

No.RW/CH/PB/NH-64(7)/ km 2.435/NOC/2064/2020

Government of India

Ministry of Road Transport & Highways

Regional Office, Kendria Sadan, 6th Floor, Sector 9A, Chandigarh

Date: 19th Oct, 2020

To,

Chief Engineer (NH),
Punjab PWD B&R Branch, Patiala.

Sub: NOC for access permission to the proposed private property of 'M/s STJ Infra' falling on NH-7 at km 341.565 (LHS) [Old NH-64 km 2.435(RHS)] at village Nabha Tehsil Zirakpur, Distt. SAS Nagar (PB) in the state of Punjab.

Sir,

This is in reference to your memo no. 3123/NH dated 02.09.2020, submitting therewith subject proposal for consideration of this office. Based on your recommendations, the proposal for access to the subject Private property falling on existing service road in Urban area, has been accepted provisionally by Highway Administration (HA) subject to the following conditions:-

- 1.1 That the applicant will construct the private property along with its access as per approved drawings at their own cost within 6 months of issue of provisional NOC. 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.
- 1.2 That 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.
- 1.3 That the issue of final formal permission including issuance of signed license deed should be duly certified by EE, CWD, Punjab. PWD (B&R) Br., Patiala, that the constructions have been carried out by the Applicant of the property in accordance with the drawing approved by the Highway Administration. Final permission to start commercial operation may be considered after completion of the service road.
- 1.4 That Applicant shall do necessary alteration including complete removal/shifting of the approach roads at its own cost if so required by Ministry, for the development of National Highway or in the interest of safety in this section.
- 1.5 That EE, CWD, Punjab. PWD (B&R) Br., Patiala, shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- 1.6 That the Applicant shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.
- 1.7 That the Applicant shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.
- 1.8 That the Applicant shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- 1.9 That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per IRC guidelines.
- 1.10 That 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 EE, CWD, Punjab. PWD (B&R) Br., Patiala,
- 1.11 That the Applicant shall furnish two sets of fresh license deeds (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.

For STJ INFRA

Tamara G. S.

Partner

VLB

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- 1.12 That the Applicant shall while utilizing permission shall observe guideline relating to safety and convenience of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- 1.13 That there shall be adequate drainage system on the access to the private property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.
- 1.14 That the applicant shall provide separator between service road and main carriageway and construct service road at least 300mm below the main carriageway.

2. Development of National Highways is a continuous process and therefore the permission granted hereby doesn't restrict the development of NHs. Therefore the permission is temporary in nature and has no concern with the subsequent acquisition of land of the applicant for NH development and development cannot be comprises on this account.

3. The applicant has submitted the provisional fee for Rs. 20,000/- on 'Bharatkosh' online portal having transaction reference no. 2809200003166 dated 28.09.2020. In this regards it is to be mentioned that license fee, at the time of granting final permission shall have to be submitted by the applicant as per Ministry's guidelines. Further, applicant has submitted Bank Guarantee (BG no. 6322NDDG00010821 dated 07.10.2020) for Rs. 2.5 Lakhs in favour of Executive Engineer, CWD, PWD, B&R Br., Patiala, which is valid upto 06.10.2023. Further, in case the access is not constructed as per the approved drawing, within stipulated period, the BG shall be encashed.

4. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:

- 4.1 If any document/information furnished by the applicant proves to be false or if the applicant is found to have will fully suppressed any information.
- 4.2 Any breach of the condition imposed by the by the Highway Administration or the officer authorized by the Administration on his behalf.
- 4.3 If at any later stage, any dispute arises in respect of the ownership of the land on which the Private Property is located or regarding the permission for change of land use.

Yours faithfully,

V. K. S.
29/10/2020

Assistant Executive Engineer
for Highway Administration

Copy to: M/s STJ Infra for information & necessary action please.

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For STJ INFRA
Tawar G. S.
Partner

**OFFICE OF REGIONAL DEPUTY DIRECTOR -CUM- COMPETENT
AUTHORITY LOCAL GOVT. PATIALA UNDER PAPRA**

**FORM VII
(See rule 39)**

**COMPETENT AUTHORITY
Order**

No. CLU/DDLG/PTL/2019/ 12135
To

Dated 13-5-19

ਸ੍ਰੀ ਜੈਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਲੇਖ ਸਿੰਘ ਅਤੇ
ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਲੇਖ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਹਰਨਾਮ ਸਿੰਘ
ਮਕਾਨ ਨੰ: 22ਬੀ, ਸੈਕਟਰ 4, ਚੰਡੀਗੜ੍ਹ ।
(ਖੇਵਟਦਾਰ ਪਿੰਡ ਨਾਭਾ, ਸਬ ਤਹਿਸੀਲ, ਜੀਰਕਪੁਰ ।)
(Letter of Consent No. AE 087979)
ਚਾਹੀ

M/s STJ Infra
Registered Address, Vill. Nabha, Near Hotel Radisson,
Patiala road Zirakpur (PB)

Subject :- ਨਗਰ ਕੋਸਲ, ਜੀਰਕਪੁਰ ਵਿਖੇ ਪਿੰਡ ਨਾਭਾ ਦੀ ਹੱਦਬਸਤ ਨੰ: 290 ਵਿੱਚ 19341 ਵਰਗ
ਗਜ਼ ਰਕਬੇ ਦਾ ਕਮਰਸੀਅਲ ਮੰਤਵ ਲਈ ਸੀ.ਐਲ.ਯੂ.ਸਬੰਧੀ।
(ਆਨ ਲਾਈਨ ਐਪਲੀਕੇਸ਼ਨ/M/s STJ Infra)

Permission is hereby granted for change of land use under sub-section
(1) of section 81 of the Punjab Regional and Town Planning and Development Act, 1995
for Commercial is given below.

Khasra No.	Total Area Bigha-Biswa-Biswasi	Area in Scheme (as per Sajra Plan) Bigha-Biswa-Biswasi	Area for Road Widening Bigha-Biswa-Biswasi
ਪਿੰਡ ਨਾਭਾ ਖਸਰਾ ਨੰ: 605	4-0-0	4-0-0	ਇਨ੍ਹਾਂ ਖਸਰਾ ਨੰਬਰਾਂ ਵਿੱਚੋਂ ਆਪ/ਬਿਨੈਕਾਰ ਚੋਣ ਵਾਇਡਨਿੰਗ ਅਧੀਨ ਆਉਂਦਾ ਰਕਬਾ ਛੱਡਣ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ ।
606	4-0-0	4-0-0	
607	3-4-0	3-4-0	
608	5-3-0	4-12-9.550	
609	4-0-0	3-10-6.833	
ਕੁੱਲ	20-7-0	19-6-16.383	

As mentioned in your application under reference, subject to the following
conditions :-

For STJ INFRA
Tamara Grewal
Partner

- (i) That building operations shall be carried on strictly in accordance with the approved building plan.
- (ii) That development of land shall be carried out strictly in conformity with the Master Plan and in accordance with the approved plan and in case of development of a colony the plans shall be got approved from the Competent Authority under the Punjab Apartment and Property Regulations Act, 1995 or under T.P. Scheme from Govt. and the rules made thereunder.
- (iii) That required permission shall be obtained as per building rules before the commencement of building operations in the areas :
- (iv) The Change of landuse shall be in the hands of All Partners of M/s STJ Infra for development of residential colony after obtaining a License under the PAPR Act, 1995, /or Commercial other wise this Permission stands cancelled without any notice.
- 1) Commercial shall be develop as a single unit and not bifurcated into different segments/portions.
- 2) Conversion charges if any levied by the Government or any other Agency at any time shall be borne by you.
- 3) Outstanding loans if any against any Khasra Number of the above said land shall be cleared before sale of plots.
- (v) Any violations or deviations from the permission granted shall lead to cancellation of the same.
- (vi) The Promoter shall deposit EDC/License/Permission Fee and all other charge levied or to be levied by Local Govt. Department, from from time to time.
- (vii) Promoter shall develop the site after taking license under PAPRA, 1995 from the Competent Authority or under Commercial and shall not bifurcate the site.
- (viii) The promoter shall be responsible for any Litigation if any regarding land in any court of Law.
- (ix) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.
- (x) Thorough revenue rastas passing through the site shall be kept unobstructed.
- (xi) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant act before undertaking the development at site.
- (xii) The Promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. Of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non Conventional Energy dt. 25.07.2008 and get the clearance from PPCB before undertaking development site.
- (xiii) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.

