

**Punjab Urban Planning and Development Authority,
PUDA Bhawan, Sector 62, SAS Nagar
(Mega Project Branch)**

To

M/s Omaxe Ltd.,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019.

No.PUDA-Mega/2020/ 140.

Dated- 24/05/2020.

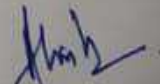
Sub- Extension in implementation period for Mega Housing Project
'Omaxe Royal Residency' at Vill. Thakkarwal, Pakhowal Road,
Distt. Ludhiana.

Ref. Your letter dated 13-05-2020.

With reference to your letter referred above, it is stated that as per office records, the implementation period of an area of 0.329 acre out of total project area of 64.3513 acres in this project is ending on 30.6.2020.

That as per the government notification No.17/1701-5hg/900 dated 09-03-2020, you have deposited the required extension fee of Rs.3290/- and NDC to this project been granted by GLADA on 03-03-2020, the time period for 0.329 acres is hereby extended from 01-07-2020 to 30-06-2021 under deemed extension route.

All other terms and conditions as per Agreement dated 01-06-2006, Supplementary Agreement dated 29-10-2014 and dated 20-03-2018 signed by you with the Government of Punjab shall remain applicable as such.


Addl.Chief Administrator(F&A)
PUDA, SAS Nagar.

Punjab Urban Planning and Development Authority
PUDA Bhawan, Sector 62, SAS Nagar

To

M/s Omaxe Ltd.,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019.

No.PUDA-Mega/2020/ 83
Dated- 17-3-2020

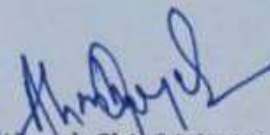
Sub- Extension in implementation period for Mega Housing Project 'Omaxe Royal Residency' at Vill. Thakkarwal, Pakhowal Road, Distt. Ludhiana.

Ref. Your letter dated 11-03-2020.

With reference to your letter referred above, it is stated that as per office records, the project area under this Mega Housing Project as on date stands at 56.613 acres, out of which the implementation time period for an area of 14.613 acres has expired on 28-10-2019.

That as per the government notification no.17/17/01-5hg2/900 dated 9-3-2020 you have deposited the required extension fee of Rs.4,38,390/- and NDC to this project has already been granted on 3-3-2020. Thus, in compliance to the above policy the time period for 14.613 acres is hereby extended upto 28.10.2022.

All other terms and conditions as per Agreement dated 01-06-2006 and Supplementary Agreement dated 29-10-2014 signed by you with the Government of Punjab shall remain applicable as such.


Additional Chief Administrator (F&A)

Endst.No.Puda-Mega/2020/

Dated

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

1. Chief Administrator, GLADA, Ludhiana.
2. Chief Town Planner, Punjab at PUDA Bhawan, SAS Nagar.
3. Chairman, Punjab State Power Corporation Ltd. , Patiala.
4. Chairman, Punjab Pollution Control Board, Patiala.
5. Chief Engineer, GLADA, Ludhiana.
6. Land Acquisition Collector, GLADA, Ludhiana.

Superintendent(Mega Project),

C.C.

1. Private Secretary to Principal Secretary , Housing and Urban Development, Punjab for kind information .

ਪੰਜਾਬ ਸਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਸੇਵਾ ਵਿਖੇ,

ਮੈਸ. ਓਮੋਕਸ ਲਿਮਟਿਡ,
ਐਸ.ਸੀ.ਓ. 143-144,
ਪਹਿਲੀ ਮੰਜਿਲ, ਸੈਕਟਰ-8, ਚੰਡੀਗੜ੍ਹ।

ਨੰ: ਪੁੱਛਾਮੈਲਾ/2014/ 2273

ਮਿਤੀ: 29-10-2014.

ਵਿਸ਼ਾ :- ਪਿੰਡ ਠੱਕਰਵਾਲ ਅਤੇ ਦਾਦ, ਪੱਖੋਵਾਲ ਰੋਡ, ਜਿਲਾ ਲੁਧਿਆਣਾ ਵਿਖੇ ਮੈਂਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਬਾਰੇ ।

