

To be read with licence No. 107 of 2007

1. Detail of land owned by M/s Chintels India Ltd. in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	5	9/2	6-12
		10	7-17
		11	8-0
		12	8-0
		21	8-0
	6	6	0-15
		15	4-14
		16	8-0
	5	20	8-0
		Total	59-18 or 7.488 Acres

2. Detail of land owned by Mr. Prashant and Roshan Solomon Ss/o Sh. Ashok Solomon in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	1	19	6-9
		21	3-12
		22	8-0
		23	9-4
		24	3-12
	5	1	5-18
		2	8-0
	6	13	3-5
		14	6-5
		17	8-0
		18	8-2
		23/1	0-18
	8	23/2	7-2
		24	8-0
		25	8-0
		5	8-0
		4/2	5-4
		6	8-0
		7/1	5-8
		Total	120-19 or 15-119 acres

D.T.C.P.
Hr. CHD.

Cont.....2

FORM LC-V

(See Rule 12)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 107 OF 2008

4. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to (i) M/s Chintel India Ltd (ii) M/s Prashant & Roshan S/o Sh. Ashok Solomon (iii) M/s Vidu Properties Pvt Ltd. (iv) M/s Madhyanchal Leasing Ltd. (v) Sh. Ramesh Solomon S/o Sh.E.H. Solomon (vi) Smt. Chander Lekha W/o Mr. Ashok Solomon (vii) M/s Chintel Credit Corporation Ltd. (viii) M/s Chintel India Ltd. M/s Vidu Properties Pvt Ltd. C/o Chintel India Ltd. A-11, Kailash Colony, New Delhi. For setting up of a Group Housing Colony at Village Babupur, District Gurgaon, Haryana.
5. The particular of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
6. The Licence is granted subject to the following conditions:
 - a) That the Group Housing 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.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approved zoning plan.
4. That the licence shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green belt.
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 licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licence will not give any advertisement for sale of shops/office/floor in colony before the approval of layout plan/building plans.
8. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licence will use only CFL fittings for internal as well as for campus lighting in the Commercial complex.
10. The licence is valid up to 26-5-2010

Chandigarh the Dated: 27-5-2008


(S.S. DHILLON)

Director
Town & Country Planning
Haryana, Chandigarh.

Endst.No.SDP-V-2008/ 3508

Dated: 27-5-08

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

1. M/s Chintel India Ltd. A-11, Kailash Colony, New Delhi. Along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/NOC as per condition No.6 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 Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

3. Detail of land owned by M/s Vidu Properties Pvt. Ltd. in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	5	3	8-0
		4	8-0
		5/1	3-13
		7	9-10
		8	8-0
		9/1	1-8
		Total	38-11 or 4.819 acres

4. Detail of land owned by M/s Madhyanchal Leasing Ltd. in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	5	13/1	3-0
		14	6-10
		Total	9-10 or 1.187 acres

5. Detail of land owned by Mr. Ramesh Solomon S/o Late Sh. E.H. Solomon in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	5	13/2	5-0
		18	8-0
		19	7-8
		Total	20-8 or 2.55 acres

6. Detail of land owned by Smt. Chander Lekha W/o Sh. Ashok Kumar in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K.-M.</u>
Babupur	5	22	7-7
	9	1	8-0
		Total	15-7 or 1.919 acres

[Signature]
D.T.C.P.

Contd....3.

7. Detail of land owned by M/s Chintels Credit Corporation Ltd. in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M.</u>
Babupur	6	22	4-16
		2	7-18
	8	3/1	7-10
		3/2	0-10
		4/1	2-16
		7/2	2-12
		8/1	0-10
		8/2	7-10
		9/1	7-4
		9/2	0-16
		Total	42-2 or 5.262 acres

8. Detail of land owned by M/s Chintels India Ltd. 3/5 share M/s Vidhu Properties Pvt. Ltd. 2/5 share in village Babupur District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M.</u>	<u>Area Taken</u> <u>K-M.</u>
Babupur	8	1/2	2-11	2-3
		10/1	6-9	6-2
		Total		8-5 or 1.031 acres

Grand Total **K-M.**
315-0 or 39.375 acres

[Signature]
Director
Town and Country Planning,
Haryana, Chandigarh
[Signature]

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Chintels India Ltd.
A-11, Kailash Colony,
New Delhi-110048.

Memo No.5DP-V-2010/LC-1083 & 1266/ 9301
Dated: 27-7-10

Subject:- Renewal of licence- M/s Chintel India Ltd, Mr. Prashant & Roohan
Ss/o Sh. Ashok Solomon, M/s Vidu Properties Pvt Ltd, M/s
Madhyanchal Leasing Ltd, Sh. Ramesh Solomon S/o Sh. E.H.
Solomon, Smt. Chander Lekha W/o Mr. Ashok Solomon, M/s Chintel
Credit Corporation Ltd.