For STJ INFRA

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Partner

- (xiv) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- (xv) Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act, 1980 before undertaking development at site.
- (xvi) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
- (xvii) Promoter shall make provision of rainwater harvesting within the project area at its own cost.
- (xviii) Promoter would make its own suitable provision for drinking water supply and disposal of sewerage & Solid Waste management.
- (xix) Promoter shall obtain any other permission required under any other Act at his level.
- (xx) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.
- (xxi) Promoter shall develop the site as per proposals of Master Plan, Zirakpur.
- (xxii) The Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of environment and Forest, Government of India before starting the development works of the Commercial.
- (xxiii) The promoter will not permitted to use ground water for the purpose of construction as per the guide line issued by the Hon'ble High Court.
- (xxiv) Promoter will not sold any plot till the final approval of Project.

ਨੋਟ :-

ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਵੀ ਲਗਾਈਆਂ ਜਾਂਦੀਆਂ ਹਨ :-

1. ਉਕਤ ਸਾਈਟ ਦਾ ਸੀ.ਐਲ.ਯੂ ਸਬੰਧਤ ਭੋਂ ਮਾਲਕਾਂ ਦੇ ਨਾਂ ਤੇ ਹੋਵੇਗਾ ਅਤੇ ਸੀ.ਐਲ.ਯੂ ਦੀ ਮਿਆਦ ਉਸ ਸਮੇਂ ਤੱਕ ਹੀ ਚਲੇਗੀ ਜਦੋਂ ਤੱਕ ਸਾਈਟ ਦਾ ਯੂਜ਼ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਹੋਵੇਗਾ। ਪ੍ਰੰਤੂ ਇਹ ਸੀ.ਐਲ.ਯੂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਭੋਂ ਮਾਲਕੀ ਜਾਂ ਮਾਲਕੀ ਹੱਕਾਂ ਨੂੰ ਪ੍ਰਭਾਵਿਤ ਨਹੀਂ ਕਰੇਗੀ।
2. ਉਕਤ ਰਕਬੇ ਨੂੰ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਬਤੌਰ ਸਿੰਗਲ ਯੂਨਿਟ ਹੀ ਡਿਵੈਲਪ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਨੂੰ ਡਿਵੈਲਪ ਕਰਨ ਦੇ ਮੰਤਵ ਲਈ ਵੰਡਿਆ ਨਹੀਂ ਜਾਵੇਗਾ।
3. ਉਕਤ ਸਾਈਟ ਦਾ ਸੀ.ਐਲ.ਯੂ ਕੇਵਲ ਕਮਰਸੀਅਲ ਮੰਤਵ ਲਈ ਹੀ ਹੋਵੇਗਾ।
4. ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਉਕਤ ਸਾਈਟ ਦਾ ਵਿਕਾਸ ਮਾਸਟਰ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਨੁਸਾਰ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਸਾਈਟ ਨੂੰ ਵਿਕਸਤ ਕਰਨ ਲਈ ਵਿਕਾਸ ਕਾਰਜ ਹੋਟਲ ਦੀ ਫਾਈਨਲ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਹੀ ਆਰੰਭ ਕੀਤੇ ਜਾਣਗੇ।
5. ਬਿਨੈਕਾਰ ਸਾਈਟ ਨੂੰ ਲਗਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਨੂੰ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਚੌੜਾ ਕਰਨ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।
6. ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਉਕਤ ਸਾਈਟ ਅੰਦਰ ਉਸਾਰੀ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ/ਮਾਸਟਰ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਨੁਸਾਰ ਨਗਰ ਕੌਂਸਲ ਪਾਸੇ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਹੀ ਕਰੇਗਾ।
7. ਬਿਨੈਕਾਰ ਸਾਈਟ ਵਿਚ ਪੈਂਦੇ ਰੈਵੀਨਿਊ ਰਸਤਿਆਂ ਅਤੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ਤ ਰਸਤਿਆਂ ਨੂੰ ਬਿਨਾਂ ਕਿਸੇ ਰੁਕਾਵਟ ਦੇ ਬਤੌਰ ਰਸਤਿਆਂ ਵਿਚ ਰੱਖਣ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।
8. ਬਿਨੈਕਾਰ ਪੀ.ਪੀ.ਸੀ.ਬੀ. ਤੋਂ ਜੇਕਰ ਲੋੜੀਂਦਾ ਹੋਵੇ ਤਾਂ ਐਨ.ਓ.ਸੀ. ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ, ਇਸ ਤੋਂ ਇਲਾਵਾ ਅਗਰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ/ਅਥਾਰਟੀ ਜਿਵੇਂ ਕਿ ਜੰਗਲਾਤ/ਨੈਸ਼ਨਲ ਹਾਈਵੇ/ਏਅਰ ਪੋਰਟ ਅਥਾਰਟੀ/ਸਫ਼ਿਊਲ ਰੋਡ ਸਬੰਧੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਲੋੜੀਂਦੀ ਹੋਵੇ ਤਾਂ ਉਹ ਆਪਣੇ ਪੱਧਰ ਤੇ ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਅਗਰ ਕਿਸੇ ਹੋਰ ਐਕਟ/ਰੂਲ ਅਧੀਨ ਕਿਸੇ ਵੀ ਵਿਭਾਗ ਪਾਸੋਂ ਐਨ.ਓ.ਸੀ. ਜਾਂ ਕਿਸੇ ਕਿਸਮ ਦੀ

