

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN SEC-62, SAS NAGAR**

FORM APR V
(See Rule 13)

License No. LDC-35/2019

LICENSE TO DEVELOP A COLONY

This license (No. LDC-35/2019) is hereby granted under section (5) of The Punjab Apartment & Property Regulation (Amendment) Act, 2014 to M/s Nature Health Farms Private Limited, SCO No. 487-488, Sector-35C, Chandigarh-160035 for developing land as residential colony under Low Density Country Homes Residential Project Policy at Village Manakpur Sharif, Tehsil Kharar & Distt. SAS Nagar, Punjab on a Land measuring 48.28125 acres as shown in the layout plan Drawing No. V-1/18 Dated 25-12-2018. This license is subject to the following conditions, namely:-

1. The license is valid for a period of **five years** commencing from 15-10-2019 and ending with 14-10-2024. The licensee shall complete the development works within the validity period of the license and shall take the completion certificate as per provisions of Punjab Apartment & Property Regulation Act, and Rules made thereunder and all the notifications issued in this regard by the Department of Housing & Urban Development before offer of possession.
2. The licensee shall plan, develop and dispose of the land as per terms and conditions of Punjab Apartment & Property Regulation Act, 1995, PAPRA (Amendment) Act, 2014 and further as per provisions of notification no. 17/09/2016-5Hg2/2315 dated 26-08-2016 w.r.t. to development of Low Density Country Homes Residential Development Project issued by Govt. of Punjab, Department of Housing & Urban Development (Housing Branch II) .
3. The promoter shall fulfill all the conditions imposed in CLU Letter no. 984 CTP(PB)SP-432(M) dated 10/03/2017 and letter no. 4658 CTP(PB)SP-432(M) dated 17/10/2017, Layout Plan approval letter no. 1554 dated 05-03-2019 and conditions imposed at the time of approval/NOC issued or to

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be issued by the various other departments as per the undertaking submitted dated 03.06.2019.

4. The promoter shall be bound to comply with all the terms & conditions of the license along with supplementary terms and conditions (Annexure- A') and further those which will be part of agreement as per Form- IV.
5. The design and specifications of the development works to be provided in the colony shall include: -
 - A) Metalling of roads and paving/development of footpaths/ Parking area/ Common areas as per specifications approved by concerned department.
 - B) Laying of Water Supply, storm water, drainage and Electric network, Street Light etc. along with Landscaping and other horticulture work as per approved specifications of concerned departments.
 - C) Development of Common area as per approved specifications of concerned departments.
 - D) Construction of water work, ESS and other utility areas as per approved specifications of concerned departments.
6. The licensee shall enter into an agreement with the competent authority in Form APR IV within a period of thirty days from the grant of the license as per the provisions of PAPRA.
7. The licensee shall deposit with the Competent Authority, service charges under section 32 of the Punjab Apartment & Property Regulation Act.
8. The Licensee shall carry out all directions issued by the Competent Authority or ensuring due compliance of the execution of approved layout plan and the development works therein and to permit the competent authority or an officer authorized by it to inspect such execution.
9. In the layout plan of the colony, the land reserved for roads, open spaces, public & community building and other common uses i.e. non saleable area shall not be less than 35% (as per approved layout plan) of the gross area of the land under the colony.
10. The Licensee shall get the building plans sanctioned from the concerned competent authority i.e. Estate Officer, GMADA before the start of construction at site.



11. 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.
12. The licensee shall maintain a separate account in any Scheduled Bank of sums/amount 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 and shall disburse the money for meeting the cost of land development works, administrative expenses etc. related to this project authenticated by Architect, Engineer and Chartered Accountant and shall on demand, in writing, by the Competent Authority, make full and true disclosure of all transactions in respect of that account.
13. The licensee shall be liable to fulfil all provisions of the respective Regional Plan, provisions of Punjab Apartment and Property Regulation Act, prevailing building rules and all other notifications/ circulars /instructions/ orders issued with regard to setting up of Low Density Country Homes colony and there subsequent amendment.
14. As no separate area for EWS housing has been kept reserved in the layout plan as per the provisions of Low Density Country Homes Residential Development Project Policy. So as per Policy, it is mandatory for each plot holder to provide housing to his/her service personal and the said condition shall be in incorporated in the allotment letter of plots/villas etc.
15. The licensee 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.
16. The Licensee shall not use under-ground water for construction of development works and this condition shall be incorporated in the allotment letter of plots / apartments directing the allottees not to use the under-ground water for construction purpose and use surface water sources or treated sewage from nearby Sewage Treatment Plant.
17. The Licensee shall get his project registered with Real Estate Regulatory Authority under RERA Act, 2017 and shall abide by all the provisions of RERA Act, 2017 and Rules made thereunder or as amended from time to time.



18. The licensee has furnished the ownership documents of 48.28125 acres of land in terms of registries and jamabandi. Out of which registered sale deeds for 34.725 acres land have been submitted but jamabandis have not been submitted. So, the licensee shall be bound to submit the jamabandi of 34.725 acres land in this office within two months from the date of issue of license.
19. In case after the approval of Service Plans as per approved Layout Plan from the Competent Authority, any variation in Bank Guarantee amount arises, the Licensee shall pay the difference in form of additional Bank Guarantee/Hypothecation.
20. In case of any difference in charges/instalments/Bank Guarantee found during any audit, the licensee shall be bound to pay/fulfil the difference within 30 days from the date of issue of demand letter.
21. If any of the above conditions and Supplementary Terms & Conditions (Annexure A) and conditions mentioned in agreement are not complied with, due action shall be taken as per the provisions of PAPR Act or any other Law in force.

Dated 14-10-2019

Place: S.A.S. Nagar



Chief Administrator
(Exercising the powers of competent authority)

