

FORM APR-V

LICENSE TO DEVELOP COLONY

License No.: **M.T.P. 4052 Dt 20/3/2015**

This license is granted (under provisions of Punjab Govt. Notification No. **Notification 17/17/2001-5HG2/Part File/1751 dated 24/06/2010** issued under Punjab Apartment and Property Regulation Act 1995) to **S. Harinder Singh Dhillon** S/o S. Charanjit Singh Dhillon proprietor M/s Dhillon Builders & Land Developers, 85, GF, Nehru Shopping Complex, Lawrence Road, Amritsar, resident of E-64, Ranjit Avenue, Amritsar for developing land as residential colony namely **"Holy City Paradise Phase I"** located towards Northwest side of the approach road taken from 'Holy City Paradise' (Approved residential Colony), measuring an area of 70.20 acres as per layout plan bearing **drawing No. ...M.T.P./278 Dated. ...17/03/2015.**

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

1. The design and specification of the 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 Over Head Reservoir (O.H.R.) and Sewerage Treatment Plant as per Public Works Department specifications;
 - b) Turfing and plantation of trees; and
 - c) Street lighting.
2. The promoter shall deposit with the Competent Authority service charges under Section 32 of PAPR Act 1995.
3. 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.
4. 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.

5. 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.
6. The license/permission is valid for a period of five years commencing from 20/03/2015 and ending with 19/03/2020 and licensee shall complete the development works within the period.
7. The licensee shall comply with the provisions of the Punjab Apartment and Property Regulation Act, 1995 and the Rules made there under.
8. 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.
9. Plinth level shall be kept minimum 0.45 meters above the road formation level.
10. The electrification works shall be carried out as per design and specification of Punjab State Power Corporation Ltd..
11. Whenever the storm water drainage system is to be laid in the periphery, the promoter shall provide the same at his own cost.
12. The layout plan and estimate shall be part of the agreement.
13. All the materials to be used shall confirm to BIS and shall be specified ISI code with latest amendments.
14. 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.
15. Promoter shall transfer free of cost the non-saleable open spaces like roads, parks, S.T.P. and Water Works. in favour of Municipal Corporation, Amritsar before the expiry of license and issue of the Completion Certificate, 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, S.T.P. and Water Works.

16. The promoter shall construct or get constructed at his own cost school, hospital, community centers, and other community buildings on the land set apart for this purpose or transfer such land to the state government either free of cost or upon payment of actual cost of development land, as directed by the state govt. which shall be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it deem fit.
17. 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.
20. The Construction on individual plots shall be commenced only after the approval of the building plans by the Municipal Corporation, as the colony is situated within the Municipal Corporation limits.
21. Promoter must ensure that adequate distance between plots and H.T. lines be maintained as per norms /guidelines of Punjab State Power Corporation Ltd..
22. 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 thereof, promoter shall exclusively be liable to face the penal action.
23. The promoter shall be responsible to pay if any amount becomes due at any time under any law for the time being in force.
24. 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.
25. That all the internal development works shall be carried out as per the specification of public works department (B&R and public health) and as per provisions in the estimates approved by the Competent Authority.
26. The promoter shall cover 10% of the open area under tree plantation and ensure appropriate landscaping congenial for livable neighbor hood.

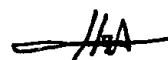


27. The promoter shall not do any act within the limits of said colony which may hinder the flow of natural drainage.
28. The promoter shall pay the E.D.C. in half-yearly installments as per schedule below:

| No. of Installments | Due Date | Amount in Rs. |
|------------------------------|------------|---------------|
| 1 st installment | 19/09/2015 | 45,94,590/- |
| 2 nd installment | 19/03/2016 | 45,94,590/- |
| 3 rd Installment | 19/09/2016 | 45,94,590/- |
| 4 th installment | 19/03/2017 | 45,94,590/- |
| 5 th installment | 19/09/2017 | 45,94,590/- |
| 6 th Installment | 19/03/2018 | 45,94,590/- |
| 7 th Installment | 19/09/2018 | 45,94,590/- |
| 8 th Installment | 19/03/2019 | 45,94,590/- |
| 9 th Installment | 19/09/2019 | 45,94,590/- |
| 10 th Installment | 19/03/2020 | 45,94,590/- |

by way of demand draft drawn 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 and other penal action may also be initiated.

29. This license shall be subject to compliance of provisions of all prevailing laws enforced in the time being, till contradicts the provisions of Punjab Apartment and Property Regulation act 1995 and Rules made there under.



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

Dated: 20/03/2015

Place : Amritsar

COMPETENT AUTHORITY
UNDER ACT 1995
Municipal Corporation, Amritsar
(Under Act, 1995)
cum Commissioner,
Municipal Corporation, Amritsar

| S. No. | Date of Renewal | Date upto which renewed | Signature of competent authority |
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Dated : 20/03/2015

Place : Amritsar

COMPETENT AUTHORITY
UNDER ACT 1995
Municipal Corporation, Amritsar
(Under Act, 1995)
cum Commissioner,
Municipal Corporation, Amritsar

Copy to S.Harinder Singh Dhillon, proprietor M/s Dhillon Builders & Land Developers, Administrative Block, Holy City Township, Ajnala Road Bypass, Amritsar.

Competent Authority notified vide Govt. Notification No. 17/17/2001-5HG2/Part File/1751 dated 24/06/2010