



Off : A - 107, Sushant Lok , Phase  
Gurgaon - 122002, (Haryana)  
Phone : 0124-4271273/4373107/4272107  
E-mail : info@haryanacitygas.com  
http://www.haryanacitygas.com

## HARYANA CITY GAS DISTRIBUTION LIMITED

29<sup>th</sup> June 2016

To,  
Mr. Amit Yadav and  
Mr. Bhupender Yadav,  
V.P.O. Wazirabad, Sector - 52,  
Gurgaon - 122003, (Haryana)

Subject: Letter of Intent for setting up of CNG Filling Station at main Sohna Road at Alpur Village, Killa No. 23/2 in Mustil No. 29 and Killa 3/1 in Mustil No. 40.

Dear Sir,

This is with reference to you Expression Of Interest (EOI) for establishment of CNG Filling Station, dated - 16<sup>th</sup> May 2016 at the above mentioned location. We are pleased to inform that the company intends to setup CNG Filling Station for supply, sale and distribution of CNG to motor vehicles and to appoint you as a Dealer cum Operator on the following terms and conditions:

1. The setting up of CNG Station at site is on Dealer Owned Dealer Operated basis (DODO).
2. You shall get the CLU (Change of land use) /permission to setup CNG Station for the area measuring Length 50Mtr. X Width 35Mtr. = 1750Sqr. Mtr. (Minimum), done on this plot at yourself and at your cost.
3. Company shall get a firm agreement with you on the acceptance of this Letter of Intent and getting clearance from the Government of Haryana.
4. The agreement will be for a period of 20 (twenty) years from the date of signing of the agreement and the same may be extended for further period of 10 years as mutually agreed in writing.
5. The Operator/party shall operate the CNG Filling Station through technical qualified staff.

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NOTARY GURGAON HR (INDIA)



6. All expenses of running of CNG Filling Station will be of operator/party including salary of staff but the expenses of maintenance of equipment installed at the station will be of Company.
7. The operator / party will construct and provide all civil work such as foundations, canopies, electrical rooms, trenches, forecourt, driveway, boundary walls, sales room, signage, pylon (totem), entry / exit signs, hoarding, lighting etc at its own cost as per technical details & design of the company but the cost of equipment installed at the station will be of the company.
8. The service charge for running and operating station on DODO basis will be determined at the time of agreement.
9. The operator / party will get the CLU (Change of Land Use) within 6 (Six) months from the date of signing of this Letter of Intent and after that it shall get terminated automatically unless extended in writing earlier.
10. All the terms and conditions for the setting up of CNG station will be finalized at the time of the agreement.

Thanking you.

For and on Behalf of

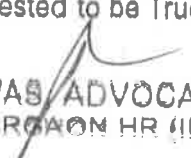
M/s Haryana City Gas Distribution Limited

  
Karan Chopra

(Director)



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RAM NIWAS ADVOCATE  
NOTARY GURGAON HR (INDIA)

12 2 SEP 2016

M/s Haryana City Gas Distribution Ltd.,  
A-107, Sushant Lok, Phase-1,  
Gurgaon.

Memo no. 10289 Dated: 2/8/16

Subject: Proposal of access permission to proposed fuel station of M/s Haryana City Gas Distribution Ltd., at Km. 17.940 (RHS) of NH-248A in village Alipur, Tehsil Sohna, Distt. Gurgaon in Haryana.

Ref: Highway Administration, Chandigarh Memo No. RW/CH/HR/NH-248A/Km. 17.940/665/NOC/2015/1235-37 dated 20.07.2016.

Please find enclosed herewith the photo copy of the approval/provincial NOC approved in principal vide memo under reference received from the Highway Administration, Chandigarh for your information and taking further necessary action.

You are requested to carry out the work of access as per approved plan and specification and complete the work within one year subject to the conditions imposed therein. After completion of the work, a completion certificate may be obtained from this office to issue final formal permission including issuance of signed license deed.