ਆਪਦਾ ਪਤਰ ਨੰ: ਓ.ਐਲ/ਡੀਆਈਆਰ/ਆਰਆਰ/2014-81 ਮਿਤੀ 15-10-2014

ਉਪਰੋਕਤ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਸਬੰਧੀ ਪਿੰਡ ਠੱਕਰਵਾਲ ਅਤੇ ਦਾਦ ਪੱਖਵਾਲ ਰੋਡ, ਜ਼ਿਲ੍ਹਾ ਲੁਧਿਆਣਾ ਵਿਖੇ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਦਾ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 29-10-2014 ਸਰਕਾਰ ਦੇ ਬਿਹਾਫ਼ ਤੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਪੁੱਛਾ ਵਲੋਂ ਹਸਤਾਖਰ ਕਰਨ ਉਪਰੰਤ ਇਸਦੀ ਇੱਕ ਮੂਲ ਕਾਪੀ ਆਪਨੂੰ ਇਸ ਵਿੱਚ ਦਰਜ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਦੀ ਪੂਰਤੀ ਹਿੱਤ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਫਾਇਦਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੰਬੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮਿਤੀ:

ਪਿ:ਅੰ:ਪੱ:ਨੰ: ਪ੍ਰੰਭਾ:ਮੈਗਾ/2013/

ਉਤਾਰਾ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਦੀ ਮੂਲ ਕਾਪੀ ਸਮੇਤ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

- 1/ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 2/ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
- 3/ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਪ੍ਰਿੰਟਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ।

ਉਤਾਰਾ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਦੀ ਕਾਪੀ ਸਮੇਤ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

- 1/ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਇੰਡਸਟਰੀਜ਼ ਐਂਡ ਕਮਰਸ, ਉਦਯੋਗ ਭਵਨ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 2/ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੀ.ਡਬਲਯੂ.ਡੀ.(ਬੀ ਐਂਡ ਆਰ) ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 3/ ਡਾਇਰੈਕਟਰ-ਕਮ-ਸਕੱਤਰ, ਉਦਯੋਗ ਭੇ ਕਮਰਸ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 4/ ਚੇਅਰਮੈਨ, ਪੰਜਾਬ ਰਾਜ ਪਾਵਰ ਕਾਰਪੋਰੇਸ਼ਨ ਲਿਮ: ਪਟਿਆਲਾ ।
- 5/ ਚੇਅਰਮੈਨ, ਪੰਜਾਬ ਪਲੂਜ਼ਟ ਕੰਟਰੋਲ ਬੋਰਡ, ਫਾਡਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ ।
- 6/ ਮੁੱਖ ਇੰਜੀਨੀਅਰ(ਡਰੇਨੇਜ), ਸਿੰਚਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 7/ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।
- 8/ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।
- 9/ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 10/ ਭੌ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਸੀ.ਸੀ.

ਪੀ.ਐਸ./ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਪੁੱਡਾ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ।



चंडीगढ़ (संघ राज्यक्षेत्र) CHANDIGARH (U.T.)

633883

SUPPLEMENTARY AGREEMENT

This Agreement is made, this 29th.....day of October 2014

Between

M/s **Omaxe Ltd.** (Hereinafter referred to as "the Promoter/Developer") through its authorized Signatory of Shri Daleep Moudgil S/o Late Shri R.L. Moudgil, duly authorized to sign this agreement vide resolution No. OL/2129/5717/MAR 12-13 passed by the Board of Directors of the Company on 14.03.2013 having its office at 7, Local Shopping Centre, Kalka Ji, New Delhi - 110 019 of the one part.

And

The Governor of Punjab, through the **Chief Administrator PUDA** duly authorized vide Memo No. 17/17/2001-5HG2/P.F./2462, dated. 21.06.2012 (hereinafter referred to as "State Government") of the other part.

Whereas the Empowered Committee constituted by the Government of Punjab for Mega Projects in its meeting held on 11.06.2014 decided that the promoters





चंडीगढ़ (संघ राज्यक्षेत्र) CHANDIGARH (U.T.)

633875

of those Mega Housing Projects approved before the year 2007 wherein no completion period was fixed for the completion, of the projects have to sign supplementary agreement. The completion time for such projects have also been given upto 30.06.2015

Whereas the Mega housing project of Promoter/Developer M/s Omaxe Ltd. in an area of 42.00 acres falling in Village Thakarwal & Dad, Pakhowal Road, (LPA Ludhiana) Distt. Ludhiana with proposed investment of Rs. 110.50 crores was approved by the Empowered committee in its meeting held on 28.02.2006

Whereas the promoter was issued L.O.I. for an area of 42.00 acres by Chief Administrator, Punjab Urban Planning & Development Authority, PUDA Bhawan, Sector 62, SAS Nagar (Mohali) vide memo number PUDA/ACA (Pr.)/2006/17360 dated 27.04.2006 and subsequently an agreement was signed between Promoter and State Govt. on dated 01.06.2006 for an area of 42.00 acres

Copy





चंडीगढ़ (संघ राज्यक्षेत्र) CHANDIGARH (U.T.)

