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Government of Punjab
Department of Housing and Urban Development
(Housing - II Branch)

✓ To

M/s Preet Land Promoters and Developers Private Limited.
SCO No. 672, Sector 70, SAS, Nagar.

Memo No:-18/223/2006-5HG2/12917
Dated: Chandigarh, the 28-12-06

Subject: Change of Land Use of a Township Mega Project in Sector 86 Mohali of M/s Preet Land Promoters and Developers Private Limited.

Reference your letter-dated 05.10.2006 on the subject cited above.

2. Your request for change of land use of 104.33 acres of land has been considered and permission is hereby granted to change of the use of this land from agriculture to Residential/Group Housing/Institutional and Commercial as defined in the out line master plan of SAS Nagar Mohali. Detail of the areas / for which CLU has been granted is enclosed in Annexure 'A'.

3. However this permission is subject to the following terms and conditions:

i) That the promoter would ensure the compliance of all provisions of agreement executed with Department of Housing and Urban Development 30-06-2006 and all provisions of Punjab Planning and Development Authority Act, 1995.

ii) This change of land use would be in the hands of M/s Preet Land Promoters and Developers Private Limited and the promoter would deposit CLU, EDC/License Fee and all other charges levied or to be levied by the State Government from time to time.

For Mohali Royal Towers
R. K. Sindal
Partner

- iii) The promoter would abide by the instructions issued by the State Government or its any agency from time to time especially under the New Punjab Capital Control Act, 1952 and New Periphery Policy recently approved by the State Government.
- iv) He would be responsible for any litigation if any with the land owners in any court of Law.
- v) He would not undertake any development work in the colony until final lay out plan is approved by the Competent Authority and notification under section 44 of PAPRA, 1995 is issued. Chief Town Planner, Punjab/ Nodal Agency would ensure before passing the final lay out plan the proposed project that the site of the promoter is compact and contiguous.
- vi) The revenue rasta if any passing through the site shall be kept unobstructed.
- vii) The promoter would abide by the instructions issued by the Punjab Pollution control board by letter No. 8903, dated 23-10-2006.
- viii) That the promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment and forests, Government of India before starting the development works of the colony.
- ix) Building plans of the entire township would be got approved from the Competent Authority.

- x) The promoter would not make any construction under L.T. transmission electronic lines passing through the site or would get these lines shifted by applying to the concerned authority.
- xi) The promoter would not launch booking of plots and issue any advertisement in this regard until the final approval is obtained from the Competent Authority.
- xii) He would earmark 10% of the total land of the project for allotment to economically weaker sections of the society.
- xiii) The Nodal Agency/ CTP would ensure that uses of Land use in the proposed project are in consonance with the uses defined in the outline master Plan.
- xiv) That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xv) He would obtain permission for approach road from the Forest Land from Government of India under Forest Preservation Act, 1980.
- xvi) He would start development works only after taking demarcation level from chief Engineer of Punjab Urban Planning and Development Authority. Similarly, Depth and size of water supply and sewerage lines would also be got verified from Chief Engineer, PUDA.
- xvii) The promoter shall develop the area as per proposal of master plan and shall make the provision of Sector roads falling in the Promoter's land as per the outline master plan.

For Mohali Royal Towers
R.K. Sindal
Partner

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- xviii) No proposal shall be given by promoter for the land falling in Sector 87, which has been proposed as City Centre.
- xix) He would take permission from the competent Authority u/s 143(2) of the Punjab Regional & Town Planning & Development Act, 1995.
- xx) He would make provisions for the disposal of Rain/ Storm water of the proposed colony & also of the area surrounding the above said colony.
- xxi) If it is found that any Khasra No./Plot purchased/ to be purchased falls under any land acquisition proceedings, the CLU will not be valid.

[Signature]
Special Secretary

Endst. No. 18/223/2006-5 Hg2/

Dated, Chandigarh, the:

A copy of the above said forwarded to the following for information & necessary action:-

1. Chief Administrator, PUDA is directed to report deposit of various charges etc by the promoter.
2. GAMADA, Mohali is directed to report deposit of various charges etc by the promoter.
3. Chief Town Planner, Punjab, Chandigarh.