DA/Approved Plan.

*Hon'ble*  
Executive Engineer,  
Provincial Division No. I,  
PWD B&R Branch, Gurgaon.

Endst No. dated..

Copy forwarded to the following for information and necessary action.

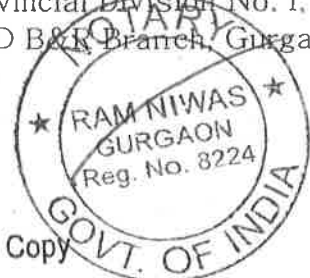
3. M/s GPS Infra & Treading Pvt Ltd., 44 Amirchand Khand, Giri Nagar, Kalkaji, New Delhi-110019
4. Sub Divisional Engineer, Provincial Sub Division No.I, PWD B&R Branch Sohna.

DA/Nil

*S. H. C.*  
Executive Engineer,  
Provincial Division No. I,  
PWD B&R Branch, Gurgaon

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D:/bhagirath Shortcut/letters/surender  
RAM NIWAS, ADVOCATE  
NOTARY GURGAON HR (INDIA)



GOVERNMENT OF INDIA  
MINISTRY OF ROAD TRANSPORT & HIGHWAYS  
O/O HIGHWAY ADMINISTRATION

Regional Office, Kendriya Sadan,  
6<sup>th</sup> floor, Sector- 9A, Chandigarh  
Tel - (0172) 2740376; 2743228  
Email: rochandigarh2010@gmail.com

No. RW/CH/HR/NH-248A/km 17.940/665/NOC/2015

1235-37

Dated: 20.07.2016

To,

The Executive Engineer,  
Provincial Division no.1, Gurgaon,  
B&R, Br, PWD, Haryana

F.R. No. 1772 Dated 02/08/16  
HC/Ind Clerk/HDM/DAO/R/St

E.E.

**Sub:** Proposal of access permission to proposed Fuel station of M/s. Haryana City Gas distribution Ltd. at Km 17.940(RHS) of NH-248A in village Alipur, Tehsil-Sohna Distt. Gurgaon in the state of Haryana.

Sir,

Please refer to your letter no. 9602 dated 14.07.2016 submitting therewith a proposal mentioned in subject above for consideration of this office.

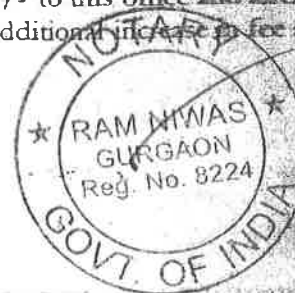
2. The proposal has been examined accepted in-principle by Highway Administration (HA) subject to the following conditions:

- (ii). The issue of final formal permission including issuance of signed license deed would be subject to the certification by EE, Gurgaon that the constructions have been carried out by the owner of property in compliance with the provisions approved by Highway Administration.
- (iii). The validity of the provisional NOC and the subsequent final approval shall be governed by para 11 of the Ministry's circular no. RW-NH-33023/19/99-DO-III dt 24.07.2013, therefore in case the construction is not done in one year, the provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- (iv). The fresh license deed (duly indicating chainages of both new & old NH no.) in two originals drawn on new stamp paper as per Ministry's standard norms and duly signed by authorized signatory along with his power of attorney may also be furnished at the time of issue of final permission.
- (v). There should be sufficient parking inside so that there is no overflow of vehicles on approach road.
- (vi). Height restrictions of building structure shall be as per local Govt. guidelines.
- (vii). The applicant shall install all the requisite road signs as per IRC: 67 & provide road markings as per IRC: 35 & in accordance with the Ministry's guidelines dated 24.07.2013 to the satisfaction of the EE, Gurgaon.
- (viii). The applicant shall arrange all the clearances required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- (x). Regarding traffic safety, EE, Gurgaon shall ensure that proposed service road may not be used for parking purpose.
- (xi). The oil company shall maintain drinking water and toilet facility all time properly.

