



**Amritsar Development Authority**  
**Green Avenue, Amritsar.**

**FORM APR V**  
**(See Rule 13)**

**Licence No. LDC-ADA/2018/39**

**Dated: 07/12/2018**

**LICENCE TO DEVELOP RESIDENTIAL COLONY**

This Licence is granted under the Punjab Apartment & Property Regulation Act, 1995 & the Punjab Apartment and Property Regulation (Amendment) Act, 2014 ( Punjab Act 21 of 2014) to M/s DSK Realtors Pvt. Ltd., 5<sup>th</sup> Floor, Splendor Forum, Plot No. 3, Jasola District Centre, New Delhi- 110025 for developing land as Residential Colony namely "AERO CITY" at Village Heir, Bal & Meerakot Kalan, Tehsil & Distt. Amritsar. (Area 151.445 Acre). The area of the colony falls within **Potential Zone- 3** as per Notification No.17/17/2001-5HG2/P.F/748168/18 dated 06-05-2016.


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

- i) This Licence is valid for a period of five years commencing from 07/12/2018 and ending with 06/12/2023 and licensee shall complete the development works within that stipulated period.
- ii) The Promoter shall enter into an agreement with the competent authority in Form APR IV within a period of thirty days of the grant of the Licence;
- iii) The promoter shall deposit with the Competent Authority service charges @ Rs.3/- per Sq. Mtr. of the plotted area proposed to be developed under section 32 of the Punjab Apartment and Property Regulation Act, 1995 and further amended PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014).
- iv) In the layout plan of the colony, the land reserved for roads, open spaces, schools, public and community buildings and other common uses shall not be less than the area approved in the layout plan drawing No.DTP(A)05/2015 dated 12-11-2015 by the Chief Town Planner, Punjab vide letter No. 6682 CTP(PB)/MPA-61 dated 15/12/2015 and vide DTP, Amritsar letter No. 1699 डीटीपी(अ)/LOBPD(80:20) dated 28/12/2015. The promoter will ensure to provide the saleable and non-saleable area as per the approved layout plan. (Copies enclosed)
- v) The Promoter shall not contravene with the provision of any other law for the time being in force in the area where the Residential colony is being developed.
- vi) As per Section-9 of the Punjab Apartment and Property Regulation Act, 1995 and further amended PAPR (Amendment) Act, 2014, the promoter shall maintain a separate account in any scheduled Bank of sums taken by him from persons intending to take or who have taken the apartments or plots, as advance, towards sale price or for any

- other purpose, or, deposit, including any sum so taken towards share capital for the formation of a co-operative society or a company, or towards the outgoings (including ground rent, if any, municipal or other local taxes, charges for water or electricity, revenue assessment, interest on mortgages or other encumbrances, if any, stamp duty and registration fee for the agreement of sale and the conveyance); and the promoter shall hold the said moneys for the purpose for which they were given and shall disburse the moneys for those purposes including for the construction of apartments and, in the case of colonies, for meeting the cost of development works, and shall submit quarterly statement to the competent authority making full and true disclosure of all transactions in respect of that account and may utilize not more than fifty percent for any other purpose from the amounts so collected.
- vii) The design and specification of the development works to be provided in the colony shall include:
- (a) Metalling of roads and paving of footpaths as per the Punjab Public Works Department specifications.
  - (b) turfing and plantation of trees; and
  - (c) street lighting.
- viii) The Licencee shall comply with the provisions of the Punjab Apartment and Property Regulation Act, 1995 and PAPR (Amendment) Act, 2014 and the rules made there under.

