

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 fulfil 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.
- 2) 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.

Divisional Forest Officer
S.A.S. Nagar

For STJ INFRA

Partner

For STJ INFRA

- 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.
- 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

For STJ INFRA

Partner

Divisional Forest Officer
Zirakpur

For STJ INFRA

Partner

- 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

Tanwar Geet
Partner

For STJ INFRA

Tanwar Geet

Divisional Forest Officer

S.A.S. Nagar

- 40) ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਐਲ.ਓ.ਆਈ. ਅਤੇ ਡਿਮਾਂਡ ਨੋਟਿਸ ਵਿਚ ਦਰਜ ਹਦਾਇਤਾਂ/ਸ਼ਰਤਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ।
- 41) ਪੇਪਰਾ ਐਕਟ ਅਤੇ ਰੈਰਾ (RERA) ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰੇਗੇ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਰੈਰਾ (RERA) ਵਿੱਚ ਰਜਿਸਟਰੇਸ਼ਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।
- 42) ਪੇਪਰਾ 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 ਇਵਜ਼ 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 ਮੁਆਵਜ਼ਾ ਵਸੂਲ ਨਹੀਂ ਕਰੇਗੇ, ਬਲਕਿ ਹਰਜੇ ਵੱਖਰੇ 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
Partner

For STJ INFRA
Partner

Divisional Forest Officer
S.A.S. Nagar