3. The consultant vide letter no nil dated 25.07.2016 has submitted the requisite license fee (DD no. 955702 dated: 19.07.2016 Indian overseas Bank) amounting to Rs.231525/- to this office and already sent to RPAO for credit in Govt. Account. The applicant needs to furnish the additional increase in fee at the time of final permission.

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4. Notwithstanding to the above, the Provisional NOC issued shall stand to be cancelled under the following circumstances:
- (i) If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
  - (ii) Any breach of the condition imposed by the by the Highway Administration or the officer authorized by the Administration on his behalf.
  - (iii). If at any later stage, any dispute arises in respect of the ownership of the land on which the fuel station is located or regarding the permission for change of land use.

The receipt of approved layout plan may kindly be acknowledged

Yours Faithfully,

*Nareb*  
Assistant Executive Engineer  
for Highway Administration

Copy to:

- (i) Shri Jai Prakash Kwatra, General Manager, M/s Haryana City Gas Distribution Ltd.
- (ii) M/s. GPS Infra & Treading Pvt Ltd

*Nareb*  
Assistant Executive Engineer  
For Highway Administration



SEP 2018

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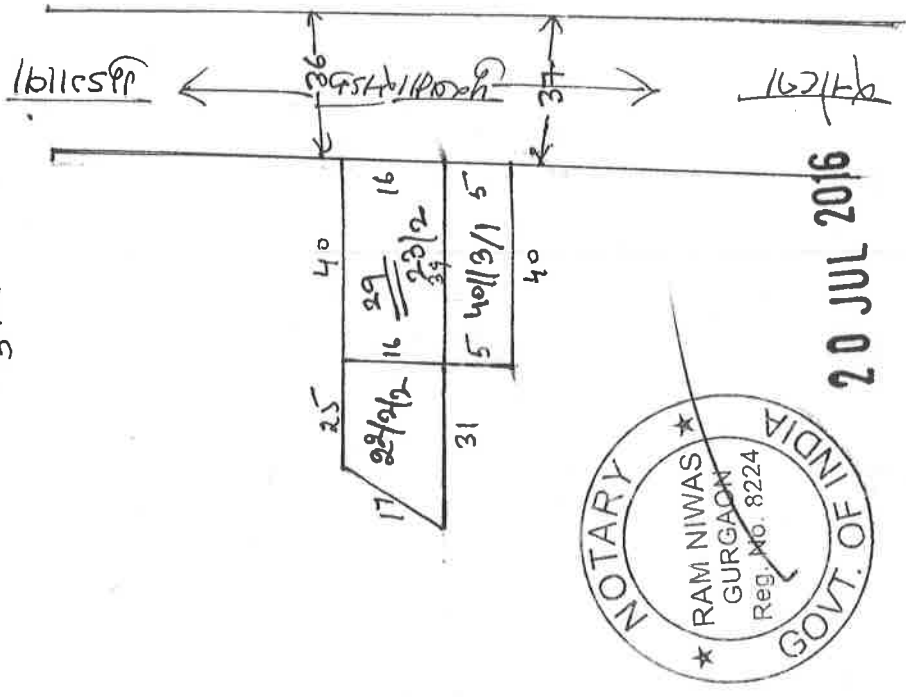
*[Signature]*  
RAM NIWAS, ADVOCATE  
NOTARY GURGAON HR (INDIA)

जमरा मराठा विभाग मंगल अक्टोबर तह संपन्न - १५/०७/१६

कुप

प्राप्त

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20 JUL 2016

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श्रीमान श्री. राम निवास जी काशी है कि नकल  
असल से सही है।  
मुताबिक असल है।  
नकल वसूल पाई।  
१३/०७/२०१६



