Annexure – B

ANNEXURE B

DETAILS OF LICENSES

1. License no. **37 of 2012** dated 22.04.2012 (valid upto 21.04.2016)
   Licensee:-Mariana Infrastructure Ltd. (C/o Juventus Estates Pvt. Ltd.)
   Area-4.00 acres

   Renewal-Memo No. LC-1590B-PA(B)-2016/22412 dated 17.10.2016
   Renewed upto 21.04.2018

2. License no. **246 of 2007** dated 29.10.2007 (valid upto 28.10.2009)

   Licensee:- Juventus Estates Pvt. Ltd.
   Area-10.7234 acres
   Renewal-Memo No. LC-1590-PA(B)-2016/8075 dated 27.04.2016
   Renewed upto **28.10.2017**

3. License no. **66 of 2012** dated 21.06.2012 (valid upto 20.06.2016)

   Licensee- Mabon Properties Pvt. Ltd. C/o Juventus Estates Pvt. Ltd.
   Area-1.28125 acres
   Renewal-Memo No. LC-1590C-PA(B)/2016/22406 dated 17.10.2016
   Renewed upto **20.06.2018**

4. License no. **67 of 2012** dated 21.06.2012 (was valid upto 20.06.2016)

   Licensee- Mabon Properties Pvt. Ltd. C/o Juventus Estates Pvt. Ltd.
   Area-2.5 acres
   Renewal-Memo No. LC-1590D-PA(B)/2016/22148 dated 17.10.2016
   Renewed upto **21.04.2018**

5. License no. **56 of 2011** dated **23.06.2011 (valid upto 22.06.2015)**
   Licensee:- Juventus Estates Pvt. Ltd. in collaboration with Mariana Infrastructure Pvt. Ltd.
   Area-10.162 acres
   Renewal-Memo No. LC-1590-PA(B)-2016/9200 dated 11.05.2016
   Renewed upto **22.06.2017**

6. License no. **43 of 2014** dated 16.06.2014 (valid upto 15.06.2019)

Vikas Parks Private Limited · Hero Realty Private Limited New Delhi · Juventus Estate Limited · Mariana Infrastructure Limited · Mabon Properties Limited · Indiabulls Real Estate Limited

Licensee:- Mabon Properties Ltd. and Mariana Infrastructure Ltd. C/o Juventus Estates Pvt. Ltd
Area- 3.39375 acres.

7. License no. **44 of 2014** dated 16:06.2014 (valid upto 15.06.2019) vide Memo no. LC-1590-A-JE(VA)-2014/336-351 dated 17.06.2014

Licensee: - Mariana Infrastructure Ltd. C/O Juventus Estates Pvt. Ltd.
Area-1.9625 acres

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATES PVT. LTD.
Mariana Infrastructure Limited
MABON PROPERTIES LIMITED
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

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Annexure - C

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, with in 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.

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
Mariana Infrastructure Limited
MAGOPHAL OPERTIES LIMITED
Mabgabulls Real Estate Limited

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
Haryana Chandigarh

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
Mariana Infrastructure Limited
MAB INDIA PROPERTIES PRIVATE LIMITED
Indiabulls Real Estate Limited

CONFIDENTIAL

KADIPUR

To be read with License No. 37 of 2012.

1. Detail of the land owned by M/s Mariana Infrastructure Pvt. 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

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.

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
Mariana Infrastructure Limited
MAB Infrabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

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

Mariana Infrastructure Pvt. Ltd.
In collaboration with Juventus Estates Pvt. Ltd.,
Indiabulls House, Plot No. 448-451,
Ground Floor, Udyog Vihar, Phase-V
Gurgaon-122001

Memo. No. LC-1590B-PA(B)-2016/ 22412 Dated: 17-10-2016

Subject: **Renewal of license No. 37 of 2012 dated 22.04.2012.**

Please refer your application dated 29.03.2016 & subsequent letter dated 05.07.2016 on the matter as subject cited above.

2. License No. 37 of 2012 dated 22.04.2012 was granted for setting up of group housing colony on the land measuring 4.00 acres in Sector 104, Gurgaon is hereby renewed upto **21.04.2018** 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 section 3(3)(a)(iv) of Act 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-1590B-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
Haryana, Chandigarh

Vikas Parks Private Limited
Indiabulls Real Estate Limited

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THE SEAL OF THE REGISTRAR KADIPUR

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, with in 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.

