

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)

To


✓ The Managing Director,
M/S Preet Land Promoters & Developers Pvt. Ltd,
SCO No. 672 Sector 70
Mohali.

Memo No.17/47/2005-3HG2/ 5984
Dated, Chandigarh the 30/8/06

Subject:-

Signing of Legal Agreement - M/S Preet Land Promoters &
Developers Pvt. Ltd, set up Residential Township Project at sector
85 to 87 Mohali.

In continuation of Additional Chief Administrator (Projects) Puda
S.A.S Nagar's No. PUDA/ACA(Pr.)2006/19160 dated 23-6-2006, please find enclosed
the copy of agreement signed with the Department of Housing and Urban Development,
Government of Punjab on 30-6-2006 for setting up a Mega Housing Project in Punjab as
approved by the Empowered Committee in its meeting held on 27-1-2006 under the
chairmanship of Hon'ble Chief Minister, Punjab. You are further advised to ensure
compliance of the terms and conditions of the agreement, failing which the said
concessions will stand withdrawn.


Joint secretary to Government of Punjab
Department of Housing and Urban Development.

Endst. No. 17/47/2005-3HG2/

Dated, Chandigarh, the

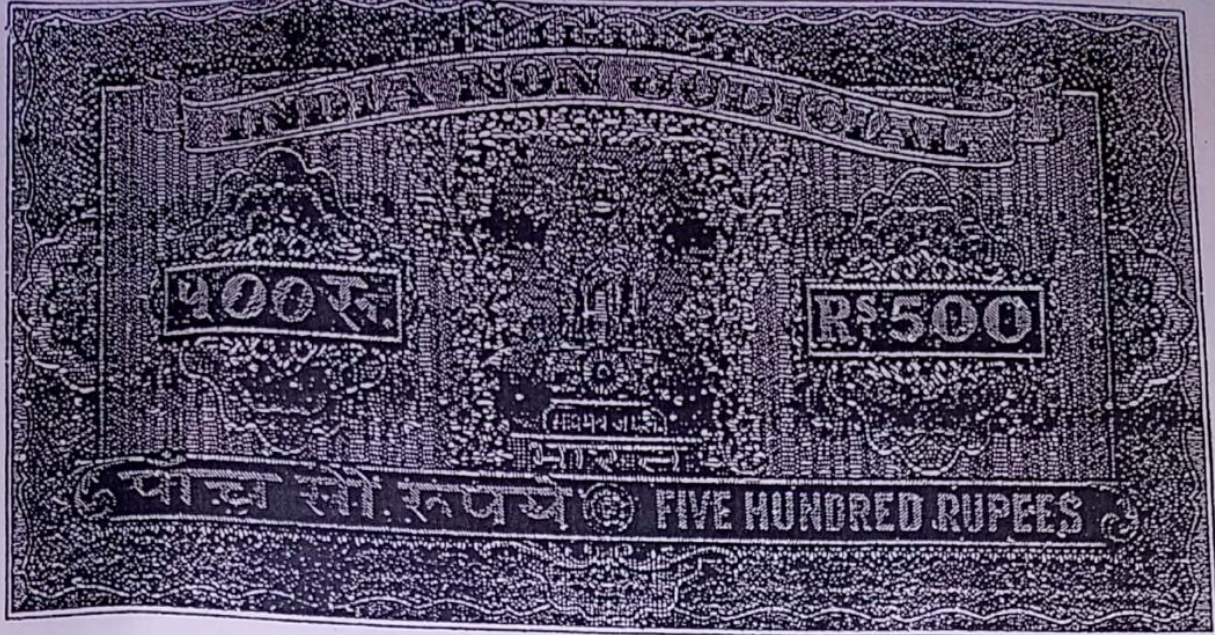
A copy of the above alongwith one copy of the agreement is
forwarded to the following for information and necessary action please:-

1. Chief Administrator, Puda, Puda Bhawan, Mohali.
2. Chief Town Planner, Punjab.

Joint secretary to Government of Punjab
Department of Housing and Urban Development

CC:-

PA/S.H.U.D for the information of Worthy Secretary, Housing and
Urban Development, Punjab.