For STJ INFRA

Tawar

Partner

- ਕਲੀਅਰੈਂਸ ਲੋੜੀਂਦੇ ਹੋਣ ਤਾਂ ਬਿਨੈਕਾਰ ਉਸ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਪਾਸੋਂ ਐਨ.ਓ.ਸੀ. ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ।
9. ਉਕਤ ਸਾਈਟ ਜਾਂ ਸਾਈਟ ਦਾ ਕੋਈ ਹਿੱਸਾ ਅਗਰ ਕਿਸੇ ਸਟੇਟ ਗੋ./ਸੈਂਟਰ ਗੋ: ਵੱਲੋਂ ਕਿਸੇ ਕੰਟਰੋਲਡ ਰਕਬੇ ਜਾਂ ਕਿਸੇ ਵਰਜਿਤ ਰਕਬੇ ਅਧੀਨ ਆਉਂਦਾ ਹੋਵੇਗਾ ਤਾਂ ਬਿਨੈਕਾਰ ਉਸ ਨੂੰ ਮੰਨਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ।
 10. ਬਿਨੈਕਾਰ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੀਆਂ ਬਿਜਲੀ ਦੀਆਂ ਲਾਈਨਾਂ (ਜੇਕਰ ਹੈ ਤਾਂ) ਹੇਠ ਕੋਈ ਉਸਾਰੀ ਨਹੀਂ ਕਰਨਗੇ ਜਾਂ ਬਿਜਲੀ ਦੀਆਂ ਲਾਈਨਾਂ ਨੂੰ ਸਬੰਧਤ ਵਿਭਾਗ ਪਾਸ ਸਿਫਟ ਕਰਵਾਉਣਗੇ।
 11. ਸੀ.ਐਲ.ਯੂ. ਦੀ ਇਸ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਦੇਸ਼/ਪ੍ਰਾਂਤ ਦੇ ਲਾਗੂ ਕਿਸੇ ਵੀ ਐਕਟ/ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਛੋਟ ਨਹੀਂ ਹੋਵੇਗੀ। ਇਹਨਾਂ ਐਕਟਾਂ/ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨ ਅਧੀਨ ਬਣਦੀਆਂ/ਲੋੜੀਂਦੀਆਂ ਕਲੀਅਰੈਂਸ ਲੈਣ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਬਿਨੈਕਾਰਾਂ ਦੀ ਹੋਵੇਗੀ।
 12. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਵਿੱਚੋਂ ਬਰਸਾਤੀ ਪਾਣੀ ਦੇ ਨਿਕਾਸ ਦਾ ਪ੍ਰਬੰਧ ਖੁਦ ਕਰੇਗਾ ਅਤੇ ਵਿਸ਼ੇ ਅਧੀਨ ਜਮੀਨ ਵਿੱਚੋਂ ਲੰਘਦੇ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦੇ ਕੁਦਰਤੀ ਡਰੇਨੇਜ ਆਦਿ ਵਿੱਚ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦੀ ਕੋਈ ਰੁਕਾਵਟ ਨਹੀਂ ਪਾਉਣਗੇ।
 13. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਦੀ ਸੀ.ਐਲ.ਯੂ. ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਜਮੀਨ ਦੀ ਵਿਕਰੀ ਲਈ ਉਨ੍ਹੀ ਦੇਰ ਤੱਕ ਕੋਈ ਵੀ ਬੁਕਿੰਗ ਜਾਂ ਬੁਕਿੰਗ ਲਈ ਇਸ਼ਤਿਹਾਰਬਾਜ਼ੀ ਨਹੀਂ ਕਰਨਗੇ ਜਿਨੀ ਦੇਰ ਤੱਕ ਵਿਸ਼ੇ ਅਧੀਨ ਸਾਈਟ ਦੀ ਨਗਰ ਕੌਂਸਲ ਪਾਸੋਂ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਨਹੀਂ ਹੋ ਜਾਂਦੀ।
 14. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਅੰਦਰ ਰੇਨ ਵਾਟਰ ਹਾਰਵੈਸਟਿੰਗ, ਪੀਣ ਵਾਲੇ ਪਾਣੀ, ਸੀਵਰੇਜ ਡਿਸਪੋਜਲ ਦਾ ਪ੍ਰਬੰਧ/ਐਸ.ਟੀ.ਪੀ., ਪੰਜਾਬ ਈ.ਸੀ.ਬੀ.ਸੀ ਅਤੇ ਸੋਲਿਡ ਵੇਸਟ ਮੈਨੇਜਮੈਂਟ ਆਦਿ ਦੇ ਪ੍ਰਬੰਧ ਖੁਦ ਕਰਨਗੇ।
 15. ਬਿਨੈਕਾਰ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਸਾਈਟ ਅੰਦਰ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਵਾਸਤੇ ਅੰਡਰ ਗਰਾਊਂਡ ਪਾਣੀ ਦੀ ਵਰਤੋਂ ਨਹੀਂ ਕਰਨਗੇ।
 16. ਕੈਲਕੁਲੇਸ਼ਨ ਵਿੱਚ ਕੋਈ ਫਰਕ ਜਾਂ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਚਾਰਜਿਜ਼ ਵਿੱਚ ਕੋਈ ਵਾਧਾ/ਘਾਟਾ ਹੋਇਆ ਤਾਂ ਆਪ ਉਹ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ। ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਉਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਇਸ ਕੇਸ ਦਾ ਜਾਰੀ ਕੀਤਾ ਸੀ.ਐਲ.ਯੂ. ਬਿਨ੍ਹਾਂ ਕਿਸੇ ਨੋਟਿਸ ਤੋਂ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।
 17. ਜੇਕਰ ਬਿਨੈਕਾਰ ਕਿਸੇ ਵੀ ਸ਼ਰਤ ਦੀ ਉਲੰਘਣਾ ਕਰਦਾ ਹੈ ਜਾਂ ਇਸ ਕੇਸ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿੱਚ ਕੋਈ ਗਲਤ ਸੂਚਨਾ ਦਿੱਤੀ ਗਈ ਹੈ ਤਾਂ ਉਸ ਸੂਰਤ ਵਿੱਚ ਵੀ ਬਿਨੈਕਾਰ ਦਾ ਸੀ.ਐਲ.ਯੂ. ਬਿਨ੍ਹਾਂ ਕਿਸੇ ਨੋਟਿਸ ਤੋਂ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।
 18. ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਇਸ ਕੇਸ ਦੇ ਨਕਸ਼ੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ ਬਿਨੈਕਾਰ ਤੋਂ ਰੋਡ ਵਾਇਡਨਿੰਗ ਅਧੀਨ ਆਉਂਦਾ ਰਕਬਾ ਛੱਡਣਾ ਯਕੀਨੀ ਬਣਾਏ ਅਤੇ ਇਹ ਵੀ ਯਕੀਨੀ ਬਣਾਏ ਕਿ ਕੀ ਸਬੰਧਤ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ/ਰੂਲਾਂ ਅਨੁਸਾਰ ਮੁਕੰਮਲ ਬਣਦੇ ਚਾਰਜਿਜ਼ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਗਏ ਹਨ?
 19. ਬਿਨੈਕਾਰ/ਆਪ ਰੂਲ/ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਪੈਪਰ ਐਕਟ ਅਧੀਨ ਪ੍ਰਮੋਟਰ ਦਾ ਲਾਇਸੈਂਸ ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗਾ।
 20. ਆਪ/ਬਿਨੈਕਾਰ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦਾ ਪੈਪਰ ਐਕਟ 1995 ਅਨੁਸਾਰ ਲਾਇਸੈਂਸ ਲੈਣ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।
 21. ਬਿਨੈਕਾਰ/ਆਪ ਆਪਣੇ ਇਸ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਚੇਰਾ ਅਧੀਨ ਰਜਿਸਟਰਡ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।

PKL 13/07/2014
 ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ,
 -ਕਮ- ਸਮਰੱਥ ਅਧਿਕਾਰੀ,
 ਸਬਾਨਕ ਸਰਕਾਰ, ਪਟਿਆਲਾ।

For STJ INFRA
Tamara

Partner

Office of Competent Authority-cum-Regional Deputy Director, Local Govt., Patiala.

From

The Competent Authority,
Under Punjab Apartment and Property Regulation Act, 1995
Patiala.

To

M/s STJ Infra,
Regd. Office #21, Top Floor, Motor Market & Commercial Complex,
Manimajra, Chandigarh (UT)
(Site Address: Village Nabha, Patiala road, Near Radisson Hotel, Zirakpur (Punjab).
(Khewat/Area Village Nabha, Zirakpur Hadbast No. 290)

Letter No. LDC/CA-3DDLG/PTA-2019/26081
Dated: 24/10/2019

Subject:- Issue of license for setting up a Commercial Purpose/Colony at Village Nabha
(Hadbast No. 290) within Municipal Limits of Municipal Council, Zirakpur at Zirakpur
Distt. S.A.S. Nagar for area measuring 03.9961 Acre in the name and style of M/s STJ
Infra, Zirakpur (Project Mohali City Square, Village Nabha Zirakpur)

Regarding the above subject the license No. LDC/CA-3DDLG/PTA-2019/96 dated 24-10-2019 with prescribed terms for establishment of the colony attached with this letter is being sent for next action. Besides this it is also written if the violation of out lay plan by you or if any wrong document is given, then in that case without giving any notice this office has the right to cancel this permission, and you will not recover any compensation. On the contrary you will be yourself responsible for damages and expenses.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.
Dated

Endorsement no. LDC/CA-3DDLG/PTA-2019/

A copy of above sending the copy of license and photo copy of the original approved section plan DRG, No. 01 Dt 13/08/2019 to Executive Officer, Municipal Council, Zirakpur it is directed that necessary action be taken regarding this colony as per the terms issued in the license and as per the directions issued by the govt. from time to time.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.
Dated

Endorsement no. LDC/CA-3DDLG/PTA-2019/

One copy of the above along with photo copy of license and photo copy of approval section plan DRG No. 01 Dt. 13/08/2019 is being send for information/next action to the following (as per rules/regulations and guidelines for N.O.C.) :-

1. Chief Town Planner, Local Govt. Punjab, Chandigarh.
2. Chief Engineer (Commercial), P.S.P.C.L. Patiala.
3. Member Secretary, Punjab Pollution Control Board (Vatavaran Bhawan), Nabha Road, Patiala.
4. Chief Engineer (Irrigation/Drainage), Punjab, Chandigarh.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.

Verified in or True Translated copy
from English, Punjabi, Hindi/Urdu

Contd. Page 2



ATTESTED TO BE TRUE COPY

NOTARY, (GOVT. OF INDIA)
PATIALA (SAS Nagar)

17 FEB 2021

Endorsement no. LDC/CA-3DDL/PTA-2019/

Dated

A copy of above to Deputy Commissioner, S.A.S. Nagar (Mohali) ji with photo copy of license and photo copy of the original approved section plan DRG, No. 01 Dt 13/08/2019 is being sent for information/next action.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.
Dated

Endorsement no. LDC/CA-3DDL/PTA-2019/

A copy of above to Secretary, Real Estate Regulatory Authority, Punjab, First Floor, Block-B, Plot No. 3, Sector-18A, (Near Govt. Press UT), Madhya Marg, Chandigarh- 160018, (License/DRG. No. 01 Dt. 13/08/2019 photo copy) is being sent for information/next action.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.
Dated

Endorsement no. LDC/CA-3DDL/PTA-2019/

A copy of above sending to Architect The Design Studio, SCO 230-31, Third Floor, Sector 34-A, Chandigarh it is directed that as the site plan of this case has been prepared by you, and supervision of the construction of the building is to be conducted by you as per the Building Byelaws. Besides this the responsibility of the structural safety of the building will be yours and that of Structural Engineer. Before the start of the building it is your personal responsibility to check its bearing capacity and to get assure the construction of the building as per the structural designs.