# रजिस्टर इन्तकाल

| रजिस्टर इन्तकाल गौव                                                 |                 |                                                   | नं० हदबस्त           |                               |                | तहसील            |                |                                                                                                    | जिला                 |                               |                | वर्क नम्बर                                       |                                                  |                                                     |
|---------------------------------------------------------------------|-----------------|---------------------------------------------------|----------------------|-------------------------------|----------------|------------------|----------------|----------------------------------------------------------------------------------------------------|----------------------|-------------------------------|----------------|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------------|
| 1                                                                   | 2               | 3                                                 | 4                    | 5                             | 6              | 7                | 8              | 9                                                                                                  | 10                   | 11                            | 12             | 13                                               | 14                                               | 15                                                  |
| इन्द्राज जमाबन्दी गुजरता गा आखरी बाकी इन्तकाल जिसकी तरमीम मतलुब है। |                 |                                                   |                      |                               |                |                  |                |                                                                                                    |                      |                               |                |                                                  |                                                  |                                                     |
| नं० खाला जमाबन्दी साबक                                              | नाम तरेफ या धार | नाम मलाक व अहवाल                                  | नाम काश्तकार व अहवाल | नम्बर व नाम खेत व किराने जमीन | मामला या जमाना | नम्बर खाना जमाना | जमावन्दी जमाना | नाम मलाक व अहवाल                                                                                   | नाम काश्तकार व अहवाल | नम्बर व नाम खेत व किराने जमीन | मामला या जमाना | किराने जमीन व नाम खेत व किराने जमीन              | किराने जमीन व नाम खेत व किराने जमीन              | रिपोर्ट पटवारी गा तसदीक गिरदावर का नम्बर            |
| 3138                                                                | 1               | मूलचन्द पुत्र<br>होत्रलरसिंह पुत्र जग<br>वारी देह | खुरकारत              | 44 S-7<br>8-1-2               | 44             | 44               | 44             | मंसूर बुद्ध इन्फ्रास्ट्रक्चर प्रा० लि० 502, बिल्डिंग डी माल, नैताजी सुभाष प्लेस पीतमपुरा नई दिल्ली | खुरकारत              | 44 S-7<br>8-1-2<br>खालम       |                | किराने जमीन व नाम खेत व किराने जमीन<br>468/250/2 | किराने जमीन व नाम खेत व किराने जमीन<br>468/250/2 | रिपोर्ट पटवारी गा तसदीक गिरदावर का नम्बर<br>21-1-12 |



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NOTARY GURGAON HR (INDIA)

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ नथी हो सके।

रजिस्टर इन्तकाल

रजिस्टर इन्तकाल गाँव

नं० हृदयस्त १४०

तहसील

103140

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पृष्ठ नम्बर

1

इन्द्राज जमाबन्दी गुजस्ता या आखरी बाकी इन्तकाल जिसकी तरहीम मल्लुब है।

[illegible]