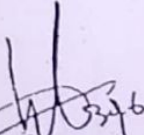
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AGREEMENT

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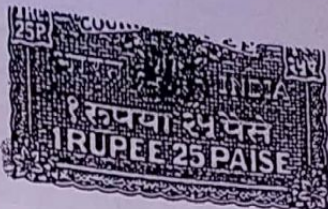
Memorandum of Agreement made this 30 day of June 2006 between M/S Preet Land Promoters & Developers Pvt. Ltd., Promoter / Developer through its authorized person namely Mr. K. S. Walia Managing Director and having its registered office at SCO 672 Sector 70 Mohali, Punjab (herein after referred to as the Promoter / Developer) of the one part and the Governor of Punjab, through the Secretary Department of Housing and Urban Development, Govt. of Punjab (herein after referred to as "State Government")

1. Whereas the State Government with a view to attract new investment in Punjab has under Industrial Policy 2003 provided for consideration and determination of a special package of incentives for infrastructure project including Housing and Urban Development through an Empowered Committee duly notified under the said policy for this purpose, provided fixed capital investment in these projects is more than Rs. 100 crores.
2. Whereas the Promoter / Developer proposes to set up Residential Township project situated in Revenue estate of village Nanu Majra, Sohana, & Patti Sohana (Sector 85,86,87) SAS Nagar Mohali (200 acres area) with approx. investment of Rs. 291.50 crores .
3. Whereas the Promoter / Developer for implementation of the aforesaid Project requested the State Government for grant of special package of concessions enabling them to implement this project. Request of the Promoter / Developer was duly discussed and considered by the Empowered Committee constituted under the Industrial Policy, 2003 in its meeting held on 27.01.2006.
4. Whereas on the basis of decision of the Empowered Committee, Letter of Intent indicating the concessions proposed to be granted to the Promoter / Developer by State Government has been issued to the Promoter / Developer PUDA / ACA(pr.)2006/17566 dated 02.05.2006.


Joint Secretary
to Govt. Punjab
Deptt. of Housing &
Urban Development

For Preet Land Promoters and
Developers Private Limited

Managing Director



5. Whereas the Government of Punjab has required the Promoter / Developer to enter into an Agreement within three months of issue of LOI with Governor of Punjab as per the terms and conditions hereinafter contained now this indenture witnessed i.e. hereby agreed and declared as follows :-

(I) The Government of Punjab has agreed to provide relief & concessions to the Promoter / Developer for implementation of aforesaid Residential Township Project at Sector 86 SAS Nagar Mohali as per LOI appended to this agreement.

(II) The Promoter shall submit copies of the sale deeds of at least 50% of the total land under the project within a period of 6 months of the signing of the legal agreement. The agreement of sale with the landowner in respect of remaining 40% of the total land shall also be submitted by the Promoter/Developer along with the detail of the 10%(maximum) area, if any which is required to be acquired by the State Government at the cost of the Developer.

(III) Minimum investment of Rs 100 crore shall be completed within a period of 3 years from the date of signing of the agreement. Besides the grant of above concessions will be subject to signing of an agreement by the Promoter/ Developer and the State Government and complying with the terms & condition of the agreement failing which the said concessions shall stand withdrawn. The agreement in this regard shall be signed with the Promoter/Developer by the official of Housing & Urban Development Department Government of Punjab. The Promoter/Developer is requested to send the consent to the Secretary, Department of Housing & Urban Development. Government of Punjab with a copy of this office.

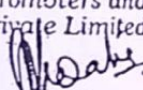
(IV) The Promoter shall sign the agreement within three month from the date of issue of Letter of Intent (LOI) incorporating any applicable fee/ charges/ dues/etc. failing which the LOI shall be deemed to be cancelled. The Promoter undertakes to abide by all the instructions issued by the Department of Housing & Urban Development from time to time including the instructions issued vide letter no. 17/65/2005 - IHG2/192 DATED 10.01.2006.