633876

- 4 Whereas promoter has increased an area of 14.613 acres in the original project area which now becomes 56.613 acres. The promoter has also got permission for change of Land use for the additional area of 14.613 acres and got approved the layout plan for 47.909 acres after fulfilling the conditions of Mega housing policy regarding its ownership.
- 5 Whereas the project area of 42.00 acres for which agreement was signed on 01.06.2006, shall be governed by the conditions of agreement dated 01.06.2006, the additional area of 14.613 acres shall be governed by the conditions of this supplementary agreement in addition to the conditions of the agreement dated 01.06.2006.
- 6 Now therefore, in light of the decision taken by the Empowered Committee in its meeting held on 11.06.2014, this indenture witnessed i.e. hereby agreed and declared as follows:-
- (i) The time for implementation of the complete project shall be upto 30.06.2015 as per the decision of Empowered committee taken in its

[Handwritten signature]



meeting held on 11.06.2014. No further extension in implementation period shall be given.

- (ii) Whereas the provisions of Punjab Apartment and Property Regulation Act, 1995 under Section 5(9), 6 to section 20, Section 32 and Section 36 to Section 39 shall apply to the additional area of Mega Housing Project under supplementary agreement.
- (iii) Whereas the concessions available under Mega Housing policy shall be available to the additional area under supplementary agreement. All the conditions of agreement dated 01.06.2006 shall also be applicable to the additional area.
- (iv) The additional area under project shall not be advertised /launched and no money will be collected from General Public for allotment of land/plot /flat/any space till such time the layout plans/Zoning plans are cleared by the Competent Authority and exemption u/s 44 of Punjab Apartment and Property Regulation Act, 1995 is issued by the Govt.
- (v) The Promoter shall contribute one percent of the project cost under the additional area including land cost subject to a maximum of Rs. one crore towards the Cancer Relief Fund.
- (vi) The promoter shall transfer site/sites reserved for EWS housing to the concerned Development Authority free of cost as per the notification dated 31.12.2013 .
- (vii) Promoter and the allottee shall not use underground water for construction purpose, in the areas notified by the Central Ground Water Board and use alternative sources such as surface water source of treated sewage water from nearby Sewage Treatment Plants.
- (viii) The promoter shall be bound to comply with all the applicable rules along with notifications, instructions, and orders, issued by the government regarding the Mega Housing Projects from time to time.

In case the Promoter/Developer fails to comply with any clause of this supplementary agreement and the agreement dated 01.06.2006 within the stipulated period mentioned



therein, the concession enumerated in agreement 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 agreement in the event of failure on the part of the Promoter/Developer to fulfill its obligations under this Agreement.

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

Signed on behalf of:
State Government

(Signatures)

(Name) (MANYESH SINGH SIDHU)

(Seal)

Chief Administrator
Pb. Urban Plg. & Dev. Authority
S.A.S. Nagar



the Promoter/Developer

(DALEEP MOUDGIL)

Witness

1.

secy SP sil, wari
blueprint 6m
LA 100A

2.

Witness

1.

Gayle Bhatia
#7, Gulmohar Complex
Zirakpur

2.

MUKESH BHATI
#7, GULMOHAR COMPLEX
ZIRAKPUR

RR/ Ludhiana/DM/2018/01

27.04.2018

The Chief Administrator,
PUDA, 2nd Floor, PUDA Bhawan
SAS Nagar, Mohali

SUB.: DEVELOPMENT OF GROUP HOUSING PROJECT NAMED AS "ROYAL RESIDENCY" AT VILLAGE-THAKKARWAL, LUDHIANA, PUNJAB ON AN AREA OF 57.009 ACRES

- Time Extension in Completion of Project for 1 year i.e. up to 30.06.2019

Dear Sir,

This has reference to above mentioned subject, In this connection we would like to put your kind attention the following:-

