

FORM APR -V

LICENSE TO DEVELOP COLONY

License NO C/MTP/856/20 Dated 03/11/2020

This license is granted under Punjab Apartment and Property Regulation Act 1995 as amended vide Punjab Govt. Notifications No.22/leg/2014 dated 27/08/2014 in favour of Smt. Simrat Kaur D/o S. Joginderpal Singh Proprietor M/s Empire Estate Promoters & Developers, Kothi Ram Tirath Road, Amritsar for developing land as residential colony Namely EMPIRE ESTATE Abutting on Ram Tirath Road falling in the Revenue Estate of Kala Ghanapur Sub-Urban Amritsar Tehsil & District, Amritsar Measuring an Area of 12.75 Acre as per layout plan bearing drawing no MTP/308/20 dated 04-08-2020.

This license is being granted subject to the following conditions, namely :-

1. The design and specification of the Internal development works to be provided in the colony shall include :-
 - a) Metalling of roads and paving of footpaths laying of water and sewerage lines, construction of drains and providing storm water drainage, rain water harvesting, electric line or any other as per Public Works Department specifications;
 - b) Turfing and plantation of trees; and
 - c) Street lighting
2. The licensee 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.
3. The promoter shall deposit with the Competent Authority service charges under Section 13 (A) of Punjab Act 21 of 2014 @ of Rs 3 per square meter of plotted area, in Lumpsum prior to grant of license
4. In the layout plan of the colony, the land reserved for roads, open spaces, school, and other common uses shall not be less than 45 per cent of the gross area of the land under the colony.
5. The licensee shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.

6. The promoter shall maintain a separate account in any scheduled bank of all sums taken by him from the persons intending to take or who have taken apartments or plots as advance or deposit towards sale price or for any other purpose as required under Section 9 of the Act and utilize this amount for meeting the cost of development works in the colony and shall on demand, in writing, by the competent authority, make full and true disclosure of all transactions in respect of that account.
- ✓ 7. The license/permission is valid for a period of five years commencing from 29/10/2020 and ending with 29/10/2025 and licensee shall be renewable for further period of 2 years on payment of fees as prescribed under the provision and Licensee shall complete the development works within the period.
- ✓ 8. The licensee shall comply with the provisions of the Punjab Apartment and Property (Amendment Act 2014) (Punjab Act 21 of 2014) and the Rules made there under.
- ✓ 9. 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 of 1976) and other laws for the time being in force.
10. Plinth level shall be kept minimum 0.45 meters above the road formation level.
- ✓ 11. The electrification works shall be carried out as per design and specification of Punjab State Electricity Board.
- ✓ 12. Whenever the storm water drainage system is to be laid in the periphery, the promoter shall provide the same at his own cost.
- ✓ 13. The layout plan and estimate shall be part of the agreement.
- ✓ 14. All the materials to be used shall confirm to BIS and shall be specified ISI code with latest amendments.
15. Zoning plan shall be submitted to Competent Authority within three months of issue of license.
- ✓ 16. Promoter shall acquire 25% of the title of land within six months of issue of license, further 25% within next six months, another 25% within another six months and final 25% within next following six months and no sale shall be affected, unless title of the land is acquired by the promoter.