Reference:- Your letter dated 14.05.2010 & 05.07.2010 on the subject noted above.

1. Licences no. 107 of 2008 dated 27.05.2008 granted to you vide this office Endst.No. 5DP-V-2008/3508-19 dated 27.05.2008 for setting up of residential Group Housing colony at village Babupur, Gurgaon is hereby renewed up to 26.05.2012 on the terms and conditions laid down therein, subject to submission of extended BG of IDW further upto 26.05.2012 within 30 days of renewal of licence.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed up to the period till the final completion of the colony is granted.

(T.C.Gupta)

Director

Town & Country Planning,
Haryana, Chandigarh
Email: - tephry@gmail.com

Endst. No. 5DP-V-2010/LC-1266 & 1083/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(Swati Anand)

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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayodhya Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Regd.

To

Chintels India Ltd.,
Sh. Prashant & Rohan Ss/o Sh. Ashok Solomon,
Vidu Properties Pvt. Ltd.,
Madhyanchal Leasing Ltd.,
Sh. Ramesh Solomon, S/o Sh. E.H. Solomon,
Smt. Chander Lekha, W/o Mr. Ashok Solomon,
Chintel Credit Corporation Ltd.,
C/o Chintels India Ltd.,
A-11, Kailash Colony,
New Delhi-110048.

Memo No: LC-1083+1266-JE(V)/21/13 Dated: 19-X-12.

Subject: Renewal of licence No. 107 of 2008 dated 27.05.2008.

Please refer to your application dated 12.04.2012 on the subject noted above.

1. License No. 107 of 2008 dated 27.05.2008 granted to you vide this office Endst. No. 5DP-V-2008/3508-19 dated 27.05.2008 for setting up of a Group Housing Colony on the land measuring 39.375 acres falling in Sector 108, Gurgaon is hereby renewed up to 26.05.2014 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 license of further period and you will get the license renewed till the final completion of the colony is granted.
3. As per your commitment dated 08.10.2012, you shall submit the building plans for approval within 60 days from the date of renewal of licence and made substantial progress in the development/construction work during the current validity period of the license and submit quarterly progress report in the O/o STP, Gurgaon.

(T.C. GUPTA, IAS)

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

Endst. No. LC-1083+1266-JE(V)-2012/

Dated:

A Copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Gurgaon.,
4. District Town Planner (P), Gurgaon,
5. Chief Accounts Officer of this Directorate.

(S. K. Sehrawat)

Assistant Town Planner (HQ) M
O/o 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 e-mail: tcephry@gmail.com
website: http://tcepharyana.gov.in

To

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✓ Chintels India Ltd.
Sh. Prashant & Rohan S/o Sh. Ashok Solomon,
Vidu Properties Pvt. Ltd.
Madhayanchal Leasing Ltd.
Sh. Ramesh Solomon S/o Sh. E.H. Solomon,
Smt. Chander Lekha W/o Ashok Solomon,
Chintel Credit Corporation Ltd.
C/o Chintels India Ltd.
A-11, Kailash Colony,
New Delhi-110048

(9)

Memo No. LC-1266-JE (VA)/2014/ 18085

Dated: 12/8/14

Subject: Renewal of license no. 107 of 2008 dated 27.05.2008.

Ref: Your letter dated 25.04.2014 on the subject noted above.

1. License no. 107 of 2008 dated 27.05.2008 granted vide this office Endst No. 5DP-V-2008/3508-19 dated 27.05.2008 for setting up of Group Housing Colony at village Babupur in Sector 108, Gurgaon Manesar Urban Complex is hereby renewed upto 26.05.2016 on the terms & conditions laid down therein.
2. That you shall construct all the community buildings within a period of 4 years from the date of amendment of section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
3. That you shall transfer portion of service road forming part of the licensed area to the Government free of cost within the validity period of license.
4. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of license.
5. License No. 107 of 2008 dated 27.05.2008 is also returned herewith in original.

Anurag Kastogi
ANURAG KASTOGI
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1266-JE (VA)-2014/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurgaon.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.
6. DTP (PPS) for updating the status on website.

Lalit Kumar
(LALIT KUMAR)
Assistant Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

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

Chintel India Ltd.
Sh. Parshant & Roshan S/o Sh. Ashok Solomon
Vidu Enterprises Pvt. Ltd.
Madhyanchal Leasing Ltd.
Sh. Ramesh Solomon S/o Sh. E.H. Solomon
Smt. Chanderlekha W/o Sh. Ashok Solomon
Chintel Credit Corporation Ltd.
In collaboration with Chintel India Ltd.
A-11, Kallash Colony,
New Delhi-48.