- (i) The above mentioned project has been approved as Mega Housing Project by Empowered Committee under the Chairmanship of Hon'ble Chief Minister, Punjab and the agreement was signed with Punjab Government on 01.06.2006 for an area of 42 Acres.
- (ii) Supplementary agreement of the additional area measuring 14.613 acres (Total 56.613 acres) has already been signed with Punjab Government on 29.10.2014.
- (iii) Supplementary agreement for further additional area measuring 0.396 acres (Total 57.009 acres) has already been signed with Punjab Government on 20th March, 2018.
- (iv) Extension in Implementation period for the above mentioned project up to 30.06.2018 has been issued vide letter No.1033 dated 09.11.2017.
- (v) We have already paid cancer cess amounting to Rs. 1.0 Crore to Punjab State Cancer cess vide DD No. 025365 dated 25.10.2016 (Copy enclosed)

We would like to add further that the above mentioned Project was initially approved for 42 acres and later on additional area measuring 14.613 and revenue rasta of 0.396 acres have been added to the project and have received the CLU as per the details given below:-

Sr. No.	Letter References	Area (area in acre)
1	2852 CTP (PB) SP -432 Dated 23-05-2006	35.925
2	3917 CTP (PB) SP -432(L) Dated 19-05-2010	0.813
3	1593 CTP (PB) SP -432(L) Dated 04-03-2011	0.703
4	685 CTP (PB) SP -432(L) Dated 29-02-2012	2.640
5	7001 CTP (PB) SP -432(L) Dated 19-12-2013	7.829
6	8056 CTP (PB) SP -432(L) Dated 09-12-2014	8.704
7.	2877 CTP (PB) SP 432 (L) Dated 05.07.2017	0.354
8.	3200 CTP (PB) SP 432 (L) Dated 20.07.2017	0.039
Total		57.009

This is to inform that please make all correspondence with us on our Corporate Office Address only

OMAXE LTD.

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019.
Tel.: +91-11-41896680-85, 41893100, Fax: +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001, (Haryana)
Toll Free No. 18001020064, Website: www.omaxe.com, CIN: L74899HR1989PLC051918

We have already received the part completion of the Project as per the details below:-

1.	22.08.2013	For Towers Royal Retreat 02 Nos., Royal Sherwood 01 No., Kingston-1 No., Queenston-1 No., Princeton-01 No., Panache-1 No. and Royal View Home-32 Blocks along with internal Infrastructure.
2.	02.04.2014	Royal View Executive Blocks – 08 Nos along with internal Infrastructure
3.	15.03.2016	Tower Grand Duke 1 No., Royal View Premier-25 Blocks along with internal Infrastructure
4.	05.09.2017	30 No. Rose Villa on 05.09.2017.
		Total area already certified by GLADA vide letter No. CA/GLADA/Ludhiana /2017-11414 dtd. 29.12.2017 equal to 31.946 acres
5.	25.04.2018	Part Completion obtained on 25.04.2018 for an area of 3.785 acres as under: Celestia Grand Type-A consisting of 44 flats at block 1 to 6 Celestia Grand Type-B consisting of 16 flats at block 1 & 2 Royal View Homes consisting of 16 flats at block 4 & 5 Royal View Executive Plus consisting of 32 flats at block I, J, K & Y Royal Vie Premier Plus consisting of 44 flats at block 6,7,8,9,9A & 10 Royal Retreat -2 consisting of 24 flats + 2 Pent Houses Kingston Tower consisting of 2 Pent Houses

The part completion which has been obtained and certified by competent authority vide letter No. CA/GLADA/Ludhiana /2017-11414 dtd. 29.12.2017 for an area of 31.946 acres and part completion obtained on 25th April 2018 is 3.785 acres. Total area for which part completion has been obtained is 31.946 acre + 3.785 acre = 35.731 acres.

The internal development works like Foul Sewer, Storm Water, Street-lights, Water Supply, 02 Nos. STP operational, water works, the internal Electrical Distribution System, Green Parks, the parking, the basement for parking purposes etc have already been completed as on today for an area of 42 acres.

Further, we would like to mention that out of 42 acres Project area we have completed 35.731 acres as on today. You are requested to grant extension in implementation period for further one year i.e. up to 30.06.2019 on balance area of 6.269 acres (42 acre – 35.731 acre = 6.269 acres) and oblige.

We would like to add further that time extension for the additional area of 14.613 acres has already been granted up to 28.10.2019

"This is to inform that please make all correspondence with us on our Corporate Office Address only"

OMAXE LTD.