17. Promoter shall transfer free of cost the non-saleable area left for public amenities (open spaces like roads, parks etc.) in favour of Municipal Corporation, Amritsar before the expiry of license and issue of the Completion Certificate, such transfer shall be free from stamp duty.
18. The promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from date of issue of completion certificate or till date of transfer the same, free of cost to the state Government or local authority.
- ✓ 19. The promoter shall construct or get constructed buildings at his own cost, schools, hospitals, parks, community centers and other community buildings, on the land set apart for this purpose or promoter may sell or transfer land meant for schools and hospitals etc. on such terms and conditions, as may be specified by the government. Further, the area under roads, open spaces, parks and other public utilities shall be transferred to local authority before issue of completion certificate.
- ✓ 20. The promoter shall, reserve five percent area of the gross project area in the case of colony and ten percent of the apartments in the case of apartments in the manner, as may be specified by the government for reservation and disposal of such plots/apartments for economically weaker section of the society. The promoter is bound to act according to the EWS policy.
21. Demarcation of layout plan shall be done within three months of the issue of License and reconcile 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 from the date of issue of the license.
22. The Construction on individual plots shall be commenced only after approval of the building plans by the Municipal Corporation, as the colony is situated within the Municipal Corporation limits.
- ✓ 23. Promoter must ensure that adequate distance between plots and H.T lines be maintained as per norms/ guidelines of Punjab State Electricity Board.
- ✓ 24. The promoter shall remain exclusively responsible for complying with the provisions of any other law for the time being in force and in case any breach or violation there of, promoter shall exclusively be liable to face the penal action.

25. The promoter shall be responsible to pay if any amount becomes due at any time under law for the time being in force.
26. The promoter shall undertake and complete internal development works under supervision of qualified and experienced engineer. He shall submit certificate from supervising engineer after the completion of internal development works prior to the issue of completion certificate, to the satisfaction of competent authority.
27. That all the internal development works shall be carried out as per the specifications of Public works department (B&R and public health) and as per provisions in the estimates. Approved by the Competent Authority.
28. The promoter shall cover 10% of the open area under tree plantation and ensure appropriate Landscaping congenial for livable neighborhood.
29. The promoter shall not do any act within the limits of said colony which may hinder the flow of the natural drainage.
30. The promoter shall pay the balance amount of (Rs 1,13,85,650/-) One crore thirteen lakh eithy five thousand six hundred fifty) E.D.C in 10 half -yearly installments along 10% per annum Simple Interest as per schedule below:-

No of Installments	Due Date	Amount	Interest	Total
1 st Installment	20-10-2020	11,35,968/-	5,67,984/-	17,03,952/-
2 nd Installment	20-04-2021	11,35,968/-	5,11,185/-	16,47,153/-
3 rd Installment	20-10-2021	11,35,968/-	4,54,387/-	15,90,355/-
4 th Installment	20-04-2022	11,35,968/-	3,97,588/-	15,33,556/-
5 th Installments	20-10-2022	11,35,968/-	3,40,789/-	14,76,757/-
6 th Installments	20-04-2023	11,35,968/-	2,83,990/-	14,19,958/-
7 th Installments	20-10-2023	11,35,968/-	2,27,191/-	13,63,159/-
8 th Installments	20-04-2024	11,35,968/-	1,70,392/-	13,06,360/-
9 th Installments	20-10-2024	11,35,968/-	1,13,593/-	12,49,561/-
10 th Installments	20-04-2025	11,35,968/-	56,794/-	11,92,662/-

and shall pay by way of demand draft in favour of Competent Authority –cum- Commissioner, Municipal Corporation, Amritsar In case of default, the approval granted under above mentioned notification shall be liable to be cancelled and the colony shall be declared to be unauthorized other penal action may also initiated.

31. This license shall be subject to compliance of all prevailing laws enforced in the time being, till contradicts the provisions of Punjab Apartments and Property (Amendment) act ,2014 (Punjab Act 21 of 2014) and rules made there under.

32. The promoter shall be bound to comply with the conditions mentioned in the undertaking Submitted by him or any other instructions issued by competent.

Dated : 02/11/20
Place : Amritsar

Competent Authority cum Commissioner
Municipal Corporation, Amritsar
(Under PAPR Act, 1995)

S.no	Date of Renewal	Date upto which renewed	Signature of Competent authority

Dated :
Place : Amritsar

Competent Authority cum Commissioner
Municipal Corporation, Amritsar
(Under PAPR Act, 1995)

Copy to:

Smt SimratKaur D/o S. Joginderpal Singh , proprietor M/s EMPRIE ESTATE PROMOTER & BUILDERS , Kothi Ram Tirath Road Amritsar.