Sd/-

Regional Deputy Director
- Cum-Competent Authority
Urban Local Institutions, Patiala.

Attested to be true translation from Punjabi to English.

17 FEB 2021

Verified in or True Translated copy
from English, Punjabi, Hindi/Urdu



ATTESTED TO BE TRUE COPY
NOTARY (GOVT. OF INDIA)
P. SINGH (SAS NAGAR)

ਦਫਤਰ ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪਟਿਆਲਾ ।

From

The Competent Authority.
Under Punjab Apartment and Property Regulation Act, 1995
Patiala.

To

M/s STJ Infra,
Regd. Office #21, Top Floor, Motor Market & Commercial Complex,
Manimajra, Chandigarh(UT)
(Site Address: Village Nabha, Patiala road, Near Radisson Hotel, Zirakpur (Punjab).
(ਖੇਵਟ/ਰਕਬਾ ਪਿੰਡ ਨਾਭਾ, ਜੀਰਕਪੁਰ ਹੱਦਬਸਤ ਨੰ: 290)

ਪੱਤਰ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/ 2608/

ਮਿਤੀ : 24/10/2019

ਵਿਸ਼ਾ:-

Issue of License for setting up a Commercial Purpose/Colony at Village Nabha
(Hadbast No. 290) with in Municipal Limits of Municipal Council, Zirakpur at Zirakpur
Distt. S.A.S. Nagar for area measuring 03.9961 Acre in the name and style of M/s STJ
Infra, Zirakpur (Project Mohali City Square, Village Nabha Zirakpur).

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਸਥਾਪਤ ਕਰਨ ਲਈ ਲਾਇਸੰਸ ਨੰਬਰ
ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/ 36 ਮਿਤੀ 24-10-2019 ਨਿਰਧਾਰਤ ਸ਼ਰਤਾਂ ਸਹਿਤ ਇਸ ਪੱਤਰ
ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ । ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹ ਵੀ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ
ਜੇਕਰ ਆਪ ਵਲੋਂ ਲੇ ਆਊਟ ਪਲੈਨ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਗਲਤ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਤਾਂ ਇਸ
ਸ਼ਰਤ ਵਿੱਚ ਬਿਨਾਂ ਕੋਈ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪ ਦੀ ਇਹ ਮੰਜੂਰੀ ਰੱਦ ਕਰਨ ਦੀ ਅਧਿਕਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਹੈ, ਆਪ
ਕੋਈ ਮੁਆਵਜ਼ਾ ਵਸੂਲ ਨਹੀਂ ਕਰੇਗੇ । ਬਲਕਿ ਹਰਜੇ ਵ ਖਰਚੇ ਦੇ ਆਪ ਖੁਦ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗੇ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ ।
ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਨੂੰ ਲਾਇਸੰਸ ਦੀ ਕਾਪੀ
ਅਤੇ ਅਸਲ ਅਪਰੂਵਲ ਸੈਕਸ਼ਨ ਪਲੈਨ DRG. NO. 01 Dt. 13/08/2019 ਦੀ ਫੋਟੋ ਕਾਪੀ ਭੇਜਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ
ਕਿ ਇਸ ਕਲੋਨੀ ਸਬੰਧੀ ਲਾਇਸੰਸ ਵਿੱਚ ਜਾਰੀ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਹਦਾਇਤਾਂ
ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ।

-ਸਹਿ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਲਾਇਸੰਸ ਦੀ ਫੋਟੋ ਕਾਪੀ ਅਤੇ ਅਪਰੂਵਲ ਸੈਕਸ਼ਨ ਪਲੈਨ DRG. NO.
01 Dt. 13/08/2019 ਦੀ ਫੋਟੋ ਕਾਪੀ ਹੇਠ ਲਿਖਿਆ ਨੂੰ (ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨਜ਼ ਅਤੇ ਗਾਇਡਲਾਈਨਜ਼ ਅਨੁਸਾਰ ਐਨ.ਓ.ਸੀ.
ਲਈ) ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ :-

1. Chief Town Planner, Local Govt. Punjab, Chandigarh
2. Chief Engineer (Commercial), P.S.P.C.L., Patiala.
3. Member Secretary, Punjab Pollution Control Board (Vatavaran Bhawan), Nabha Road, Patiala.
4. Chief Engineer (Irrigation/Drainage), Punjab, Chandigarh.

For STJ INFRA

Tawan Gaur

Partner

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ ।

ਚੌਕਸ਼ਾ 1/12/19

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਮੋਹਾਲੀ) ਜੀ ਨੂੰ ਸਮੇਤ ਲਾਇਸੈਂਸ ਦੀ ਫੋਟੋ ਕਾਪੀ ਅਤੇ ਅਪਰੂਵਲ ਸੈਕਸ਼ਨ ਪਲੈਨ DRG. NO. 01 Dt. 13/08/2019 ਦੀ ਫੋਟੋ ਕਾਪੀ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ Secretary, Real Estate Regulatory Authority, Punjab, First Floor, Block-B, Plot No.3, Sector-18A, (Near Govt. Prees UT), Madhya Marg, Chandigarh-160018, (ਲਾਇਸੈਂਸ/ DRG. NO. 01 Dt. 13/08/2019 ਦੀ ਫੋਟੋ ਕਾਪੀ) ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2019/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਆਰਕੀਟੈਕਟ The Design Studio, SCO 230-31, Third Floor, Sector-34-A, Chandigarh ਭੇਜਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਿਉਂਕਿ ਇਸ ਕੇਸ ਦਾ ਨਕਸ਼ਾ ਆਪ ਵਲੋਂ ਤਿਆਰ ਕਰਕੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਹੈ, ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਅਨੁਸਾਰ ਇਸ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦੀ ਨਿਗਰਾਨੀ ਆਪ ਵਲੋਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬਿਲਡਿੰਗ ਦੀ ਸਟਰਕਚਰ ਸੇਫਟੀ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਆਪਦੀ ਅਤੇ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਦੀ ਹੋਵੇਗੀ। ਬਿਲਡਿੰਗ ਸ਼ੁਰੂ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਦੀ ਬਿਅਰਿੰਗ ਕੰਪੈਸਟੀ ਨੂੰ ਚੈਕ ਕਰਨਾ ਅਤੇ ਸਟਰਕਚਰਲ ਡਿਜਾਇਨ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣਾ ਆਪ ਦੀ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੋਵੇਗੀ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

For STJ INFRA

Tawar Grewal

Partner

FORM APR V

(SEE Rule 13)

O/o Competent Authority (Under PAPR Act, 1995) -cum-Deputy Director,
Local Government, Patiala

License No. LDC/CA-3DDL/PTA-2019/ 96

Dated 24/10/2019

LICENCE TO DEVELOP A COLONY

This licence is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/s STJ Infra, Regd. Office #21, Top Floor, Motor Market & Commercial Complex, Manimajra, Chandigarh(UT), (Site Address: Village Nabha, Patiala road, Near Radisson Hotel, Zirakpur (Punjab) project at Village Nabha, Zirakpur, Tehsil Dera Bassi, Distt. S.A.S.Nagar.(PB) (H.B. No. 290) for developing land as Commercial project/colony in the name and style of Project Mohali City Square, Village Nabha, Zirakpur (Area 3.9961 acres) (DRG. NO. 01 Dated 13-08-2019 Lay out Plan)

This licence is granted subject to fulfill the following conditions, namely:-

- 1) The design & specifications of the development works to be provided in the Commercial project/colony shall include:
 - a. Metalling of roads & paving of footpaths as per Public Works Department Specifications:
 - b. Turfing & plantation of trees:&
 - c. Street lighting
 - d. Rain Harvesting System
 - e. Lifts
 - f. Drinking water (Water Works)
 - g. Generator and Transformer
 - h. Fire fighting equipments and fire safety arrangements
 - i. STP
- 2) The Licence shall enter into an agreement with the competent Authority in Form APR IV with in a period of thirty days of the grant of licence.
- 3) The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab apartment & Property Regulation Act, 1995
- 4) In the layout plan of the project/colony, the land reserved for roads, open spaces, public & Community building & other common uses shall not be less than as per Lay out Plan of the gross area of the land under the project/ colony.
- 5) The licensee shall not contravene the provisions of any other law for the time being in force in the area where project/colony is being developed:
- 6) The promoter shall maintain a separate account in scheduled bank of sums taken by him from persons intending to take or who have taken the apartments or plots, as advance, towards the sale price or for any other purpose or deposit & shall disburse the money for meeting the cost development works & shall on demand, in writing, by the competent authority, make full & true disclosure of all transactions in respect of that account;
- 7) The license is valid for a period of three years commencing from 24/10/2019 & ending With 23/10/2022 & license shall complete the development works within the specified period.
- 8) The licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995 & the rules made there under.
- 9) The promoter shall carry out & complete the development of the land in accordance with the provisions of the Urban Land (ceiling & Regulation) Act, 1976 (central Act 33 for 1976) & other laws for the time being in force.

