

FORM APR V

(See Rule 13)

Licence No. LDC-2 /2008

LICENSE TO DEVELOP COLONY

This license is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/S Gupta Properties Developers (P) Ltd. Corporate Office -452, Sector-19, Dwarka, New Delhi-110075 for developing land as residential/Commercial colony named Town Apartment -2 in village Gharuan (Kharar), Distt Mohali in an area of 2.84 acre as per approved lay out plan DRG NO. -02, dated 15.7.08. The licence is granted subject to the following conditions;

Terms & Conditions:-

- i) The design and specifications of the development works to be provided in the Group Housing Project shall include:
 - a) metalling of roads and paving of footpaths as per Public Works Department specifications ;
 - b) Turning and plantation of trees ; and
 - c) Street lighting.
- ii) The license shall enter into an agreement with the competent authority in Form APR IV within a period of thirty days of the grant of the license.
- iii) The licensee shall deposit with the Competent Authority service charges under section 32 the Punjab Apartment & Property Regulation Act, 1995;
- iv) In the layout plan of the colony, the land reserved roads, open spaces, schools, public and community building and other common uses shall not be less than 70.89 % percent of the gross area of the land under the colony.
- v) The licensee shall not contravene the provisions of any other law for the time being enforce in the area where the colony is being developed;
- vi) The promoter shall maintain a separate account in any Schedule Bank of sums taken by him from persons intending to take or who have taken by apartments or plots, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost development works, and shall on demand, in writing, by the competent authority, make full and true disclosure of all transactions in respect of that account ;

- vii) The license is valid for a period of three years commencing from 12-12-2008 and ending with 11-12-2011 and license shall complete the development works within the period.
- viii) The Licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995 and the rules made there-under.
- ix) The promoter shall carry out and complete the development of the land in accordance with the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act 33 for 1976) and other laws for the time being in force.
- x) Other terms & conditions of the license are part agreement / licence.

Note : Other terms & conditions of this licence are attached. (Sheet No. 1to3) (Clause No. I to XXXXI).

Sd/-

**Dated : 12/12/2008
Place: Mohali**

**Signature of Competent Authority,
GMADA, Mohali.**

Sr. No.	Date of Renewal	Date upto which renewal	Signature of competent Authority.
1.			
2.			
3.			
4.			
5.			

Dated :

Place :

**Signature of Competent Authority,
GMADA, Mohali.**

OTHER TERMS & CONDITIONS OF LICENCE: (Licence No. 2/2008)

- I) The Road formation level will be got approved from the S.E, before the start of work
- II) Plinth level will be kept minimum 0.45 mtr. above the road formation level.
- III) Electrification will be carried out as per the design and specification approved by the PSEB under their strict supervision
- IV) The Electric plan/load will be got approved from PSEB before execution of work as per their specification/norms.
- V) Promoter will obtain confirmed/final NOC from the PSEB within 90 days from the issue of licence, failing which penal action shall be initiated against the promoter under the relevant provisions of PAPR Act, 1995 and rules made there under.
- VI) All the work will be got carried out strictly as per PWD/GMADA/MORHT Specifications.
- VII) Whenever the estate services like water supply, storm and sewerage system is laid in the periphery by MC, the promoter of the colony will integrate the same with these services at his own expenses.
- VIII) All the material to be used will conform to BIS and shall be of specified ISI code with latest amendments.
- IX) The rain harvesting structures for the disposal of storm water will be provided as per design approved by CGWB before execution of work.
- X) Promoter will be responsible (1) to provide good quality work as per norms/specifications, (ii) storm water & sewerage disposal till out fall, (iii) Plinth of buildings & road crown levels w.r.t. H.F.L. & other hydrological conditions, (iv) to comply with observations if any raised by XEN PWD (B&R) and Drainage and to provide portable drinking water.
- XI) Promoter has to get the plan approved from the Chief Engineer GMADA for disposal of treated water available from the Sewage Treatment Plant before start of work.
- XII) The specification to be adopted at site for the construction of roads should be as circulated by the Chief Engineer or as per requirement of MORHT.
- XIII) The layout plan and the estimates of development works are part of agreement/licence.