Special Secretary.

For Mohali Royal Towers
R.K. Sirdar
Partner

Revenue Estate wise detail of land purchased by the promoter
M/s.Preet Land Promoters & Developers Pvt. Ltd at Sector 86, Mohali

Nanu Majra

Mastil No.	Detail of Khasra	Area Purchased
9//	16/1	5-11
	17/1	3-16
	6	6-13
	7/1	5-13
	14	6-13
	15	6-13
	25/2	0-16
10//	21/2/1	0-1
	21/2/3	0-12
	22/1/2/1/2	0-16
	22/2/1	1-1
	22/2/3	0-15
	23/1	3-0
	23/3	0-5
	24/2	6-6
	9/2	2-4
	10/1	4-4
	11/2	4-4
	12/1	2-4
	18	7-2
	11/1	3/8
	17	3-16
	19	7-2
	10/2	3-8
	21/ ½	3-6
	22/1/1	0-6
	20/1	5-19
11//	1	3-19
	2/1	2-16
	21/1	0-15
	20/2	0-12
	2/2	5-4
	9/2	4-1
	10	4-19
	11	1-13
	20/3	2-17
	21/2	1-14
	3/2	7-5

Kuldip Singh
ਮਾਪਰਮਟਰ
ਪੰਜਾਬ ਸਿਵਲ ਸੇਕਟਰ
ਮੋਹਾਲੀ

For Mohali Royal Towers

R.K. Sindal Partner

Shake

	4/1	0-7
	4/3	3-12
	9/1	3-14
16//	4/1	4-13
	5/1	3-7
	6	2-17
17//	1/1	2-6
TOTAL		152-5

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For Mohali Royal Towers

R. Jindal
Partner

Kiship Singh
ਪੰਜਾਬ ਸਿਵਲ ਸੇਕਟਰ
ਚੈਰਮਨ

Revenue Estate Wise Detail of land under Agreement / Affidavite by the Promoter
M/s.Preet Land Promoters & Developers Pvt. Ltd. at Sector-86

Village Mauli Baidwan

Sr.No	Mastil No.	Detail of Khasra No.	Agreement
1	17//	23	7-6
	30//	3	7-14
		Total	15-0
2	30//	21/2	1-6
		22/1	4-15
		Total	6-1
3	30//	6/2/2	2-11
4	30//	15/3/2	1-2
5	17//	22/1	2-1
	30//	2/1	4-0
		9/3/1	1-16
		Total	7-17
6	30//	2/2	4-0
		9/1/1	2-12
		9/2/1	0-4
		12/1	5-14
		13/1	0-19
		13/3	1-16
		18/2/2	4-18
		8/2/1	1-19
	17//	22/2	1-7
		Total	23-9
7	30//	15/4	5-16
8	30//	17/1	3-11
		18/1/2	0-16
		Total	4-7
9	30//	6/1/1	1-13
		5/2/2	1-8
	29//	10/2/2	0-3
		Total	3-4
10	30//	14/2	6-7
		7	7-16
		4/2/1	2-15
		Total	16-18
		G.Total	86-05

Kuldip Singh
ਮਾਸਟਰ
ਮਿਸਟਰ ਸਿਦਲ ਸੰਵਤਰੇਤ
ਬੰਸੀਕਰ

For Mohali Royal Towers

R.K. Jindal

Partner

W2
M/s. Telildar
Pune Mohali

Chok

	7/2	3-16
	8/1	5-2
	8/2	2-18
	9	6-16
	13	8-0
	14/1	3-16
	17/2	3-16
	18	7-8
	4/2/2	3-7
	7/1	4-4
	14/2	4-4
	4/1/1	1-10
	24/1/2	3-11
	3/1	1-13
	3/2	2-5
	1	3-9
TOTAL		187-15

MO
 Naib Tehsilदार
 Puda Mohali.

Mohali

For Mohali Royal Towers
R.K. Sindhal
 Partner

Kushlip Singh
 ਸਪਰਟੈਂਟ
 ਪੰਜਾਬ ਸਿਵਲ ਸਰਕਾਰ
 ਚੰਡੀਗੜ੍ਹ

Revenue Estate Wise detail of land purchased by the promoter
M/s Preet Land Promoters & Developers Pvt. Ltd. At Sec.-86 Mohali.