OTHER TERMS & CONDITIONS OF LICENCE:-

- 1) The Road level will be got approved from the Municipal Council, Zirakpur, before the start of the work.
Promoter has to get the scheme approved from Municipal Council, Zirakpur for the disposal of treated water available from the Sewage Treatment Plant before the start of work.
- 3) The specification to be adopted at site for the construction of road should be as circulated by the Municipal Council, Zirakpur or as per the requirement of MOST.
- 4) Promoter will submit detailed project report including all engineering services before the start of work to Municipal Council, Zirakpur

For STJ INFRA

Tawar

Patiala

- 5). Plinth level will be kept min. 0.45 mtrs above the road formation level
- 6). Electrification will be carried out as per the design and specification approved by the Punjab state power corporation under their strict supervision.
- 7). The electrical plan / load will be got approved from PSPCL before execution of work as per the specification/ Norms.
- 8). Promoter will obtain confirmed /final NOC from PSPCL within 90 days from the issue of license, failing which penal action shall be initiated against the promoter under the relevant provisions of PAPRA ACT 1995 and rules made there under.
- 9). All the developments work will be carried out strictly as per Municipal Council bylaws/ MOST specifications.
- 10). Whenever the estate services like water supply, storm and sewerage system is laid in periphery by Municipal Council, the promoter of colony will integrate the same with these services at his own expenses.
- 11). All the material used will conform to BIS and shall be specified ISI code with latest amendments.
- 12). The rain harvesting structure for disposal of storm water will be provided as per design approved by the CGWB before execution of work.
- 13). Promoter will be responsible (i) to provide good quality work as per norms / specifications (ii) storm water and sewerage disposal till out fall (iii) Plinth of building and road crown levels with respect to HFL and other hydrological conditions. (iv) To comply with observations if any raised by executive engineer PWD, B& R and drainage to provide portable drinking water .
- 14). The layout plan and estimates are the part of agreement / license
- 15). The promoter will obtain NOC from PPCB before the expiry of six months and there after from time to time along with environmental clearance from the Govt. of India as per notification dated 07 July 2004 within 06 months positively, failing which penal action against the promoter shall be initiated as per the provisions of PAPRA ACT and under other relevant laws.
- 16). The license will be governed by the provisions of the water (prevention and control of pollution) ACT 1974 and the AIR (prevention and control of pollution) ACT 1981 and rules made their under.
- 17). The demarcation of layout plan will be done within two months from the date of issue of license and reconcile discrepancies if any before getting Architectural controlled approved integrated zoning plan of commercial area, residential and other buildings shall be got approved Municipal Council, Zirakpur within three months of issue of license.
- 18). The promoter shall transfer free of cost the non- saleable open space like roads, parks etc. (except schools ,community center) in favour of Municipal Council .This shall be done before the expiry of license or issue of completion certificate whichever is earlier. Such transfer shall be free from stamp duty however in case of maintaining open spaces including parks and roads for a period of 5 years from the issue of completion certificate shall continue to remain with the promoter even after the transfer of NON saleable open spaces road , park etc.
- 19). Building plans will be approved by the Municipal Council as per by laws applicable i.e Municipal Council bye Laws for colonies within the Municipal Council Limits.
- 20). Promoter will deposit the EDC as per the provision of PAPRA Act 1995 & rules made their under in strict compliance direction of the competent Authority communicated from time to time.
- 21). Promoter will abide by the condition of the NOC to be issued from the capital (PPCB, PSEB, Forest and Drainage Department) and violation of any condition of the issued NOC will attract Penal action under the relevant provision of the PAPR Act 1995 and other relevant Laws.
- 22). Promoter will ensure to provide the saleable area and non saleable Area and out of open area will be used for plantation of trees as per the approved layout plan & Chief Town Planer Local Govt. Dept by the Punjab vide letter no. CTP(LG)-2019/2043 DT.11-09-2019.
- 23). Promoter will acquire 25% of the title of the land within six months of the issued of the licenses further 25% within 6 months, another 25% within another 6 months and final 25% within the next following six months and no sale shall be affected unless the title of the land is acquired by the promoter.

For STJ INFRA

Partner

Promoter will construct or get constructed at his own cost community center and other community building on the land set PAPRA Act for this purpose or transfer such land to the state government at any time free of cost of development of land as may be decided by the state government in which case the state government be at liberty to transfer such land to

- 25) Promoter will make his own arrangement of independent water supply and install STP Tank and also ensure the smooth supply of electricity and other requisite service of the Commercial project/colony at their own cost and such cost or included in their estimate and also ensure that no earth excavation will be allowed from the plot for the construction or roads.
- 26) After receiving final payment of the plot, promoter will get registered a conveyanced deed in favour of allottee within 90 days.
- 27) Promoter if required will connect the storm, drainage, water and sewerage of his Commercial project/colonies with the storm water drainage and sewerage of Municipal Council at his own cost as an when these services are laid by Municipal Council and also provide water supply and sewage services to the colony at his own expenses till it is integrated with service of Municipal Council.
- 28). Promoter will not make any development activity on forest land before getting permission from Government of India under Forest conservation Act 1980
- 29). Promoter will not make any construction / development activity below HT Lines passing through this colony under these lines are shifted / adjusted at his own cost.
- 30): Promoter will not use the excess before granting permission from executing engineer/ M.O.R.T.H NEW DELHI for access to road and will have no claim / objection on Competent Authority and Municipal Council, Zirakpur. In any lateral stage, if promoter requires any services from Competent Authority and Municipal Council, Zirakpur, he shall obtained NOC from Competent Authority and Municipal Council, Zirakpur.
- 31) Promoter will comply with the conditions of change of land use issued vide letter no. CLU/DDLG/PTL/2019/12135 DT.13-05-2019.
- 32). Promoter will comply with the condition of layout plan approval granted by by Chief Town Planer Local Govt.Dept by the Punjab vide letter no. CTP(LG)-2019/2043 DT.11-09-2019.
- 33) The revenue Rasta and Government khal passing through the Commercial project/colony should be maintained as revenue rasta and Khal by the promoters.
- 34) Promoter will strictly follow & comply with all the conditions imposed by different department in their respective NOCs issued or to be issued.
- 35) Municipal Council, Zirakpur shall ensure proper execution of development works as per approved Plans. It will also ensure that development of Commercial project/colony is started only after promoter has got clearances from different department agencies. Promoter shall therefore inform Municipal Council, Zirakpur that all the condition laid down in the licence are fulfilled.
- 36). In case any difference is noted in charge 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 the licensee within 30 days of the issue of revised notice
- 37). The promoter will not permitted to use ground water for the purpose of construction as per the guidelines issued by the Hon'ble High Court.
- 38) You shall be bound to complete all the development works at your own cost as per the service plan even if it exceed from the cost of the proposed estimate.
- 39) You shall be responsible if any ambiguity or dispute found in the revenue record & any thing concealed in this regard or rules regarding PAPRA Act towards the revenue concern.