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ नथी हो सके।



गाँव: अलीपुर

हृदयस्थ नं. 180

तहसील: सोहना

जिला: गुड़गाँव

वर्क नम्बर: 1

| 1                                                             | 2        | 3       | 4                 | 5                   | 6                                  | 7             | 8                 | 9                 | 10                  | 11                                 | 12             | 13                       | 14   | 15            |
|---------------------------------------------------------------|----------|---------|-------------------|---------------------|------------------------------------|---------------|-------------------|-------------------|---------------------|------------------------------------|----------------|--------------------------|------|---------------|
| इन्डज अमावन्ती गुजरता या आखती माहो इन्तकाल जिसको तमाम मरतब है |          |         |                   |                     |                                    |               |                   |                   |                     |                                    |                |                          |      |               |
| नम्बर                                                         | नं. खाता | गाम तरफ | नाम मौलिक व विवरण | नाम कारखकार व विवरण | नम्बर व नाम खेत व रकबा व किसम जमीन | मासता या लगान | नं. खाता जमाबन्दी | नाम मौलिक व विवरण | नाम कारखकार व विवरण | नम्बर व नाम खेत व रकबा व किसम जमीन | मासता या लगान  | किसम या तारीख इन्तकाल मय | फै 1 | रिपोर्ट गवार् |
| 3378                                                          | 1        | फुलसिंह | भुलचन्द पुत्र     | खुदकाश              | 29/1                               |               |                   |                   |                     | अमित कुमार यादव पुत्र              | पट्टा नामा     |                          |      |               |
|                                                               | ख0 न0    |         | होशियार पुत्र     |                     | 23/2                               |               |                   |                   |                     | बलबीर सिंह यादव                    | वसिका न.       |                          |      |               |
|                                                               | 1        |         | प्राण             |                     | 3-8 निरमोट                         |               |                   |                   |                     | 1/2 भाग                            | 1361/1         |                          |      |               |
|                                                               |          |         | वासीदेह           |                     | 40/1                               |               |                   |                   |                     | वासी अरसा 30 साल                   | दिनांक         |                          |      |               |
|                                                               |          |         |                   |                     | 3/1                                |               |                   |                   |                     | 22-06-2016 से                      | 22-Jun-2016    |                          |      | हस्ताक्षर     |
|                                                               |          |         |                   |                     |                                    |               |                   |                   |                     | 21-06-2046                         |                |                          |      |               |
|                                                               |          |         |                   |                     | 1-2 निरमोट                         |               |                   |                   |                     | पट्टेदार                           | बदले मूल्य     |                          |      | पटवारी        |
|                                                               |          |         |                   |                     |                                    |               |                   |                   |                     | भूपेन्द्र यादव पुत्र               | 40000/-        |                          |      | 30/06/2016    |
|                                                               |          |         |                   |                     |                                    |               |                   |                   |                     | जयभगवान                            |                |                          |      |               |
|                                                               |          |         |                   |                     | किंते 2                            |               |                   |                   |                     | 1/2 भाग                            | ( चालीस हजार ) |                          |      |               |
|                                                               |          |         |                   |                     | 4-10                               |               |                   |                   |                     | वासीदेह                            |                |                          |      | मुकाबला शुद्ध |
|                                                               |          |         |                   |                     | मजरुआ                              |               |                   |                   |                     | पट्टेदार                           |                |                          |      | हस्ताक्षर     |
|                                                               |          |         |                   |                     |                                    |               |                   |                   |                     | हिस्सा भुक्तकिला                   |                |                          |      | हस्ताक्षर     |

वाका पट्टनामा

मन्जूर है

हस्ताक्षर

रैवन्तु अफसर

AC II GRADE

12/07/2016

क. फिल

हस्ताक्षर

खाता नं. 3378

Chandigarh CLV file Reference No. -

(GN-2888)

**Office of Senior Town Planner, Gurgaon**  
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURGAON  
TEL + FAX : 0124-2305872  
E-mail : stp2-gurgaon.tcp@gmail.com

To

✓ The Director General,  
Town & Country Planning, Haryana,  
SCO No. 71-75, Sector -17C,  
Chandigarh.

Memo No. : STP (G)/2016/ 171

Dated: 22-8-16

Subject:-

Grant of change of land use for CNG Filling station at Khasra 29/23/2 min,  
40/3/1 min at village Alipur, District Gurgaon - Sh. Amit Kumar Yadav &  
Sh. Bhupender Yadav.

Reference:

District Town Planner, Gurgaon Memo No. DTP(E)853 dated 10.08.2016.