(V) Barring unforeseen circumstances, the Government of Punjab shall facilitate provision of power to supply, road, accessibility, water and infrastructure required for the project after the same is applied for to the concerned department / agency / authority local body on fulfillment of various terms and conditions required in this regard at such rates/fees etc, which shall not be less favorable to them compared to similarly placed projects customers.

(VI) Concessions given in LOI will be granted subject to the conditions that each of the Residential Project at any individual location must comply with following conditions :-

(a) Developers of Mega Projects in Housing shall earmark 10% of the land and develop it for allotment to Economical Weaker Sections of the Society. The price to be charged for EWS houses/flats would be determined by the Government, in accordance with Section 5(9) of the Punjab Apartment & Property Regulation Act, 1995.

For Preet Land Promoters and
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Managing Director


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to Govt. Punjab
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Urban Development



(b) "Rain Water Harvesting" shall be provided in all Mega Projects which shall be indicated on the building plans submitted for approval and shall be installed as per the approved plan.

(c) "Water Treatment Plant" shall be provided in all Mega Projects of 10 & above 10 acre which shall be indicated on the building plan submitted for approval and shall be installed as per the approved plan. The treated water shall be recycled for irrigation and surplus water generated shall be utilized for beautification.

(d) Developers of Mega Projects in Housing shall submit six monthly progress reports to the Nodal Agency to be tabled at the meeting of the Committee under the Chairmanship of Chief Secretary, Punjab to monitor the progress made by each Developer.

(e) That the area proposed under these projects does not conflict with acquisition plans of the Government for any purpose. The specific location details can be worked out at the instance of submission of lay out plan or submission of land details by the applicant Promoter / Developer.

However as per clause (v) of LOI whereby the Promoter / Developer is also committed to pay "All relevant statutory and non-statutory charges land use conversion charges, dues, fees etc. as leviable by the Government or any authority shall be payable as fixed by Government / Authority from time to time." We agree to pay these as per the rates for Mohali with respect to EDC, License & conversion charges as have been notified vide Notification No. 18/35/2002-IHG2/499 dated 20.1.2006.

(f) The Promoter / Developer shall not be allowed to execute the development works on the project land except in accordance with the environmental clearance from the Punjab Pollution Control Board following the Environmental Impact assessment process.

(g) The electrification work will be carried out as per design and specification approved by PSEB under their strict supervision.

(h) Promoter/Developer will obtain No objection Certificate before the construction of high rise buildings in their township Projects from Director General of Civil Aviation, Govt. of India, New Delhi in the case of Civil Airports and Ministry of Defence in the case of Air Force Station.

In case the Promoter/Developer fails to comply with any clause of this agreement and also LOI within the stipulated period mentioned therein, the concession enumerated in LOI shall stand automatically withdrawn and the Promoter /Developer shall have no claim or liability whatsoever on the State Government in this regard. The Government of Punjab shall be entitled to recover the cost of all reliefs /concessions availed by the Promoter/Developer (as dues recoverable by the Government as arrears of land revenue) as given in LOI in the event of failure on the part of the Promoter / Developer to fulfill its obligation under this agreement.

For Preet Land Promoters and
Developers Private Limited

Managing Director

Joint Secretary
to Govt. Punjab
Deptt. of Housing &
Urban Development



In witness where of the Promoter / Developer has caused its common seal to be affixed and the Government of Punjab both hereunto set their hand and seal on the day and year first above written.

Signed on behalf:-

State Government

Signature

Name

Gurmit Singh

Promoter/Developer:
Preet Land Promoters and Developers

Mr. K.S. Walia
(Managing Director)

Joint Secretary
to Govt. Punjab
Deptt. of Housing &
Urban Development

Seal

Witness

1.

Kuldip Singh
Supdt. Housing D.Bs.

2.

Doga Singh S.H.B.I.
Superintendent Housing D.Bs.

Witness

1.

Charan Singh Saini
S. Waryam Singh

2.

Ashok K.
Ashok Kumar Kishore S/o Sh.
Wadhwa Ram

For Preet Land Promoters and
Developers Private Limited

Managing Director