For STJ INFRA

Ravanan Guler

Partner

- 40) ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਐਲ.ਓ.ਆਈ. ਅਤੇ ਡਿਮਾਂਡ ਨੋਟਿਸ ਵਿਚ ਦਰਜ ਹਦਾਇਤਾਂ/ਸ਼ਰਤਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ।
- 41) ਪੈਪਰਾ ਐਕਟ ਅਤੇ ਰੈਗ (RERA) ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰੇਗੇ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਰੈਗ (RERA) ਵਿੱਚ ਰਜਿਸਟਰੇਸ਼ਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।
- 42) ਪੈਪਰਾ ਐਕਟ ਦੇ ਰੂਲ 28 (1) ਅਧੀਨ ਫਾਰਮ APR XXI ਵਿੱਚ ਰਿਟਰਨ ਭਰ ਕੇ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।
- 43) ਡਾਇਰੈਕਟਰ-ਸਪੈਸ਼ਲ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ ਦੇ ਮੀਮੋ ਨੰ:ਸੀਟੀਪੀ(ਐਲਜੀ)-ਏਟੀਪੀ(ਜੀ)-2008-1010-1020 ਮਿਤੀ 05-09-2008 (ਕਾਪੀ ਨੱਥੀ ਹੈ)ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।
- 44) ਸਬੰਧਤ ਪ੍ਰਮੋਟਰ/ਕਲੋਨੀਕਾਰ ਵੱਲੋਂ ਈ.ਡੀ.ਸੀ./ਯੂ.ਡੀ.ਸੀ. ਦੇ ਇਵਜ ਵਜੋਂ ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: 507966 ਮਿਤੀ 03-10-19 ਰਾਹੀਂ ਰਕਮ 2,03,25,658/-, ਯੂ.ਡੀ.ਐਫ. ਵੱਜੋਂ ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: 507964 ਮਿਤੀ 03-10-19 ਰਾਹੀਂ ਰਕਮ 16,172/- ਅਤੇ ਐਸ.ਆਈ.ਐਫ. ਵੱਜੋਂ ਡਿਮਾਂਡ ਡਰਾਫਟ ਨੰ: 507965 ਮਿਤੀ 03-10-19 ਰਾਹੀਂ ਰਕਮ 12,74,507/- ਇਸ ਦਫਤਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਹੈ।
- 45) ਜੇਕਰ ਆਪ ਵਲੋਂ ਲੇ ਆਊਟ ਪਲੈਨ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਗਲਤ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਤਾਂ ਇਸ ਸੂਰਤ ਵਿੱਚ ਬਿਨਾਂ ਕੋਈ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪ ਦੀ ਇਹ ਮੰਨਜ਼ੂਰੀ ਰੱਦ ਕਰਨ ਦੇ ਅਧਿਕਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਹੈ, ਆਪ ਕੋਈ ਮੁਆਵਜਾ ਵਸੂਲ ਨਹੀਂ ਕਰੇਗੇ, ਬਲਕਿ ਹਰਜੇ ਵ ਖਰਚੇ ਦੇ ਆਪ ਖੁਦ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗੇ।

Dated:
Place: Patiala

Competent Authority
-cum-Regional Deputy Director,
Local Govt, Patiala

S.No	Date of Renewal	Date upto which renewed	Signature of Competent Authority

Competent Authority
-cum-Regional Deputy Director,
Local Govt, Patiala

For STJ INFRA
Raman G. S. S.
Partner

ਜਮਾਂਬੰਦੀ-

ਪਿੰਡ-

ਹੱਦਬਸਤ ਨੰ:-

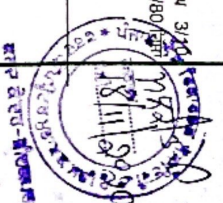
ਤਹਿਸੀਲ-

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ਮੋਹ ਦੇ ਮੈਂਬਰ ਨਾਮ

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ਖੇਵਟ ਨੰ./ ਮਾਲਕ/ਪੈਦਾ, ਨੰਬਰ/ਲਗਾਨ	ਖੇਤਰੀ ਮਾਲਕ ਦਾ ਨਾਂ ਅਤੇ ਵੇਰਵਾ	ਮਾਲਕ ਦਾ ਨਾਂ ਅਤੇ ਵੇਰਵਾ	ਕਾਸਤਕਾਰ ਦਾ ਨਾਂ ਅਤੇ ਵੇਰਵਾ	ਸਿੱਚਾਈ ਦਾ ਸਾਪਨ	ਪੁਰਖਾ ਅਤੇ ਨੰਬਰ	ਰਕਬਾ ਅਤੇ ਭੁੱ ਦੀ ਕਿਸਮ	ਵਿਸ਼ੇਸ਼ ਕਾਰਨ
45/ 42 ਕੁਲ 1.60 ਮਾਲ 1 ਸਵਾਲੀ 0.60 (ਪੁੱਤੀ) ਜਟਾ (ਨੰਬਰਦਾਰ)	58	ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਲੋਖ ਸਿੰਘ ਪੁੱਤਰ ਹਰਨਾਮ ਸਿੰਘ	ਖੁਦਾਸਤ	ਇੰਊਕਵੈਲ 608	5-3 (0-43-41.84) ਚਾਚੀ	ਬਹੁਦੇ ਇੰਤਕਾਲ ਨੰ 2584 ਮਿਤੀ 26/8/2019 ਵਲੋਂ ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਲੋਖ ਸਿੰਘ ਪੁੱਤਰ ਹਰਨਾਮ ਸਿੰਘ 23/40 ਹਿੱਸਾ ਬਾਹਰ ਮਿਸ.ਐਸ.ਟੀ.ਜੀ.ਇਨਕਾਰਾ 23/40 ਹਿੱਸਾ ਖੇਤਰੀ ਨੰ-58 (ਹਿੱਸਾ) ਖਸਰਾ ਨੰ - 0/609 (4-0) ਵੇ ਹੋਇਆ ਇੰਤਕਾਲ ਮੰਜੂਰ ਹੋ ਜੀ	
199/ 185 ਕੁਲ 4.64 ਮਾਲ 2.9 ਸਵਾਲੀ 1.74 (ਪੁੱਤੀ) ਮਾਨ ਜਪੁਰੀਆ (ਨੰਬਰਦਾਰ)	251	ਜੈਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਲੋਖ ਸਿੰਘ ਮਲਕੂਜਾ ਮਾਲਕਾਨ		ਇੰਊਕਵੈਲ 605	4-0 (0-33-72.30) ਚਾਚੀ	ਰਾਧ ਨੰ 1077 ਅਦਾਲਤੀ ਹੁਕਮ ਮਿਤੀ 13/6/2012 ਰਾਧ ਨੰਬਰ 1077 ਮਿਤੀ 13/6/2012 ਰਾਚੀ ਬਾ ਅਦਾਲਤ ਸਾਲਮ ਕਰਕੇ ਤੇ ਜਟੇਅ ਦੇ ਚੁੱਕੀ ਹੋ	
				ਇੰਊਕਵੈਲ 606	4-0 (0-33-72.30) ਚਾਚੀ		
				ਇੰਊਕਵੈਲ 607	3-4 (0-26-97.84) ਚਾਚੀ	ਵਿਸ਼ੇਸ਼ ਕਾਰਨ ਰਾਧ ਨੰਬਰ 2579 ਮਿਤੀ 10/7/2014 ਰਾਚੀ ਰਾਧ ਨੰਬਰ 1077 ਮਿਤੀ 13/6/2012 ਰਾ ਕੋਸ ਕਿਸਮੀਸ ਦੇ ਚੁੱਕਾ ਹੋ।	
				ਕੁਲ ਕਿੱਤੇ 3 42.44	11-4 (0-94- 42.44)		
				11 ਬਿਗਾ 4 ਬਿਸਵਾ (0 ਹੋਕਟੇਅਰ 94 ਏਅਰ 42.44 ਮਿਟੇਅਰ) ਮਜਰੂਆ 11 ਬਿਗਾ 4 ਬਿਸਵਾ (0 ਹੋਕਟੇਅਰ 94 ਏਅਰ 42.44 ਮਿਟੇਅਰ) ਚਾਪੀ		ਬਹੁਦੇ ਇੰਤਕਾਲ ਨੰ 2584/1 ਮਿਤੀ 26/8/2019 ਵਲੋਂ ਜੈਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਲੋਖ ਸਿੰਘ 7/10 ਹਿੱਸਾ ਬਾਹਰ ਮਿਸ.ਐਸ.ਟੀ.ਜੀ.ਇਨਕਾਰਾ 7/10 ਹਿੱਸਾ ਵੇ ਹੋਇਆ ਇੰਤਕਾਲ ਮੰਜੂਰ ਹੋ ਜੀ	
						ਬਹੁਦੇ ਇੰਤਕਾਲ ਨੰ 2739- ਮਿਤੀ 25/2/2020 ਵਲੋਂ ਜੈਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਤਰਲੋਚਨ ਸਿੰਘ ਪੁੱਤਰ ਲੋਖ ਸਿੰਘ 3/20 ਹਿੱਸਾ ਬਾਹਰ ਮਿਸ.ਐਸ.ਟੀ.ਜੀ.ਇਨਕਾਰਾ ਖਸਰਾ ਨੰ - 0/605 (4-0) ਰਾ 24/80/2019 ਬਦਲ 1-4 ਵੇ ਹੋਇਆ ਇੰਤਕਾਲ ਮੰਜੂਰ ਹੋ ਜੀ	

