

Directorate of Town & Country Planning, Haryana  
Ayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349; e-mail:tcphry@gmail.com  
http://tcpharyana.gov.in

To

Aspirant Builders Pvt. Ltd.  
BTVS Buildwell Pvt. Ltd.  
Ornamental Realtors Pvt. Ltd.  
Adson Software Pvt. Ltd.  
Base Exports Pvt. Ltd.  
5-1, 2<sup>nd</sup> Floor, Back Portion Shahpur,  
New Delhi-49.

Memo No. LC-1042-JE(B)/2012/ 9113 Date: 28/5/12

Subject: - Renewal of license No. 16 of 2008 dated 31.1.2008

Reference: Your application dated 15.12.2011 on the subject cited above.

2. License No. 16 of 2008 dated 31.1.2008 granted to you for setting up of a group housing colony on the land measuring 17.55 acres falling in Revenue Estate of Village Behrampur, Sector 59, Gurgaon is hereby renewed upto 30.1.2014 on the same terms & conditions laid down therein.
3. 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.
4. You shall get the building plans of licensed colony approved within six months and start the construction immediately thereafter.
5. The pace of construction should be in accordance with your sale agreements with the flat buyers, as and when the scheme is launched.
6. License No. 16 of 2008 dated 31.1.2008 is also returned herewith in original.

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

Endst. No: LC-1042-JE(B)/2012

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account officer O/o STP (M), Chandigarh
- vi. Account Officer of this Directorate.

(S.K. SEHRAWAT)  
Asstt. Town Planner (HQ)(M)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

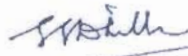


FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 16 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & 1976 made thereunder to M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd. C/o M/s Base Exports Pvt. Ltd. Company incorporated under the Companies Act, and having its registered office at 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. for setting up of a Group Housing Colony at village Behranpur, District Gurgaon.
2. The particulars 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.
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 and Regulation of Urban Area Act, 1975 and 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 approval of zoning plan.
4. That the licensee 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 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.
6. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing colony before the approval of layout plan/ building plans.
8. That you shall obtain approval/ NOC from the competent authority to fulfill the requirements of notification dated 14.09.06 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fitting for internal lighting as well as for campus lighting in the Group Housing Complex.
10. The licence is valid upto 30-1-2010.

Dated: Chandigarh  
The 31-1-2008.

  
(S.S. Dhillon)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. 5DP-2008/ 2695-

Dated: 1-2-08

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

1. M/s Base Exports Pvt. Ltd. 5-I, Second Floor Back Portion Shahpur, New Delhi-110049. M/s Aspirant Builders Pvt. Ltd. M/s BTVS Buildwell Pvt. Ltd. M/s. Ornamental Realtors Pvt. Ltd., M/s Adson Software Pvt. Ltd M/s Base Exports Pvt. Ltd... alongwith a copy 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 alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon
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.

V-1-3  
District Town Planner (Hq) VK  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

## Details of land owned by M/s. Aspirant Builders Pvt. Ltd. Village Behrampur, District Gurgaon.

Village	Rect. No.	Killa No	Area K-M.
Behrampur	12	19/2	5 - 5
		21/2	2 - 4
		22	8 - 0
	20	2	9 - 4
		Total	

## 2. Details of land owned by M/s BTVS Buildwell Pvt. Ltd. 365/1216 share, M/s Ornamental Realtors Pvt. Ltd. 773/1216 share, M/s Adson Software Pvt. Ltd 78/1216 share.

Village	Rect. No.	Killa No	Area K - M	Area Taken K-M
Behrampur	12	21/1	1 - 6	1-6
		24	7-12	4 - 0 ✓
	19	25	8-0	4 - 0
		4	7-12	7 - 12
		5	8-0	8 - 0
		6	8-0	8 - 0
		7	7-12	7 - 12
	20	1	3-0	3 - 0
		10	5-1	5 - 1 ✓
	Total			48 - 11 or 6.069 acre

## 3. Details of land owned by M/s Base Exports Pvt. Ltd. 221/748 M/s Ornamental Realtors Pvt. Ltd. 521/748 share.

Village	Rect. No.	Killa No	Area K M
Behrampur	18	6	9 - 18
		14	9 - 18
		17	8 - 0
		15/1	2 - 4
		16/2	2 - 12
Total			32 - 12 or 4.075 acre

## 4. Details of land owned by M/s Base Exports Pvt. Ltd..

Village	Rect. No.	Killa No	Area K M
Behrampur	19	8	8 - 0
		9/1	2 - 12 ✓
		12/2	2 - 12 ✓
		13	8 - 0 ✓
Total			21 - 4 or 2.65 acre

## 5. Details of land owned by M/s BTVS Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No	Area K M
Behrampur	19	9/2	5 - 8
		10	8 - 0 ✓
Total			13 - 8 or 1.675 acre

G. Total 140.8 Or 17.55 Acres

*S. S. S.*  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*Chit*