Memo No. LC-1083+1266-PA(B)/2016/ 13907

Dated: 29/6/2016

Subject: **Renewal of license No. 107 of 2008 dated 27.05.2008.**

Reference: Your application dated 26.04.2016 on above cited subject.

2. License No. 107 of 2008 dated 27.05.2008, granted for setting up of group housing colony on the land measuring 39.375 acre in Sector 108, Gurgaon is hereby renewed upto **26.05.2018** 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 quarterly progress report in respect of development works carried out at site will be submitted in office of STP, Gurgaon on regular basis.
5. The portion of service road falling within licensed land will be transferred in favour of Govt. as and when directions in this regard will be issued.
6. Service plan estimates will be submitted for approval within 30 days from issuance of renewal letter.
7. Registered joint development agreement with Sobha Ltd. will be submitted within 30 days from issuance of the renewal letter.


(Arun Kumar Gupta)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1083+1266-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.

(SANJAY KUMAR)
Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Regd.

To

Sobha Ltd.
Rider House, Plot No. 136-P,
5th floor, Sector-44, Gurugram

Memo No. LC-1083-1266/ATP(SN)/2018/ 21857 dated: 24-07-18

Subject: Renewal of Licence no. 107 of 2008 dated 27.05.2008 granted for setting up Group Housing colony over an area measuring 39.375 acres in Sector 108 GMUC - Sobha Ltd. & Others.

Reference: Your application dated 26.04.2018 on the subject cited above.

1. Licence No. 107 of 2008 dated 27.05.2008 granted for setting up Group Housing colony over an area measuring 39.375 acres in Sector 108 Gurugram-Manesar Urban Complex is hereby renewed up to 26.05.2020 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. 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.
4. The delay of allotment of EWS flats, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
5. The portion of the service road falling within licensed land will be transferred in favour of Govt. as and when direction in this regard will be issued.
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,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-1083-1266/ATP(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, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, Licence No. 107 of 2008 dated 27.05.2008 granted for setting up Group Housing colony over an area measuring 39.375 acres in Sector 108 Gurugram-Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 10,000/-. Colonizer has deposited the composition fee online vide transaction No.TCP328591862511324 dated 25.06.2018.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2017.


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

Endst. no. LC-1083+1266-ATP(SN)/2018/ 21858 Dated: 24-07-18

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

1. ✓ Sobha Ltd.Rider House, Plot No. 136-P, 5th floor, Sector-44, Gurugram
2. Chief Accounts Officer of this Directorate.


(Sanjay Kumar)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,

Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Sobha Ltd.
Rider House, Plot No. 136-P,
5th Floor, Sector- 44, Gurugram.

Memo No. LC-1083-JE(DS)-2020/ 12038

Dated 19-05-2021

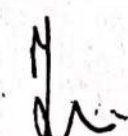
Subject: - Renewal of license no. 107 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 39.375 acres falling in Sector-108, GMUC.

Reference: - Your application dated 26.05.2020, 01.09.2020 & 09.10.2020 on the subject mentioned above.

Your request for Renewal of Licence No. 107 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 39.375 acre in Sector-108, Gurugram Manesar Urban Complex is considered on account of reasons submitted by you that necessary services have not been provided by HSVP/GMDA. Hence the Licence is hereby renewed up to 26.05.2025 on the same terms and conditions laid down therein.

1. This renewal will not tantamount to certification of applicant company's satisfactory performance entitling for further renewal of licence.
2. That you shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. 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.
4. You shall compound the delay of allotment of EWS plots in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS plots immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. The portion of the service road falling within licensed land will be transferred in favour of Govt. as and when direction in this regard will be issued.
7. You shall get the license renewed till the final completion of the colony is granted.

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


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

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg, Chandigarh,
web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

ORDER

Whereas, license no. 107 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 39.375 acres falling in Sector-108, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the license and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 timely an amount of Rs. 1,000/- composition fee has been imposed by the account branch. The licensee has deposited the same vide transaction No TCP3285920101465902 dated 14.10.2020.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2020.

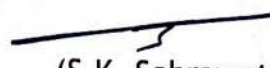

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh✓

Endst. no. LC-1083/JE(DS)/2020/ 12045

Dated: 19/05/2021

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

1. Sobha Ltd., Rider House, Plot No. 136-P, 5th Floor, Sector- 44, Gurugram.
2. Chief Accounts Officer of this Directorate.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh