chakraborty

10. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
11. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP till the services are made available from external infrastructure to be laid by HUDA.
12. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
13. That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, 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.
14. The licence is valid upto 22/6/2015.

Dated: Chandigarh

The 23/6/2011

(T.C. Gupta, I.A.S.)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst No. LC-1590A-JE(BR) - 2011/8333-49 Dated:- 24/6/11

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

1. M/s Juventus Estates Pvt. Ltd. in collaboration with M/s Mariana Infrastructure Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon (Haryana), along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D Chandigarh.
7. Additional, 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, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. 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.
14. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Gurgaon.
16. District Town Planner, Jind along with a copy of agreement.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Vijay Kumar)

District Town Planner (HQ)

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

License No. 66 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to ~~Mahon Properties~~ Ma. Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 1.28125 acres in the revenue estate of village Gurgaon, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license 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.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 20/6/2016.

Dated: The 21/6/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1590-C-JE(VA)-2012/10850

Dated: 22/6/12

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


1. Mabon Properties ~~Private~~ Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement. & *Zoning plan*.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No. 66 of 2011/21/12

1. Detail of the land owned by M/s Mabon Properties Ltd. Distt. Gurgaon.

Village	Khasra No.	Area B.B.B.
Gurgaon	259	2-1-0 or 1.28125 acres


Director General
Town & Country Planning
Haryana, Chandigarh
21/3/12

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

To

Mabon Properties Pvt. Ltd.
Juventus Estate Ltd.,
448-451, Udyog Vihar, Phase-V
Gurgaon

Memo No. LC-1590C-PA(B)/2016/ 22406

Dated: 17-10-2016

Subject: **Renewal of license No. 66 of 2012 dated 21.06.2012.**

Please refer your application dated 23.05.2016 & subsequent letter dated 29.09.2016 on the matter as subject cited above.

2. License No. 66 of 2012 dated 21.06.2012 was granted for setting up of group housing colony on the land measuring 1.28125 acres in Sector 104, Gurgaon is hereby renewed upto **20.06.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
5. The community sites will be constructed as per provisions of the Act No. 8 of 1975.
6. That you shall submit quarterly progress report in respect of the development works carried out at site in office of STP, Gurgaon.

(Arun Kumar Gupta)

Director General

Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1590C-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurgaon.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer of this Directorate.

(Ravi Sihag)

Distt. Town Planner (HQ)

For Director General, Town & Country Planning

Indiabulls

JUVENTUS ESTATE LIMITED

To,
The Director General,
Town and Country Planning Department,
Haryana
SCO: 71-75
Sector-17-C, Chandigarh,

Date: May 18th, 2018

Subject: Application for renewal of License No. 66 of 2012 issued for development of additional Group Housing Colony at Sector-104, Village Gurugram, District Gurugram, Haryana ("Project") being developed by M/s Juventus Estate Limited ("JEL").

Reference:

1. License No. 66 of 2012 dated June 21, 2012 vide memo no. LC-1590-C-JE (VA)-2012/10850 by Haryana Government, Town and Country Planning Department, Chandigarh for development of said project. ("License")
2. Letter from DTCP vide Memo No. LC- 1590C-PA (B)-2016/22406 dated October 17, 2016 granting renewal of said License up to April 20, 2018.

Sir,

This has reference to your office Memo No. LC- 1590C-PA (B)-2016/22406 dated October 17, 2016, wherein said License No. 66 of 2012 dated June 21, 2012 granted to us was Valid up to April 20, 2018.

In view of the above fact and as per the Haryana Development and Regulation of Urban Areas Rules, 1976, Rule No. 13 [Section 3(3) and (4)], we are hereby again applying for the renewal of the said License. We are hereby enclosing below listed documents as per your requirement:

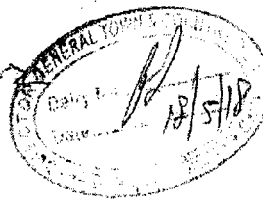
1. Annexure I : LC VI- Application for License renewal.
2. Annexure II : License Renewal Fee of Rs. 5,39,510/- (Rupees Five Lacs Thirty Nine Thousand Five Hundred Ten Only) paid vide GRN No. ~~35557899~~ ³⁵⁵⁵⁷⁸⁹⁹ dated ~~16-05-2018~~ ¹⁶⁻⁰⁵⁻²⁰¹⁸ (copy of e payment receipt attached).
3. Annexure III : Copy of PAN Card and latest audited balance sheet.
4. Annexure IV : An explanatory note on progress undertaken on project site.
5. Annexure V : Original License No. 66/2012.
6. Annexure VI : Copy of license renewal letter from DTCP dated October 17, 2016.