The Circle office has examined the report revised vide memo under reference and the comments are as under:-

1. As per report, Sh. Amit Kumar Yadav and Sh. Bhupender Yadav has submitted an application for change of land use permission for setting up a CNG Filling Station on an area measuring 1760.10 sq m comprising of khasra 29/23/2 min, 40/3/1 min at village Alipur, District Gurgaon. The applicant has taken the land on lease for a period of 30 years from 22.06.2016, which is in order as per policy circulated by FC & PS, TCP Haryana vide his office memo no. Misc.-196-7/9/2010-2TCP dated 08.11.2010. M/s Haryana City Gas Distribution Ltd. has issued letter of intent in favour of Sh. Amit Kumar Yadav.
2. The site falls in controlled area Sohna IV & V declared on dated 30.03.1990. As per proposal of Final Development plan of Sohna 2031 AD, the site is situated in 50 m wide green belt along existing road of Gurgaon-Sohna scheduled road to be widened 60 meters [V-1 (a)] road.
3. The proposed site falls in urban area Bhondsi. As per report, there is no violation of section 7 (1) of Act No.8 of 1975.
4. The site is approachable from existing 198'-0" (36 karam) wide Gurgaon-Sohna Scheduled Road as shown on the site plan. The applicant has not submitted permission from Concerned Department for deriving access to the proposed site from Gurgaon-Sohna Scheduled Road.
5. No gas/oil pipe line/HT line pass through/over the proposed site. The proposed site is lying vacant.
6. As per report, the proposed site is not involved in any acquisition proceedings under Land Acquisition Act 1894.



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NOTARY GURGAON HR (INDIA)

12 2 SEP 2016

District Town Planner,  
Enforcement, Gurgaon.

Senior Town Planner,  
Gurgaon Circle, Gurgaon.

Memo No. 853

DTP(EY)

Dated

10-8-16

Sub: Request for grant of land use permission for CNG Filling Station at khasra 29/23/2 min, 40/3/1 min at village Alipur, Distt Gurgaon - Sh. Amit Kumar Yadav and Sh. Bhupender Yadav.

The applicant has applied for change of land use permission for setting up CNG Filling Station in this office on 04.08.2016 (after correction). After scrutiny of documents submitted by applicant and site inspection, the detailed report of this office is as under:-

**Title of applicant to the applied land:-**

The applied site area measures 1760.10 Sq m. at khasra no 29/23/2 min, 40/3/1 min in the revenue estate of village Alipur, Tehsil Sohna, District Gurgaon.

- b) As per revenue documents, the applied site has been taken on lease by the applicant from Sh. Mool Chand S/o Sh. Hoshiyar Singh S/o Sh. Pran for a period of 30 years with effect from 22.06.2016, which is in order as per the policy circulated by FC & PS, TCP Haryana vide his office memo no. Misc.-196-7/9/2010-2TCP dated 08.11.2010.

2. Location:- The location parameters which depicts the extent, spread and location of the site are as follows:-

|                  |                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------|
| Revenue estate   | Located in the revenue estate of village Alipur, Tehsil Sohna, Distt. Gurgaon.                       |
| Controlled Area  | Located within controlled area Sohna IV & V declared on 30.03.1990.                                  |
| Urban Area       | Located within urban area, Bhondsi. But there is no violation of section 7 (i) of Act No. 8 of 1975. |
| Development Plan | FDP Sohna-2031 AD published on 15.11.2012.                                                           |

3. Approach to the site:-

- a) The proposed site is approachable from existing 198' - 0" (36 Karam) wide Gurgaon-Sohna Scheduled Road, as shown on the enclosed site plan.

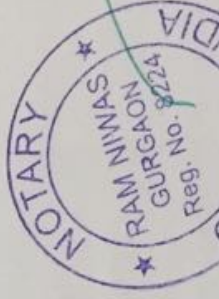
4. Site condition and Verification at site:-

- a) The applied site is laying vacant.

- b) No oil/gas pipe line/ HT line passes through the proposed site.

5. Conformity to development and sectoral plan proposals:-

- a) As per the Final Development Plan for Sohna 2031 A.D., the proposed site falls in Agriculture Zone wherein setting up of "Petrol Filling Station & Service Garage" is a conforming activity as per Zoning Clause IX-Agriculture (xviii) of Appendix-B of the said FDP. The proposed site has been marked in red colour on the



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