For STJINPRA
Partner



ਪੰਨਾ 1 ਦਾ 1
ਪਿੰਡ ਨੰਬਰ: 18-11-2020 10:02:40.433ਜਵਰ
ਪਟਵਾਰੀ ਵਲੋਂ ਮਾਲਕ ਹਿੱਸਾ ਨੰਬਰ ਮਿਤੀ 11/11/2020 ਤਲ ਕੰਮਪਿਟਰ ਵਿਚ ਦਰਜ ਹੋ।
ਜ਼ਮੀਨਦਾਰਾਂ ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਇਹ ਖਾਸਤਾ ਪੂਰਾ ਹੋ।
ਕਰਮਚਾਰੀ ਦੇ ਹਸਤਾਖਰ

1	2	3	4	5	6	7	8
Khewat No./ Pati Nambardar	Khatauni No./Lagaan	Name of Owner and Details	Name of Cultivator and Details	Means of irrigation	Field Nos.	Area and Classification of Land	Remarks
45/42 Total 1.60 Mal 1 Swai 0.60	58	Tarlochan Singh S/o Lekh Singh S/o Harnam Singh	Self Cultivation	Tube well	608	5-3 (0-43-41.84) Chahi	Vide Mutation No.2584 Date:-26/8/2019 from Tarlochan Singh S/o Lekh Singh S/o Harnam Singh 23/40 Share In favour of M/s S.T.G. Infra 23/40 Share Khatouni No:-58 (Share) Khasra No.0//609 (4-0), has been sold out Mutation Approved.
(Pati) Jatta (Nambardar)				Tube well	609	4-0 (0-33-72.30) Chahi	Vide Mutation No.2739 Date:-25/2/2020 from Tarlochan Singh S/o Lekh Singh S/o Harnam Singh 17/40 Share In favour of M/s S.T.J. Infra, Khasra No.0//609 (4-0). 34/80 Share land measuring 1-14 has been sold out Mutation Approved.
				Total	Pieces 2	9-3 (0-77-14.14)	
				9 Bigha 3 Biswa (0 Hectare 77 Air 14.14 Staier) Majrua			
				9 Bigha 3 Biswa (0 Hectare 77 Air 14.14 Staier) Chahi			

NOTARY PUBLIC
GOVT OF INDIA
TERALASSI, Sikkim
TESTED TO BE TRUE COPY

JAMABANDI FOR 2015-2016 Village Nabha Hadbast No.290, Tehsil Zirakpur, Distt. SAS Nagar, Punjab

1	2	3	4	5	6	7	8
Khewat No./ Pati Nambardar	Khatauni No./ Lagaan	Name of Owner and Details	Name of Cultivator and Details	Means of irrigation	Field Nos.	Area and Classification of Land	Remarks
199/185	251	Jaideep Singh S/o Tarlochan Singh S/o Lekh Singh	Owner	Tube well	605	4-0 (0-33-72.30) Chahi	Rupat No. 1077 Court Order Date: 13/6/2012 Rapat No. 1077 Date: 13/6/2012 Through Court Stay on Salan Land.
Total 4.64 Mal 2.9 Swai 1.74				Tube well	606	4-0 (0-33-72.30) Chahi	Special Notification: Rapat No.2579 Date:10-7-2014 Through Rupert No.1077 Date:13/6/2012 case has been dismissed.
(Pati) Maan Kapuria (Nambardar)				Tube well	607	3-4 (0-26-97.84) Chahi	Vide Mutation No. 2584/1 Date:26/8/2019 from Jaideep Singh S/o Tarlochan Singh S/o Lekh Singh 7/10 Share favour M/s S.T.G. Infra, Kharsa No.0/605 (4-0), 24/80 Share land measuring 1-4 has been sold out Mutation Approved.
					Total	11-4 (0-94-42.44)	Vide Mutation No. 2739- Date:25/2/2020 from Jaideep Singh S/o Tarlochan Singh S/o Lekh Singh 3/10 Share favour M/s S.T.J. Infra, Kharsa No.0/605 (4-0), 24/80 Share land measuring 1-4 has been sold out Mutation Approved.
					Pieces 3		
					11 Bigha 4 Biswa (0 Hectare 94 Air 42.44 Stater) Mainra		
					11 Bigha 4 Biswa (0 Hectare 94 Air 44.44 Stater) Chahi		

The record is updated from the Patwari as on 11.11.2020.