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.

Vikas Private Limited
Indiabulls Real Estate Limited

CONFIDENTIAL

To be read with Licence No. 43 of 2014/16 6/2014

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

Village	Rect. No.	Killa No.	Area K-M
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.

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

Director General
Town and Country Planning,
Haryana, Chandigarh

Vikas Pavan Oswal Private Limited
Nirvana Realty Private Limited
Juvenile Estate Limited
Mariana Infrastructure Limited
Mabon Properties Limited
Indiabulls Real Estate Limited

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THE SEAL OF
THE SUB REGISTRAR
KADIPUR

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/- with in 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

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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

Vikas Parts Co. Pvt. Limited
Indiabulls Real Estate Limited

THE SEAL OF
THE REGISTRAR
KADIPUR

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, with in 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.

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.

THE SEAL OF
THE CHIEF REGISTRAR
KADIPUR

To be read with Licence No. 44 of 2014/16 6/2014.

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

Village	Rect. No.	Killa No.	Area K-M
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

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THE SEAL OF THE SUB REGISTRAR KADIPUR

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/- with in 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

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATES LIMITED
Mariana Infrastructure Limited
Vatabulls Real Estate Limited

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Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcphry@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 shall be made operational where applicable before applying for an occupation certificate.

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THE SEAL OF THE SUB REGISTRAR KADIPUR

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, 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-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

CONFIDENTIAL

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)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

Vikas Parks Private Limited
Hero Realty Private Limited New Delhi
Juventus Estate Limited
Mariana Infrastructure Limited
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

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 Infrasturcture 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

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
MABON PROPERTIES LIMITED
Indiabulls Real Estate Limited

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

Juventus Estates Pvt. Ltd.,
Mariana Infrastructure Pvt. Ltd.
In collaboration with Juventus Esates Pvt. Ltd.
Indiabulls House, Plot No. 448-451,
Ground Floor, Udyog Vihar, Phase-V
Gurgaon-122001

Memo. No. LC-1590-PA(B)-2016/ 9200 Dated: 11/5/2016

Subject: **Renewal of license No. 56 of 2011 dated 23.06.2011**

Reference : Your application dated 21.05.2015 on above cited subject.

2. License No. 56 of 2011 dated 23.06.2011 was granted for setting up of group housing colony on the land measuring 10.162 acre in Sector 104, Gurgaon is hereby renewed upto **22.06.2017** 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 development works carried out at site in office of STP, Gurgaon.

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

Endst. No. LC-1590-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.

Vikas Parks Private Limited
Indiabulls Real Estate Limited

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 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 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, with in 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.

Vikas Parks Private Limited
Mabon Properties Pvt. Ltd. New Delhi
Juventus Estate Limited
Mabon Properties Pvt. Ltd.
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

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 Pvt 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

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
MABON PROPERTIES LIMITED
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

To be read with License No. 66 of 2011/21/6/12

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

Vikas Parks Private Limited

HERO REALTY PRIVATE LIMITED NEW DELHI

JUBILANT REALTORS ESTATE LIMITED

Mariana Infrastructure Pvt. Ltd.

MABON PROPERTIES LIMITED

Indiabulls Real Estate Limited

CONFIDENTIAL

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
Haryana, Chandigarh

CONFIDENTIAL

THE SEAL OF THE SUB REGISTRAR KADIPUR

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, with in 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.

Vikas Parks Private Limited
Mabon Properties Pvt. Ltd. New Delhi
Juventus Estate Limited
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF
THE SUB REGISTRAR
KADIPUR

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 sqr 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: 08/6/12

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

Vikas Parks Private Limited
HERO REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
Mabon Properties Limited
MABON PROPERTIES LIMITED
Indiabulls Real Estate Limited

To be read with Licence No. 67 of 2012/21/6/12

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

Village	Khasra No.	Area B—B—B
Gurgaon	254	4—0—0 or 2.5 acres

Director General
Town and Country Planning,
Haryana, Chandigarh

Vikas Parks Private Limited

HEAD OF REALTY PRIVATE LIMITED NEW DELHI

JUVENTUS ESTATE LIMITED

Marina Infrastructure Limited

MABON PROPERTIES

Arcadabulls Real Estate Limited

CONFIDENTIAL

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-1590D-PA(B)/2016/ 22418 Dated: 17-10-2016

Subject: **Renewal of license No. 67 of 2012 dated 21.06.2012.**

Please refer your application dated 23.05.2016 & subsequent letter dated 20.09.2016 on the matter as subject cited above.