**OTHER TERMS & CONDITIONS:**

1. The promoter shall carryout 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 inforce.
2. The promoter shall ensure to provide ground coverage area in the colony strictly in accordance with the technically approved layout plan and out of the total open area, 10% of the area shall be used for plantation of trees and appropriate landscaping congenial for livable neighbor-hood shall be ensure.
3. Since the real estate (Regulatory and Development) Act, 2016 is in operation in the State of Punjab, you are bound to get the project registered with the RERA Authority immediately and submit a requisite copy of registration certificate in the office of ADA.
4. Promoter will have to submit a copy of the advertisement or prospectus in the office of the Competent Authority before its issue or publication as per Section 4 (1) (b) of PAPR Act, 1995 and Section 4 (1) of PAPR (Amendment) Act, 2014 (Punjab Act No.21 of 2014),
5. The promoter will acquire balance title of the land within six months of the issue of the licence and no sale shall be affected until title of the land is acquired by the promoter.
6. The licence issued to the promoter will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question and obtain any other permission required under any Act at his level.
7. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project/colony is to be developed and instructions issued under Punjab Apartment and Property Regulation Act, 1995 and PAPR (Amendment) Act, 2014 and Rules framed thereunder as amended from time to time.

8. Promoter will get the building plans of the entire colony approved from the Competent Authority before the start of construction activities at site and will carry out the construction work strictly in accordance with the approved building plans.
  9. Promoter will get the building plan of school sites (reserved for this purpose) approved from the Competent Authority before the construction of school. The promoter will be bound to pay the charges of FAR achieved as and when the building plan is approved. The promoter will also get the Zoning Plan of the school approved separately.
  10. Demarcation of a colony as per approved layout plan shall be got checked and verified by the concerned Development Authority staff within three months from the date of issue of licence.
  11. The zoning plan of the colony shall be submitted by the promoter within three month from the verification of the demarcation and further, approved by the Competent Authority within one month of its submission.
  12. The promoter shall obtain all statutory clearances/NOC's from all the concerned departments such as "Punjab Pollution Control Board, Punjab State Power Corporation Limited, P.W.D., Drainage Department, Forest Department OR the concerned Municipal Corporation as the case may be, before the start of the development works of the project/colony at site, as per notification issued by the Punjab Govt., Housing and Urban Development Department vide No. 2/3/92/ 5HG2/3189 dated 06-05-2008 and he will comply with the terms & conditions of the NOCs in toto. Violation of any conditions of the issued NOCs will attract the penal action under the relevant provisions of PAPR Act, 1995 and PAPR (Amendment) Act, 2014 and other relevant laws:-
    - i) The promoter is required to apply and obtain consent to establish (N.O.C.)/consent to operate u/s 25/26 of Water Act, 1974 and u/s 21 of Air Act, 1981 of the Boards, from the P.P.C.B. in online system of the board along with the requisite documents and N.O.C. fee separately.
    - ii) Promoter is also required to obtain N.O.C. from the PPCB under Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act, before undertaking any development at site.
    - iii) The project proponent will obtain the Environmental clearance as required under EIA Notification dated 14/09/2006.
    - iv) The promoter will also get requisite N.O.C. from M.O.D. (IAF) under Indian Aircraft Act, 1934 before the commencement of construction.
    - v) High-rise buildings may be allowed as per approved layout plan subject to clearance from Air Force Authorities, Air Safety Regulations. Traffic circulation and fire safety requirements as per National Building code shall be compulsory. You shall submit the structure safety certificate also before the grant of licence.
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13. The promoter shall make his own arrangements of independent water supply and ensure smooth supply of electricity and other requisite services in the colony at his cost.
14. The promoter shall make provision for the disposal of rain/storm water of the proposed colony and shall not obstruct the flow of rain/storm water of the surrounding area. The rain water harvesting structure for the disposal of storm water will be provided as per the design approved by CGWB at his cost.
15. The promoter shall execute the remedial works from Xen (Drainage) concerned for control of floods at his own cost and road levels will be kept at least 0.45 Mtr. above HFL and also provide an earthen bundh or RCC retaining wall on other side of the colony in order to control the floods as remedial measures.
16. The promoter shall get clearance/NOC from the PWD (Drainage Department) and he will abide by the terms and conditions imposed by the department. Promoter will also ensure that the natural flow of the rain water in the drain is not obstructed and the natural environment is not affected. The treated water of the project should be used for plantation in the green belt. It will be the sole responsibility of the promoter for any damage to the Govt. property, crops, human life etc. due to construction activities in the project. Promoter has to get the scheme approved from the Chief Engineer, ADA for disposal of treated water available from the Sewerage Treatment Plant before start of work.
17. Promoter shall obtain permission from the Forest Department, Government of India under Forest Act, 1980 and approval/NOC from Competent Authority to fulfill the requirements of notification dated 14.09.2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.
18. Promoter shall obtain any other permission required under any other Act at his own level.
19. As per Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013 restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (Deputy Commissioner) of the District and subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
20. Promoter shall not undertake any sort of development activities on Forest Land if it forms a part of colony, unless NOC is obtained from Forest Department.
21. Promoter will be responsible i) to provide good quality work & workmanship as per norms/specifications, ii) storm water and sewerage disposal upto out fall, iii) plinth of buildings & roads crown levels w.r.t. H.F.L. & other hydraulic conditions, iv) to comply with the observations, if any raised by XEN, PWD (B&R) and Drainage & to provide portable drinking water.
22. Promoter will submit the Comprehensive proposal of ground water recharging along with drawings of recharging structures before the start of work.
23. The Plinth & Road Formation Level will be got approved from the S.E., ADA, Amritsar and the promoter will supply the level sheet of the site and X-Section of roads, before the start of work.