We hereby request you to kindly take the above submission in your records and grant us further validity of License at the earliest and oblige. :

Thanking You,
For Juventus Estate Limited

Satinder Singh Vora

Authorised Signatory
Encl.: As above.



Juventus Estate Limited

CIN: U70109DL2006PLC151259

Corporate Office: "Indiabulls House" 448-451, Udyog Vihar, Phase - V, Gurugram-122001 Tel: (0124) 6689666, 6689355 Fax: (0124) 6682857
Registered Office: M-62 & 63, 1st Floor, Connaught Place, New Delhi-110001



JUVENTUS ESTATE LIMITED

Annex IV: EXPLANATORY NOTE

To,
The Director General,
Town and Country Planning Department,
Haryana
SCO: 71-75
Sector-17-C, Chandigarh,

Date: May 18th, 2018

Subject: Application for renewal of License No.66 of 2012 issued for development of additional Group Housing Colony at Sector-104, Village Gurugram, District Gurugram, Haryana ("Project") being developed by M/s Juventus Estate Limited ("JEL").

Reference:

1. License No. 66 of 2012 dated June 21, 2012 vide memo no. LC-1590-C-JE (VA)-2012/10850 by Haryana Government, Town and Country Planning Department, Chandigarh for development of said project. ("License")
2. Letter from DTCP vide Memo No. LC- 1590C-PA (B)-2016/22406 dated October 17, 2016 granting renewal of said License up to April 20, 2018.
3. LOI under TOD dated February 6, 2018 vide memo no. ZP-968/PA (SN)/2018/4921.

Sir,

This has reference to your office Memo No. LC- 1590C-PA (B)-2016/22406 dated October 17, 2016, wherein said License No. 66 of 2012 dated June 21, 2012 granted to us was renewed up to April 20, 2018.

Vide Memo No. ZP-968/SD(BS)/2017/3051 dated February 16, 2017, your good office granted approval of revised Building Plans for the said project. Further we had applied for the increase in FAR under TOD policy and subsequently we get LOI under TOD dated February 6, 2018 vide memo no. ZP-968/PA (SN)/2018/4921, pursuant where to requisite approvals have been applied and the development activities on the said site will be initiated soon after getting necessary approvals. We have planned to complete the development of the site at the earliest.

We hereby request your kind office to grant us the License renewal in deliberation of the above stated facts. We anticipate your kind consideration and full cooperation in best interest of the project for its successful completion.

Thanking You,
For Juventus Estate Limited

Salinder Singh Vora
Authorized Signatory

Juventus Estate Limited

CIN:U70109DL2006PLC151259

Corporate Office: "Indiabulls House" 448-451, Udyog Vihar, Phase - V, Gurugram-122001 Tel.: (0124) 6689666, 6689555 Fax: (0124) 6682857
Registered Office M-62 & 63, 1st Floor, Connaught Place, New Delhi-110001

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

License No. 67 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mabon Properties ~~Pvt.~~ Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 2.5 acres in the revenue estate of village Gurgaon, Sector 104, Gurgaon.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license 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.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 20/6/2016.