2. License No. 67 of 2012 dated 21.06.2012 was granted for setting up of group housing colony on the land measuring 2.5 acres in Sector 104, Gurgaon is hereby renewed upto **21.04.2018** 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-1590D-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
Haryana, Chandigarh

Vikas Paks Private Limited
PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATE LIMITED
Mariana Infrastructure Limited
MABON PROPERTIES
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF
ADIPUR

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FORM LC-V
(See 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 thereunder 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 particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the 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 licencee 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. 5DP-2007/ 26954

A copy alongwith 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-IV and Bilateral Agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon
6. 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 Alongwith a copy of agreement.

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

Vikas Parks Private Limited
Indiabulls Real Estate Limited

CONFIDENTIAL

THE SEAL OF
THE REGISTRAR
KADIPUR

To be read with licence No. 246 of 2007

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

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

Gurgaon		Area B-B-B.
	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	2-4-0
	Total	12-3-7 or 7.6047 acres

G. Total 10.7234 acres

Director
Town and Country Planning,
Haryana, Chandigarh

Vikas Parks Private Limited

HARO REALTY PRIVATE LIMITED NEW DELHI

JUVENTUS ESTATES LIMITED

Mapsko Infrastructure Limited

MABON PROPERTIES LIMITED

Indiabulls Real Estate Limited

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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

Juventus Estates Ltd.,
F-60, Malhotra Building
3rd Floor, Cannaught Place,
New Delhi-01.

Memo. No. LC-1590-PA(B)-2016/ 8075 Dated: 27/4/2016

Subject: **Renewal of license No. 246 of 2007 dated 29.10.2007.**

Reference : Your application dated 01.10.2015 & subsequent letter dated 11.03.2016 on above cited subject.

2. License No. 246 of 2007 dated 29.10.2007 was granted for setting up of group housing colony on the land measuring 10.7234 acre in Sector 104, Gurgaon is hereby renewed upto **28.10.2017** 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.

CONFIDENTIAL

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

Endst. No. LC-1590-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.

Vikas Parks Private Limited
HARMONY REALTY PRIVATE LIMITED NEW DELHI
JUVENTUS ESTATES LIMITED
Madhuban Infrastructure Limited
MABON PROPERTIES LIMITED
Aravalis Hills Real Estate Limited

CONFIDENTIAL

THE SUN

MADIPUR

Annexure D

Details of Subject Site

1. Khewat No. 401 Khata No. 467, Rect. No. 12, Killa No. 18/1(4-11), 18/2 (3-9), 19/2(4-19), 22(8-0), 23(8-0), 19/4(0-15), 19/1(2-0) in total measuring 31 Kanal 14 Marla;

2. Khewat No. 293, Khata No. 355 , Rect. No. 12, Killa No. 17(8- 0), 24 (8-0), 25 (8-0) Rect No. 13 Killa No. 21, (5-0) in total measuring 32 Kanal 0 Marla;

3. Khewat No. 296, Khata No. 358 , Rect. No. 12, Killa No. 16 (7 - 0) in total measuring 7 Kanal 0 Marla;

4. Khewat No. 295, Khata No. 357 , Rect. No. 13, Killa No. 20 (0 - 17) in total measuring 0 Kanal 17 Marla;

5. 0.478 acres undivided share in Khewat No. 293 , Khata No. 355 , Rect. No. 13, Killa No. 21, 12// 9/2/1, 9/2/2/1, 294/356, 12// 8/1/1, 9/1/1, 14/1/2, 296/358, 16, 295/357, 15,20,22, 2505/8482, 6331/240, 6332/241

DETAILS OF LICENCES, LAND AND TOTAL AREA

Sr No.	Name of Licensee Company	License Number and Date	Details of Land and Total Area	Status of License/Validity
1.	Mariana Infrastructure Ltd.	(A) 37 of 2012 dated 22.04.2012 and (B) 44 of 2014 dated 16.06.2014	(A) [Area-4.00 acres under 37 of 2012] Village: Dhanwapur Rectangle 12 &13 Killa nos;- 17 (K-M) 8-0 24 (K-M) 8-0 25 (K-M) 8-0 21 (K-M) 8-0 [Total Area :- 32-0 or 4 acres] (B) [Area-1.9625 acres under 44	(A) License no. 37 of 2012 was valid upto 21.04.2016 (Renewed upto 21.04.2018) (B) License no.44 of 2014 (valid upto 15.06.2019)