24. The design and execution of development works in the colony shall be carried out strictly as per PWD/PUDA/MORT/Public Health specifications as per prevailing provisions. All the materials to be used will conform to the latest BIS/ISI code duly ISI marked.
25. Promoter shall undertake and complete the internal development works under the supervision of a qualified & experienced engineer. He shall submit a certificate from the supervising engineer after the completion of all development works to the satisfaction of Competent Authority before issue of completion certificate.
26. Promoter is responsible to make the disposal of solid waste as per guidelines of the Pollution Control Board. He should get the prior approval from competent authority for the disposal of garbage. In case the disposal is made at his own, the proposal should be got approved from the ADA before the start of work.
27. The electric plan/load will be got approved from Punjab State Powercom Limited before execution of work as per their specifications/norms as per policy issued by Department of Housing & Urban Development vide letter No.13/68/2007-3HG2/5194, dated 13.07.2007 which is as under:-
  - a. L.D. system shall be laid down by the Developer as per standard design of the Board & IE Rules and detailed sketch of L.D. System alongwith specification of material shall be got approved by Developer from respective SE/Operation of the Punjab State Powercom and work shall be carried out strictly as per approved sketch.
  - b. Electrification work will be carried out as per the design and specification approved by the Punjab State Powercom as per the Indian Electricity Rules.
  - c. Promoter shall provide an independent street lighting on all the roads and underground cable shall be laid as per the norms of Punjab State Powercom.
  - d. The promoter shall not make any construction under L.T. and H.T. transmission electric lines passing through the colony, if any, or shall get these lines shifted at his cost by applying to the concerned authority or existing electric lines passing over the plots/flats have to be got shifted or realigned along the existing proposed roads in the colony.
  - e. Energy saving fittings shall be used in street lighting.
28. Promoter shall carry out and complete the development of land in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act 11 of 1995) & PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014).
29. The promoter shall carry out all directions issued by the competent authority for ensuring due compliance of the execution of the layout and the development works therein and to permit the competent authority or any officer authorized by it to inspect such execution.
30. As per the interim orders of Punjab & Haryana High Court in C.W.P.No.18632 of 2005, promoter will provide minimum buffer of 15 meters green belt of broadleaf trees towards the air polluting industries, boundaries of which are located within 100 meters from the boundary of the colony.