Transaction No.7104

Name of employee/Designation: Patwari

Printing Date 18.11.2020 10:02:40:433 AM

Pages 1 to 1

Total Pages : 1

Fees Rs.25

Verified in or True Translated copy
from English, Punjabi, Hindi/Urdu

18 NOV 2020

Copy is correct as per computer record. ATTESTED TO BE TRUE COPY

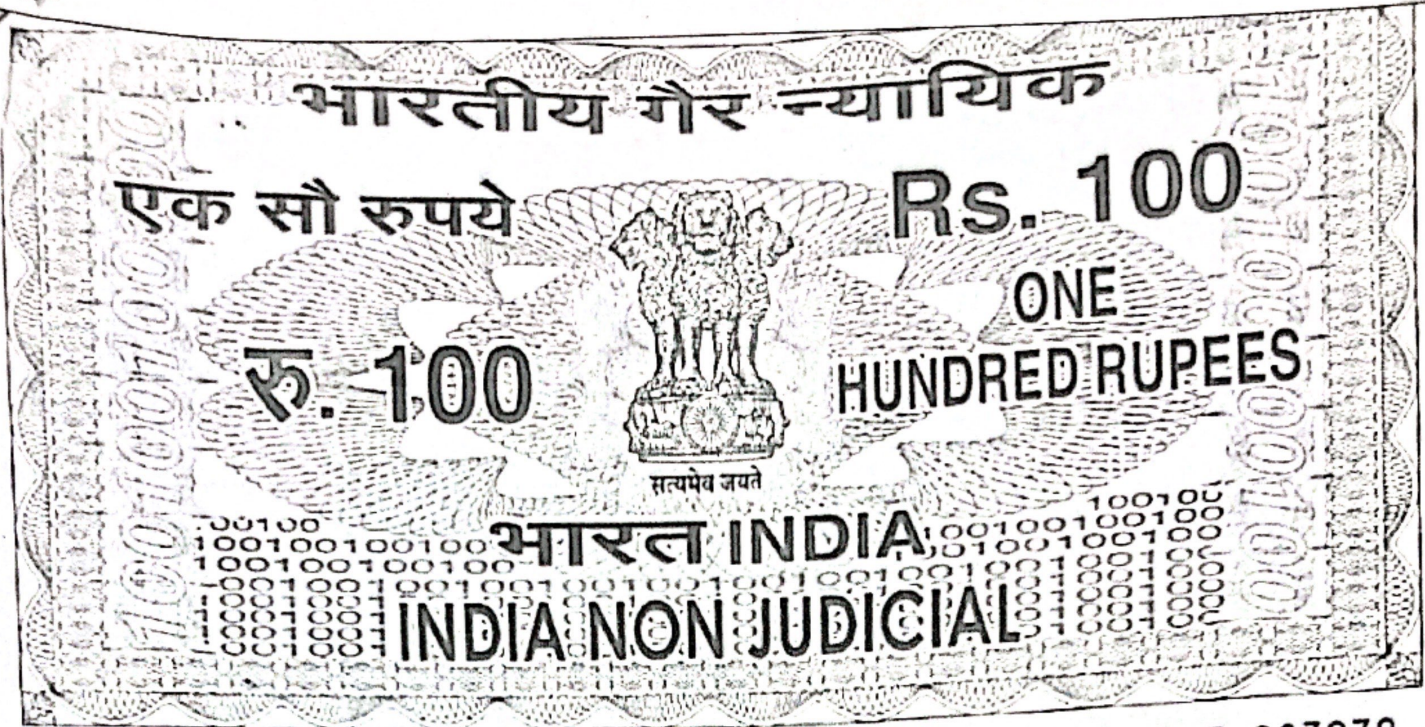
For S.T.J. INFRA

Sign. Of Employee

NOTARY (GOVT OF INDIA)
NEERABASHI SAS NAGAR

Partner





ਧੰਨਾਬ ਪੰਜਾਬ PUNJAB

AE 087979

LETTER OF CONSENT

We, Tarlochan Singh Son of Sh. Lekh Singh Son of Sh. Harnam Singh & Jaideep Singh Son of Sh. Tarlochan Singh Son of Sh. Lekh Singh Residents of House No.22 B, Sector 4, Chandigarh do hereby confirm and declare that we are the sole and undisputed owner of land falling the limits of M. C. Zirakpur, comprised under Khewat/ Khatoni No. 45/58, Khasra No.608 (5-3), 609 (4-0) Pieces 2 Land 9 Bigha-3 Biswe (ownership is Tarlochan Singh) AND Khewat/Khatoni No.199/251 Khasra No.605 (4-0), 606 (4-0), 607 (3-4), Pieces 3 Land 11 Bigha-4 Biswe (ownership is Jaideep Singh) Situated under Village Nabha, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District Sahibzada Ajit Singh Nagar, (S A S Nagar), (Mohali), Punjab – India, (Hereinafter called "the said land"). I do hereby declare, confirm and tender its consent as per Section 3 (2) (a) of the Punjab Apartment and Property Regulation Act 1995 (as amended from time to time) with free will, sound disposing mind and having a good state of physical health with regard to the said land detailed above for the development of a Road / plotting colony / commercial complex/ Group Housing / Duplex / Triplex houses/Marriage Palace etc. by M/S STJ INFRA SCF 21 MOTOR MARKET, MANIMAJRA, CHANDIGARH, for the development into apartment/Building/Plot/ Co.nmercial Building/Marriage Palace etc. as per Section 2 (c) (g) (f) of the aforesaid Act and construction thereon for the purpose of the sale as per approved layout plan by Competent

For STJ INFRA

Tarwan Gail
Partner

[Signature]

[Signature]

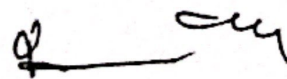
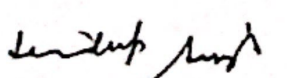
Authority under the provisions of the Punjab Apartments and Property Regulation Act, 1995 (as amended from time to time) and/or Punjab Municipal Act or any other law as per the other prevailing law existing and applicable in this regard, in favour of the promoters, M/S STJ INFRA SCF 21 MOTOR MARKET, MANIMAJRA, CHANDIGARH, This consents specifically, clearly and categorically incorporates the following stipulation as well:

- 1 That the consent submitted by us in favour of the aforesaid promoter will be irrevocable and we shall not be entitled to revoke it at any stage under any circumstances.
- 2 That the land detailed herein before is solely owned and possessed by us and we have a clear and unencumbered title of the ownership.
- 3 That the said land is free from all type of encumbrances since last more than 15 years.
- 4 That no civil criminal or revenue or any other case is pending in any competent court with regard to ownership of the aforesaid land qua for which the consent is being furnished.
- 5 That the consent furnished by me will not only be binding upon us but upon all my legal heirs, executors, administrators, assignees, successor in interests as well etc.
- 6 That we further jointly and severally state that we are the absolutely solvent and the property is not liable to attachment qua any decree or order.
- 7 That the consent furnished by me is fully supported by documentary evidence i.e. record of rights (Jamabandi) which is attached herewith.
- 8 That the present consent will authorize the aforesaid promoter to develop the colony as per approved layout plan, make construction of apartments thereon and also book plots/apartments after entering into an agreement with intending purchasers and also obtain booking money from them not exceeding 25% of the total due price as per the provisions of the Punjab Apartment & Property Regulation Act 1995 and Rules made there under.
- 9 That through this consent we have made true and full disclosure of all the facts without suppression of anything.
- 10 That a certificate from the advocate is attached herewith who has examined the revenue record and the record of concerned Sub-Registrar for the last 30 years.
- 11 That there is no encumbrance on the said property/land.
- 12 Those by the present of this consent we undertake to indemnify any purchaser of the promoter qua the plot/apartment in the event of any dispute between me/us and the promoter and further confirms to sign any other document which may be required to be signed under the new RERA Act and its Rules to be notified under this respect.
- 13 That through this consent, we undertake to indemnify any resident of the proposed colony/apartment against any dispute between myself and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.
- 14 That the consent shall be occupied of our land and if partially owned by a land owner, his consent will be accepted only after the division of the property got done by competent revenue authority. However, if the land is owned by different partners in joint ownership, then consent of all the partners of the land of the part of the Khewat shall be accepted jointly.
- 15 That if any subsequent time, it is found that any averment made in this consent letter is not true and not based on facts or documents, we undertake to indemnify

For STJ INFRA

Tawa

Partner

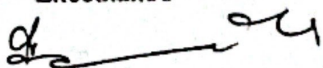
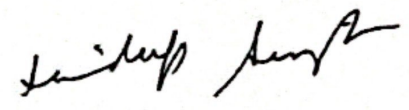
PUDA /GMADA/ Department of Local Bodies, Punjab or anyone to whom any loss and injury has been caused.

- 16 That we hereby appoint, nominate & authorize the above named promoters as our attorney to get change of land use, approval of maps, environment clearance, NOC from Punjab Pollution Control Board, PSPCL, forests, NHAI, PWD, fire, from the concerned departments, to file & sign papers / affidavits for & on our behalf.

Place : Zirakpur.

Date: 10/02/2019

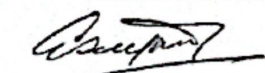
Executant/s

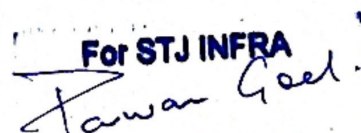
 

WITNESS NO.1



WITNESS NO.2


(SUBSHARAN GOYAL)

For STJ INFRA

Partner

FORM 'C'

((See Rule (9))

No. 4610 of 2018-19

ACKNOWLEDGEMENT OF REGISTRATION OF FIRMS

The Registrar of firms Punjab, hereby acknowledges the receipt of the statement prescribed by section 58 (1) of the Indian Partnership Act, 1932. The statement has been filed and the name of the firm

M/S STJ INFRA

VILLG NABHA, NEAR HOTEL RADISSON, PATIALA ROAD, ZIRAKPUR

has been entered in the Register of firms.

Chandigarh

Dated. the 18.02.2019



Jay 18/2/19
Registrar of Firms & Societies
Registrar of Firms & Societies
Punjab

For STJ INFRA

Tawan Gail
Partner

FORM 'A'
(See Rule (5))
REGISTER OF FIRMS

(Maintained under section 59 of the Indian Partnership Act, 1932)

Serial Number of Firm: 4610

Name of Firm: M/S STJ INFRA

Principal Place of Business: VILLG NABHA, NEAR HOTEL
RADISSON, PATIALA ROAD, ZIRAKPUR

Other Place:

Year: 2018-19

Date of Registration : 18.02.2019

Duration of the Firm : AT WILL

Name of Partners	Address	Date of Joining	Date of Ceasing	Remarks
PAWAN GOYAL	C/O FIRM	11.10.2018		
KUSHANK GOYAL	-DO-	-DO-		

S.R. No. of Doc.	Description of Document	Date of Filing	Sign. of Registrar
1.	Application for Registration under I.P.A. 1932		Registrar of Firms & Societies

For STJ INFRA

Partner

State Bank Collect

Depositor Copy

Pre Acknowledgement Payment(PAP) Form for Payment through any SBI Branch

Date: 12-01-2021

Beneficiary/Remittance Details		
State Bank MOPS Reference No.	CPAAOFWMV4	
Beneficiary:	Punjab Government	
Merchant Reference No:	828738	
	Rs	P
Collection Amount	2000	00
Commission	0	00
Total (Two Thousand Rupees Only)	2000	00

Details of Cash / Cheques	Rs	P
Total Rs		

Instructions for Depositor: This is not an e-receipt.

(To be Filled in by the Bank)

Journal No:

Branch Name:

Branch Code:

Deposit Date:

Branch Stamp

Authorised Signatory

For STJ INFRA

Tawa Guel

Partner



ICICI Bank Advice Receipt

1/12/21 12:46 PM

Transaction Details

Account Number: 036205003487

Transaction Date: 12-01-2021 00:00:00

Transaction Amount: INR 7,000.00

Debit/Credit: Debit

Transaction Description : NEFT:000100580918/PUN
B0755200/GREENING P

Note: This is an electronically generated receipt and
does not need any signature.

For STJ INFRA

Tawa Gail

Partner