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JUVA MANSIONS PRIVATE LIMITED
Mariana Infrastructure Limited
MAB
Indiabulls Real Estate Limited

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			of 2014] Village: Dhanwapur Rectangle 12 Killa nos;- 8/1/1 (K-M) 2-7 9/1/1 (K-M) 0-17 9/2/1 (K-M) 0-14 9/2/2/1 (K-M) 0-12 14/1/2 (K-M) 6-13 14/1/2 (K-M) 6-13 18/1 (K-M) 4-11 ***[Total Area:- 15-14 or 1.9625 acres]***	
2.	Mabon Properties Pvt. Ltd.	**(A) 66 of 2012** dated *21.06.2012* *and* **(B) 43 of 2014** dated *16.06.2014* *(C) 67 of 2012 Dated 21.06.2012*	***(A) [Area-1.28125 acres under 66 of 2012]*** Village: Gurgaon Khasra No. 259 ***[Total Area:-2-1-0 or 1.28125 acres]*** ***(B) [Area- 3.39375 acres under 43 of 2014]*** ***[Land owned by Mabon]*** Village: Dhanwapur Rectangle 12 Killa nos;- 18/2 (K-M) 3-9 19/2 (K-M) 4-19 22 (K-M) 8-0 23 (K-M) 8-0	**(A)License No. 66 of 2012** (was valid upto 20.06.2016) *(Renewed upto 20.06.2018)* **(B)**License no.**43 of 2014** *(valid upto 15.06.2019)* **(C) License No. 67 of 2012** (was valid upto 20.06.2016) *(Renewed upto 21.04.2018)*

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JUVENAS ESTATES LIMITED

Marbella Infrastructure Limited

MABON PROPERTIES LIMITED

Vatika Bulls Real Estate Limited

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THE [illegible]
REGISTRAR
KADIPUR

			19/4 (K-M) 0-15 Total:- 25-3 ***[Land owned by Mariana Infra]*** Village: Dhanwapur Rectangle 12 Killa nos;- 19/1 (K-M) 2-0 ***[Total:- 27-3 or 3.39375 acres]*** **(C)** ***[Area- 2.5 acres under 67 of 2012]*** Village: Gurgaon Khasra No: 254 Area:- B-B-B [Total: 4-0-0 or 2.5 Acres]	
3.	Juventus Estates Pvt. Ltd.	**(A) 246 of 2007** dated *22.04.2012* and **(B) 56 of 2011** dated *23.06.2011*	***(A) Area-10.7234 acres under 246 of 2007*** Village: Dhanwapur Rectangle 13 Killa nos;- 22 (K-M) 9-16 23 (K-M) 7-13 24 (K-M) 7-10 Total:- 24-19 or *3.1187 acres* Village: Gurgaon *Khasra No:* Area: 7715/261 1-8-7 6333/241 1-19-0 6334/242 2-4-0 6341/245 2-4-0	**(A) License No. 246 of 2007** (was valid upto 28.10.2009) *(Renewed upto 28.10.2017)* **(B)License No. 56 of 2011** *(valid upto 22.06.2015)* *(Renewed upto 22.06.2017)*

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			6342/246 2-4-0 6349/249 2-4-0 Total:- 12-3-7 or *7.6047 Acres* ***[Total Area:- 10.7234 Acres]*** ***(B) Area-10.162 acres under 56 of 2011*** ***[Land owned by Juventus]*** Village: Dhanwapur Rectangle 12 &13 Killa nos;- 16 (K-M) 8-0 15 (K-M) 2-18 20 (K-M) 5-13 Total:- 16-11 or *2.069 Acres* Village: Gurgaon *Khasra No:* *Area:* *260/1* *2-10* *6331/240* *1-9* *6332/241* *0-7* *260/2* *2-9* Total:- 6-15-0 or *4.218 Acres* ***[Land owned by Mariana Infra]*** Village: Gurgaon *Khasra No:* *Area:* *252* *4-16* *253* *1-8* Total:- 6-4-0 or *3.875 Acres* ***[Grand Total:- 10.162 acres]***	

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