31. The promoter shall comply with the terms and conditions imposed in the L.O.I. issued vide No. ADA/CA/ASR/S-3/2018/14033 dated 26/09/2018, permission regarding Change of Land Use issued by Chief Town Planner, Punjab vide his Memo no. 3841/CTP(PB)/SP-432(A) dated 25/07/2012, Memo No. 2924/CTP(Pb.)/SP-432(ASR) dated 30/05/2013, Memo No. 6654 CTP(Pb.)/SP-432(A) dated 10/12/2015, the Layout Plan approved by CTP, Punjab vide letter No. No. 6682 CTP(PB0/MPA-61 dated 15/12/2015 and vide DTP, Amritsar letter No. 1699 ਡੀਟੀਪੀ(ਅ)/LOBPD(80:20) dated 28/12/2015. Promoter shall comply with the terms and conditions imposed in CTP, Punjab's letter No. 6847-CTP(Pb)/MPA-61 dated 03/11/2018 and estimates passed by Divisional Engineer(Civil/PH/Elec.), ADA vide letter No. ADA/DE(C)/ASR/2018/1259 dated 28/09/2018 (Copies Enclosed)
32. Promoter will not object or obstruct the integration of road network and utilities with the surrounding development which may be undertaken by Municipal Authority OR any other agency authorized to do so, under any Law or by the Govt.
33. Promoter will ensure the minimum distance from nearby industry, Rice Sheller, Brick Kiln, Cold Store, if any, as prescribed by PPCB Department of Environment or other Competent Authority in this regard. Promoter will also comply with the conditions as prescribed in Notification No.3/6/07/STE(4) /2274 dt.25-07-2008 of PPCB.
34. Furnish an undertaking to construct or to get constructed 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 school and hospital etc. on such terms and conditions, as may be specified by the Government.
35. The promoter shall transfer free of cost the area under roads, open spaces, parks and sites meant for public utilities to the local authority or development authority, as the case may be, and this transfer would be exempted from stamp duty and any cess applicable.
36. The promoter shall be responsible for the maintenance and upkeep of all the roads, open spaces, public parks and public health services for a period of five years from the date of completion certificate.
37. The promoter shall develop the colony as single unit and shall not bifurcate the site.
38. The promoter shall be responsible for any kind of litigation regarding land in any court of law.
39. Revenue Rastas & Government Khals passing through the site, if any, shall be maintained as such and kept unobstructed.
40. The promoter shall connect the Water Supply, Storm water, drainage & sewerage of this colony with the storm water, drainage and sewer of Municipal Corporation, Amritsar and provide these services to the colony at his cost till these are integrated with the services of Municipal Corporation.
41. After receiving final payment of the plots, promoter will register conveyance deeds in favour of the allottees within 90 days.
42. As per orders of Hon'ble Punjab & Haryana High Court dated 25-04-2013 in C.W.P. No.18369 of 2012, promoter will comply with the guidelines contained in the notification of Central Ground Water Authority (CGWA). As per the guidelines, the underground water shall

not be used for construction purpose & use alternative sources such as surface water source or treated sewage from nearby Sewerage Treatment Plant for this purpose. The underground water can be extracted only for the purpose of drinking by installing water meters on bore/tubewells to ensure the quantity of water extracted after getting permission from the D.C. concerned.

43. Promoter has paid the entire amount of service charges @ 3% Rs. 7,98,243/- vide receipt No. 46 dated 06/11/2018.
44. The promoter has submitted application for hypothecating property as the 35% of the cost of development works. Promoter cannot execute the sale/sale deed of this hypothecated property until it is being released by Competent Authority. [ 35% of 2689 lac= 941.15 Lac, Property 30785 sq. yds is to be hypothecated @ 90% of collector rate as per policy which is equivalent or more than the amount mentioned above].
45. The promoter has submitted application for hypothecating property against the 90% of balance amount i.e. EDC, L.F., SIF. Promoter cannot execute the sale/sale deed of this hypothecated property until it is being released by Competent Authority. [ 90% Balance Amount= Rs. 15,96,60,112/-, Property 44017 sq.yds. is to be hypothecated @ 90% of collector rate as per policy which is equivalent or more than the amount mentioned above].
46. Promoter will be bound to submit bank guarantee/additional bank guarantee as and when demanded by ADA within stipulated period as per given undertaking.
47. Total amount of EDC as per section 5(6) of the Punjab Apartment and Property Regulation Act 1995 is worked out Rs. 14,77,32,750/- (Rs. Fourteen crore seventy seven lac thirty two thousand seven hundred fifty only). 10% of the total EDC i.e. Rs. 1,47,73,275/- (Rs. One crore forty seven lac seventy three thousand two hundred seventy five only) has been deposited by the promoter vide ADA receipt no. 49 dated 07/12/2018. The balance EDC i.e. Rs. 13,29,59,475/- (Thirteen crore twenty nine lac fifty nine thousand four hundred seventy five only) shall be recovered in ten equal half yearly installments with 10% interest, payable half yearly along with installment on the balance amount. 3% penal interest (Compounded) will be charged on the defaulted amount. The detail of EDC installments is as under:-

