

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

LICENCE NO. 94 OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to M/s Countrywide Promoters Pvt. Ltd., M/s Visual Builders Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., Sh. Naveen S/o Sh. Jagat, Sh. Parveen S/o Sh. Rakesh, Smt. Basanti Wd/o Uday Singh alias Ravichand, S/Sh. Satish Kumar, Mukesh Kumar, Dharmender Kumar, Pawan Kumar Ss/o Sh. Uday Singh alias Ravichand, Shribhagwan S/o Krishan, C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Cannught Circus, New Delhi-01 for development of group housing colony over an area measuring 19.744 acres falling in the revenue estate of village Basai, Sector 37 D, Gurgaon.

1. The particular of the land wherein the aforesaid Residential 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 is granted subject to the following conditions:
 - a. That the Residential 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 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 Residential Group Housing Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. 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) (ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
4. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
12. That the license will not give any advertisement for sale of shops/office/flux in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.

14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other clearance required under any other law.
15. That you shall abide by the policy dated 2.3.2010 pertaining to allotment of EWS flats.
16. That you shall pay the labour cess charges as per policy dated 4.3.2010.
17. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
18. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
19. That the developer will use only CFL fittings for internal as well as for campus lighting.
20. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
21. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony
22. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
23. The license is valid up to 23-10-2015

Place : Chandigarh

Dated: 24-10-2011

(T.C.GUPTA, IAS)

Director General

Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1674-JE(B)-2011/15788

Dated: 25/10/11

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

1. M/s Countrywide Promoters Pvt. Ltd., M/s Visual Builders Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Druzhba Overseas Pvt. Ltd., Sh. Naveen S/o Sh. Jagat, Sh. Parveen S/o Sh. Rakesh, Smt. Basanti Wd/o Uday Singh alias Ravichand, S/Sh. Satish Kumar, Mukesh Kumar, Dharmender Kumar, Pawan Kumar Ss/o Sh. Uday Singh alias Ravichand, Shrilshagwan S/o Krishan, C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Cannought Circus, New Delhi-01.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(JITENDER SHAG)

District Town Planner (HQ)

For Director General, Town and Country Planning
Haryana Chandigarh

To be read Licence no. 914 of 2011

1. M/s Countrywide Promoters (P) Ltd 1/2 share, M/s Visual Builders (P) Ltd 1/2 share village Basai Dist. Gurgaon

Village	Khasra No.	Area (B-B-6)
Basai	242/2	0-4 - 0
Total		0-4 - 0

2. M/s Countrywide Promoters (P) Ltd

Village	Khasra No.	Area
Basai	1081/228/1	2-7-15
Total		2-7-15

3. M/s Precision Infrastructure (P) Ltd. 1/3 Share, M/s Druzba Overseas (P) Ltd 1/3 Share, M/s Countrywide Promoters (P) Ltd. 1/3 share.

Village	Khasra No.	Area
Basai	1081/225/2	1-7-7
	226/1	1-16-16
Total		3-4-3

4. M/s Druzba Overseas (P) Ltd

Village	Khasra No.	Area
Basai	221	1-16-0
	222/1	0-5-10
	218	3-17-0
	219	4-6 - 0
	228/4	6-16-8
	243	3-4 - 0
	244	3-2 - 0
Total		23-8-6

5. Naveen S/o Jagat 49/106 share, Parveen S/o Rakesh 59/106 share.

Village	Khasra No.	Area
Basai	228/3	0-5-8
Total		0-5-8

6. Smt. Basanti Wd/o Uday singh alis Ravichand-Satish Kumar- Mukesh Kumar- Dharmender Kumar-Pawan Kumar Ss/o Udaysingh alis Ravichand 408/815 share, Shribhagwan S/o Krishan 407/815 share

Village	Khasra No.	Area
Basai	228/2	2-0-14
Total		2-0-14

7. M/s Druzba Overseas (P) Ltd. 2750/3680 share, Naveen S/o Jagat 50/3680 share, Parveen S/o Rakesh 61/3680 share. Smt. Basanti Wd/o Uday singh alis Ravichand-Satish Kumar- Mukesh Kumar-Dharmender Kumar-Pawan Kumar Ss/o Udaysingh alis Ravichand 410/3680 share, Shribhagwan S/o Krishan 409/3680 share

Village	Khasra No.	Area
Basai	228/1	0-1-10
Total		0-1-10

Grand Total 31-11-16 or 19.744 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
24/07/2011