- XIV) Promoter will obtain NOC from PPCB before the expiry of six months and thereafter from time to time along with Environmental clearance from the Govt. of India as per notification date 7-7-04 within 6 months positively, failing which penal action against the promoter shall be initiated as per the provisions of PAPR Act, 1995 and other relevant laws. Promoter will also comply with the conditions as prescribed in notification No. 3/6/07/STE(4) 2274 dated 25-7-08 of PPCB.
- XV) As per the interim orders of Punjab & Haryana High Court in CWP No. 18632 of 2005, promoter will provide minimum buffer of 15 meters of green belt of broadleaf trees which should be provided by the coloniser towards the air polluting industries, boundary of which are located within 100 meters from the boundary or such air polluting industries.
- XVI) The licence will be governed by the provisions of the water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made thereunder.
- XVII) Demarcation of layout plan will be done within two months from the date of issue of licence and reconciled discrepancy, if any. Before getting Architectural Control approved integrated zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within three months of the issue of the licence.
- XVIII) Zoning plans shall be submitted to Competent Authority within three months of issue of licence.
- XIX) Promoter shall transfer free of cost the non-saleable open space like roads, parks, etc (Not Schools & Community Centre) in favour of Govt. through GMADA in case the colony is situated outside the limits of M.C. and in favour of the appropriate Municipal body, in case the colony is situated within such limits. This shall be done before the expiry of licence or issue of the Completion certificate, whichever is earlier. Such transfers shall be free from stamp duty. However, onus of maintaining the open spaces including parks and roads for a period of five years from the issue of completion certificate shall continue to remain with the promoter even after the transfer of non-saleable open spaces like roads, parks etc..
- XX) Group Housing Project Building plans will be approved by the concerned E.O., GMADA, Mohali as per bye-laws applicable i.e. GMADA bye-laws for colonies located outside M.C. limits & M.C. bye-laws for colonies located within M.C. limits.
- XXI) Promoter will deposit the EDC as per the provisions of PAPR Act, 1995 and rules made there under and in strict compliance of directions of the Competent Authority communicated from time to time.

- XXII) Promoter will take a written permission / NOC from PPCB, PSEB, M.C. Concerned, Forest & Drainage Deptt. before start of work at site, as per notification issued by the Punjab Govt. Housing & Urban Development Deptt. vide No. 2/3/92/5HG2/3189 dated 6.5.08.
- XXIII) Promoter will abide by the conditions of the NOC to be issued from the PPCB, PSEB, Forest and Drainage Department in toto and violation of any conditions of the issued NOC will attract the penal action under the relevant provisions of PAPR Act, 1995 and other relevant laws.
- XXIV) Promoter will ensure to provide the saleable area 29.11% and non saleable area is 70.89 % and out of open area 10% area will be used for plantation of trees as per approved layout plan.
- XXV) Promoter will acquire further 15% of title of the land within six months of the issue of the licence, further 25% within further six months, another 25% within another six months and final 25% within next following six months and no sale shall be effected unless title of the land is acquired by the promoter.
- XXVI) Promoter will construct or get constructed at his own cost schools, hospitals, community centres and other community buildings on the land set apart for this purpose or transfer such land to the State Government at any time free of cost or on payment of actual cost of development of land, as may be decided by the State Government in which case the State Govt. be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it may deem fit.
- XXVII) Promoter will make his own arrangements of independent water supply and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services of the colony at their own cost and such costs are included in their estimates and also ensure that no earth excavation will be allowed from the plot for construction of roads.
- XXVIII) After receiving final payment of the site, promoter will get registered a conveyance deed in favour of allottee within 90 days...
- XXIX) Promoter will not construct any plot under High Tension Electric lines as per undertaking given by him.
- XXX) Promoter if required will connect the storm water, drainage & sewerage of his residential colony with the storm water, drainage and sewer of MC, Kharar at his own cost as and when these services are laid by MC, Kharar and also provide water supply and sewerage services to the colony at his own expenses till it is integrated with the services of MC, Kharar.
- XXXI) Promoter will not make any development activity on forest land before getting permission from Govt. of India under Forest Conservation Act, 1980.

- XXXII) Promoter will not make any construction/development activities below H.T. lines passing through his colony unless these lines are shifted/adjusted at his own cost.
- XXXIII) Promoter will not use the access before granting permission from Executive Engineer/ MORHT, New Delhi for access to road and will have no claim/objection on GMADA.
- XXXIV) In any later stage if promoter requires services from M.C. Kharar he shall obtain NOC from M.C. Kharar.
- XXXV) Promoter should get prior approval of the detailed comprehensive proposal for the disposal of treated sewage water from GMADA before taking work in hand as no detail proposal is given by the promoter as required under PAPRA Rules 1995. As stated by the promoter the treated water will be drained out in the nearby drain but no permission from drainage department has been attached with the estimate. After taking approval from the drainage department promoter will get the scheme approved from GMADA before start of.
- XXXVI) Promoter will comply with the conditions of change of land use issued vide No. 630-34 /CTP Pb/ SP-432 (R) dated 04-02-2008.
- XXXVII) The Revenue Rasta and Government Khal passing through the colony should be maintained as Revenue Rasta and Khal by the promoter.
- XXXVIII) Promoter will submit Detailed Project Report including all engineering services before the start of work to Chief Engineer, GMADA.
- XXXIX) Promoter will strictly follow and comply with all the conditions imposed by difference department in their respective NOCs issued or to be issued.
- XXXX) ACA, Mohali shall ensure proper execution of development works as per approved plans, also ensure that the development of colony is started only after getting necessary clearances from different departments / agencies. Promoter shall inform ACA, Mohali that all the conditions laid down in the licence are fulfilled.
- XXXXI) In case any difference is noted in the charges calculated at any stage or revision of rates of EDC or any other fees by Govt. at a later stage, the same shall be paid by you within 30 days of the issue of revised notice.