VIII :- Mauli Baidwan

Mastil No.	Detail of Khasra	Area Purchased
16//	25	0-6
30//	21/1	5-6
31//	4/2	1-5
	5/1	1-9
	5/3	1-16
	6/1/2	0-5
	6/2/2	0-9
	6/4	5-16
	7	7-6
	8	0-4
	14	2-18
	15	8-0
	16	4-17
	25	1-12
TOTAL		41-9

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Naib Tehsildar
P. de Mohali

Mohali

For Mohali Royal Towers

R. K. Jindal
Partner

Kuldeep Singh
Partner

Revenue Estate Wise detail of land purchased by the promoter
M/s Preet Land Promoters & Developers Pvt. Ltd. At Sec.-86 Mohali.

Vill :- Mauli Baidwan

Mastil No.	Detail of Khasra	Area Purchased
30//	1	7-4
	11	7-4
	10	3-0
	20	7-4
17//	21	5-3
TOTAL		29-15

Naib Tehsil dar

Chahal

For Mohali Royal Towers
P. K. Jindal
Partner

Kiship Singh
ਪੰਜਾਬ ਸਿਟੀ ਸ਼ਾਂਤਿ ਨਗਰ
ਮੁਕਤਸਰ

Revenue Estate wise detail of land purchased by the promoter
M/s.Preet Land Promoters & Developers Pvt. Ltd at Sector 86, Mohali

Vill:- Sohana

Mastil No.	Detail of Khasra	Area Purchased
132//	24/2	5-16
	25/1	3-15
	23/2	4-8
	23/3	0-3
	24/1	0-2
	16/3	2-8
	17/1	3-17
	17/2	1-18
	18	4-0
137//	22	2-18
138//	3/2	4-13
	15/4	1-4
	25	6-7
	15/2	2-13
	16	4-14
	17	2-5
	24	0-4
TOTAL		51.5

NR

Mohali

Kuldip Singh
ਮਾਪਰਿਟ
ਪੰਜਾਬ ਸਿਵਲ ਸੰਕਰੇਤ
ਚੰਡੀਗੜ੍ਹ

For Mohali Royal Towers

R. K. Sindal

Partner

Revenue Estate wise detail of land purchased by the promoter
M/s.Preet Land Promoters & Developers Pvt. Ltd at Sector 86, Mohali

Vill :- Patti Sohana

Mastil No.	Detail of Khasra	Area Purchased
1//	18	6-16
	19	7-5
	20	0-15
	23/1	1-5
	9/2	0-1
	10	0-3
	11	3-0
	12/1	1-18
	8/2	0-1
	9/1	0-1
	12/2	5-12
	13/1	0-8
	16/1	2-16
	17/2	6-13
	24/2	1-10
	24/1	6-10
	25	6-3
	7	0-10
	8/1	3-3
	14	5-2
	13/2	7-12
	16/2	0-2
	17/1	1-7
	21	2-5
	22	7-15
	23/2	6-3
4//	2/1	2-13
	2/2	5-7
	10/1	1-6
	10/2	1-6
	10/5	1-6
	15	8-0
	16	8-0
	17/1	4-4
	3/4	0-16
	4/1/2	0-0
	4/2/1	2-4
	5/1	1-16

Kishor Singh
ਸਪਰਡੇਟ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੂਲ
ਚੰਡੀਗੜ੍ਹ

For Mohali Royal Towers
R.K. Sindhu
Partner

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	7/2	3-16
	8/1	5-2
	8/2	2-18
	9	6-16
	13	8-0
	14/1	3-16
	17/2	3-16
	18	7-8
	4/2/2	3-7
	7/1	4-4
	14/2	4-4
	4/1/1	1-10
	24/1/2	3-11
	3/1	1-13
	3/2	2-5
	1	3-9
TOTAL		187-15

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For Mohali Royal Towers
R. K. Jindal
Partner

Kuldip Singh