Installment No.	Due On	Principal	Interest @ 10% p.a.	Amount
1	07/05/2019	13295955	6647974	19943929
2	07/11/2019	13295955	5983176	19279131
3	07/05/2020	13295955	5318378	18614333
4	07/11/2020	13295955	4653581	17949536
5	07/05/2021	13295955	3988783	17284738
6	07/11/2021	13295955	3323985	16619940
7	07/05/2022	13295955	2659187	15955142
8	07/11/2022	13295955	1994390	15290345
9	07/05/2023	13295955	1329592	14625547
10	07/11/2023	13295955	664794	13960749
	<b>Total</b>	<b>13,29,59,550</b>	<b>36563840</b>	<b>169523390</b>

3% penal interest (compounded) shall be charged in case of default on the defaulted amount in future, as per the policy and guidelines framed under the provisions of PAPR Act, 1995 and rules made thereunder and amended/ revised from time to time and in strict compliance of directions of the Competent Authority communicated even after the issue of licence. If the promoter opts to deposit the EDC in lump sum then 5% concession/rebate shall be given.

48. Total amount of licence fee as per section 5 of the Punjab Apartment and property Regulation Act 1995 is worked out Rs. 2,12,19,750/- (Rs. Two crore twelve lac ninteen thousand seven hundred fifty only). 10% of the license fee i.e. Rs. 21,21,975/- (Rs. Twenty one lac twenty one thousand nine hundred seventy five only) has been deposited by the promoter vide ADA receipt no. 45 dated 21/09/2018. The balance licence fee i.e. Rs. 1,90,97,775/- (Rs. One crore ninety lac ninety seven thousand seven hundred seventy five only) shall be recovered in six half yearly installment with the 10% interest payable half yearly along with installment on the balance amount. 3% penal interest (compounded) will be charged on the default amount the detail of L.F installment is as under:

Installment No.	Due On	Principal	Interest @ 10% p.a.	Amount
1	07/05/2019	3182966	954889	4137855
2	07/11/2019	3182966	795740	3978706
3	07/05/2020	3182966	636592	3819558
4	07/11/2020	3182966	477444	3660410
5	07/05/2021	3182966	318296	3501262
6	07/11/2021	3182966	159147	3342113
	<b>Total</b>	<b>19097796</b>	<b>3342108</b>	<b>22439904</b>

3% penal interest (compounded) shall be charged on the defaulted amount of licence fee in future, as per the policies and guidelines framed under the provisions of PAPR Act, 1995 and rules made thereunder and amended/ revised from time to time and in strict compliance of directions of the Competent Authority communicated even after the issue of licence.