Dated: The 21/6/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-1590-D-JE(VA)-2012/10866

Dated: 22/6/12

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

1. Mabon Properties Pvt. Ltd. C/o Juventus Estate Ltd. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 67 of 2012/21/12

1. Detail of land owned by Mabon Properties Pvt. Ltd., District-Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
Gurgaon	254	B—B—B 4—0—0 or 2.5 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chitra

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

To

Mabon Properties Pvt. Ltd.
In collaboration with Juventus Estates Pvt. Ltd.
Plot No. 448-451, Ground floor,
Udyog Vihar, Phase-V, Gurugram-100001

Memo No:-LC-1590-D/PA(SN)-2018/ 14640


Dated: 15-05-18

Subject: Renewal of Licence no. 67 of 2012 dated 21.06.2012 granted for setting up Group Housing colony over an area measuring 2.50 acres in Sector 104 GMUC - Juventus Estate Ltd.

Reference: Your application dated 20.03.2018 on the subject cited above.

1. Licence No. 67 of 2012 dated 21.06.2012 granted for setting up of Group Housing Colony on the land measuring 2.50 acres falling in Sector-104, Gurugram-Manesar Urban Complex is hereby renewed up to 21.06.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall submit the NOC from MOEF and the ultimate power load requirement before start the development works within current validity period of licence.
4. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
5. You shall get the licence renewed till final completion of the colony is granted.
6. The delay of allotment of EWS flats, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.

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


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

Endst no: LC-1590-D/PA(SN)/2018/

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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

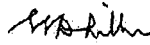
(Sanjay Kumar)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

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

Licence No. 246 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 made there under to M/s Juventus Estate Private Limited F-60, Malhotra Building, Connaught Place, New Delhi for setting up of a Group Housing Colony at village Dhanwapur and Village Gurgaon, Sector-104 Gurgaon.
2. The particular 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 Group Housing Colony is laid out to conform to the approved layout plan and 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 & Regulations of Urban Areas Act, 1975 and Rules, 1976 made thereunder 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 licensee shall construct the portion of service road and internal circulation road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
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 in accordance with the provisions 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 of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decisions of the competent authority shall be binding in this regard.
7. 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.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the Group Housing Complex.
9. The licence is valid up to 28-10-2009.

Dated: The
Chandigarh, 29-10-2007.


(S.S. Dhillon)
Director

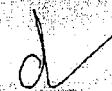
Town and Country Planning,
Haryana, Chandigarh.

Dated: 30-10-07

Endst. No. SDP-2007/ 26954

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

1. M/s Juventus Estate Private Limited F-60, Malhotra Building, Connaught Place, New Delhi along with copies of agreement, LC-TV 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. Engineer-in-Chief, 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. 7 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. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh Along with a copy of agreement.


District Town Planner (HQ) DN
For: Director, Town and Country Planning,
Haryana, Chandigarh.

To be read with licence No. 246 of 2007

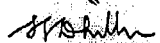

Detail of land owned by M/s Juventus Estates Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Dhanwapur	13	22	9-16
		23	7-13
		24	7-10
		Total	24-19 or 3.1187 acres

Gurgaon

	<u>Area</u>
	<u>B-B-B.</u>
7715/261	1-8-7
6333/241	1-19-0
6334/242	2-4-0
6341/245	2-4-0
6342/246	2-4-0
6349/249	<u>2-4-0</u>
Total	12-3-7 or 7.6047 acres

G. Total 10.7234 acres


Director
Town and Country Planning,
Haryana, Chandigarh


Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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

Regd.

To


Juventus Estates Pvt. Ltd.,
India Bulls House, Plot no. 448-451,
Ground Floor, Udyog Vihar, Phase-V,
Gurugram-122001.

Memo No:-LC-1590(II)-PA(SN)-2017/ 30002 Dated: 24/11/17

Subject: Renewal of Licence No. 246 of 2007 dated 29.10.2007 granted for setting up Group Housing Colony over an area measuring 10.7234 acres in Sector 104, Gurugram - Juventus Estates Pvt. Ltd.

Reference: Your application dated 29.09.2017 on the subject cited above.

1. License no. 246 of 2007 dated 29.10.2007 granted for setting up Group Housing Colony over an area measuring 10.7234 acres in Sector 104, Gurugram - Manesar Urban Complex is hereby renewed up to 28.10.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
4. You shall start the development works and make substantial progress within the current validity of licence.
5. You shall get compound the offence for delay in construction/allotment of EWS flats as per policy dated 16.08.2013.
6. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1590(II)/PA(SN)/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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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