49. Total amount of SIF as per section 5 of the Punjab Apartment and property Regulation Act 1995 is worked out Rs. 84,47,625/- (Rs. Eighty four lac fourty seven thousand six hundred twenty five only). 10% of the SIF i.e. Rs. 8,44,763/- (Rs. Eight lac forty four thousand seven hundred sixty three only) has been deposited by the promoter vide ADA receipt no. 47 dated 13/11/2018. The balance SIF i.e. Rs. 76,02,862/- (Rs Seventy six lac two thousand eight hundred sixty two only) shall be recovered in six half yearly installment with the 10% interest payable half yearly along with installment on the balance amount. 3% penal interest (compounded) will be charged on the default amount the detail of L.F installment is as under:

Installment No.	Due On	Principal	Interest @ 10% p.a.	Amount
1	07/05/2019	1267151	380143	1647294
2	07/11/2019	1267151	316786	1583937
3	07/05/2020	1267151	253428	1520579
4	07/11/2020	1267151	190070	1457221
5	07/05/2021	1267151	126713	1393864
6	07/11/2021	1267151	63355	1330506
	<b>Total</b>	<b>7602906</b>	<b>1330495</b>	<b>8933401</b>

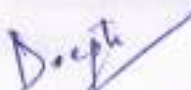
3% penal interest (compounded) shall be charged on the defaulted amount of licence fee in future, as per the policies and guidelines framed under the provisions of PAPR Act, 1995 and rules made thereunder and amended/ revised from time to time and in strict compliance of directions of the Competent Authority communicated even after the issue of licence.

50. In case, any difference is noted in the charges calculated at any stage or revision of rates of EDC, Licence Fee and other charges or any other fees levied by the Government at a later stage, the same shall be paid by the promoter with interest within 30 days of the issue of demand letter.
51. Promoter shall comply with the conditions of change of land use issued by the CTP, Punjab vide his Memo no. 3841/CTP(PB)/SP-432(A) dated 25/07/2012, Memo No. 2924/CTP(Pb.)/SP-432(ASR) dated 30/05/2013, Memo No. 6654 CTP(Pb.)/SP-432(A) dated 10/12/2015. (copies enclosed)
52. Promoter shall comply with the terms & conditions of NOC issued by XEN (Drainage) Amritsar vide No. 654/19-M dated 18/10/2018 (copy enclosed).
53. Promoter shall comply with PSPCL letter No. 839 dated 06/12/2018 issued to promoter.
54. Promoter will have to clear the loan taken on some portion of land and afterwards produce Non encumbrance certificate of the same land certificate from Sub-registrar for the same land within three months from the date of issue of licence. Promoter will also have to rectify the revenue record for the land bearing Khasra No. 5//19 as per the undertaking given in this regard and also have to produce the Non-encumbrance certificate from Sub-registrar for the same land within three months from date of issue of this licence. Failing to produce this non-encumbrance certificate within three months will result in cancellation of licence.
55. Promoter will have to pay the scrutiny fees Rs. 30,65,500/- (as informed by DTP, Amritsar) within three months from the date of issue of this licence. Failing to produce this non-encumbrance certificate within three months will result in cancellation of licence.
56. The layout plan, project report and estimates are the part of agreement/licence. (copies enclosed)
57. The promoter will get the service plans of the project, approved from ADA, Amritsar before the start of development works.
58. Promoter shall not make any construction on area falling under road widening.
59. This office shall not be responsible for any litigation in any court of law and shall not be made party to any individual case. The licence ceases to be taken as withdrawn at any time in case of adverse decision in the any type of litigation/violation.
60. In the event of the promoter contravening any provisions of the Act, or the rules made thereunder or any provisions of the granted under sub-section(3), the competent authority may, after giving an opportunity of being heard, suspend or cancel the licence and enforce the bank guarantee or mortgage property furnished by the promoter under sub-

section (3), under the provisions of Section 5(14) of PAPR (Amendment) Act, 2014 (Punjab Act No.21 of 2014).

61. If any of terms & conditions is left/misprinted, promoter will be bound to fulfill such conditions as and when informed.

Dated: 07/12/2018  
Place : Amritsar

  
**Competent Authority  
cum-Chief Administrator,  
ADA, Amritsar.**

Sr. No.	Date of Renewal	Date upto which licence renewed	Signature of Competent Authority
1.			
2.			
3.			
4.			
5.			