Corporate Office: 7, Local Shopping Centre, Kaikaji, New Delhi-110019.
Tel.: +91-11-41896880-85, 41893100, Fax: +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001, (Haryana)
Toll Free No. 18001020064, Website: www.omaxe.com, CIN: L74899HR1989PLC051918

We are enclosing the following documents for your kind perusal please.

1. Copy of the **Initial Agreement** signed with Punjab Government for 42 acre
2. Copy of the **Supplementary Agreement** signed with Punjab Government for 14.613 acre
3. Copy of the **Supplementary Agreement** signed with Punjab Government for 0.396 acre
4. Copy of the **CLU** granted by Punjab Government
5. Copy of the **approved Layout Plan** showing the completion status received from GLADA on an area of 57.009 acres.

Thanking you,

Yours faithfully,

For **OMAXE LTD**



Daleep Moudgil

Director (Business Development & Projects)

Encl: as above

*This is to inform that please make all correspondence with us on our **Corporate Office** Address only"

OMAXE LTD.

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

Tel.: +91-11-41896680-85, 41893100, **Fax:** +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001.(Haryana)

Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing II Branch)

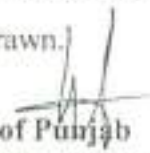
To

✓ M/S. Omaxe Construction Ltd.
 7, Local Shopping Centre, Kalkaji,
 New Delhi.

Memo No. 17/35/05-1HG2/ 4545
 Dated, Chandigarh, the 1-6-2006

Subject: - **Mega Housing Project of M/S. Omaxe Construction Ltd.-Signing of Legal Agreement.**

In continuation of Additional Chief Administrator (Projects), PUDA, SAS Nagar's No.PUDA/ACA(Pr.)/2006/18455, dated 25.5.2006, please find enclosed the copy of the agreement signed with the Department of Housing and Urban Development, Government of Punjab on 01.6.2006 for setting up a Mega Housing Project in Punjab as approved by the Empowered Committee in its meeting held on 28.02.2006 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. 17/35/05-1HG2/

Dated, Chandigarh, the

,2006

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.

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पंजाब PUNJAB

A 076078

AGREEMENT

Memorandum of Agreement made, this 15th day of June, 2006 between ^{The} Daleep Moudgil, S/o Shri R.L. Moudgil, Sr. Vice President (Projects), Omaxe Construction Ltd., a Promoter / Developer and having its registered office at 7, Local Shopping Centre, Kalkaji, New Delhi - 110 019 (hereinafter referred to as "the Promoter / Developer") of the one part and the Government of Punjab, through the Secretary, Department of Housing & Urban Development, Government of Punjab (hereinafter referred to as "State Government").

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.

Whereas the Promoter / Developer proposes to set up Residential Group Housing project at Village Thakarwal, Ludhiana Pakhowal Road, Ludhiana (42 acre area) with minimum investment of over Rs.100 crores.

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 Industrial Policy, 2003 in its meeting held on 28.02.2006.

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 vide No. PUDA / ACA (PROJECTS) / 2006/17360 dated 27.04.2006. The company shall abide by the instructions issued by the department of Housing and Urban Development from time to time and including the instructions issued vide letter no. 17/65/2005-IHG2/192 dated 10.01.2006.

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



भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES

Rs.50

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पंजाब PUNJAB

A 076039

- (i) The Government of Punjab has agreed to provide reliefs and concessions to the Promoter/Developer for implementation of aforesaid Residential Group Housing Project at Village Thakarwal, Ludhiana - Pakhowal Road, Ludhiana 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 details 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 and conditions 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 officials 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 to this office.
- (iv) The promoter shall sign the agreement within three months from the date of issue of Letter of Intent (LOI) incorporating any applicable fee / charges / dues etc. Failing which the Letter of Intent (LOI) shall be deemed to be cancelled.
- (v) Barring unforeseen circumstances, the Government of Punjab shall facilitate provision of power 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.

Secretary
Govt. Punjab
Department of Housing & Development



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पंजाब PUNJAB

A 076040

- (vi) Concessions given in LOI will be granted subject to the condition that each of the Residential Project at any individual location must comply with the following conditions:
- Developers of Mega Projects in Housing shall earmark 10% of the land and develop it for allotment to Economically 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.
 - "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.
 - "Water Treatment Plant" shall be provided in all Mega Projects, of 10 & above 10 acres which shall be indicated on the building plans 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.
 - 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.
 - 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 layout plan or submission of land details by the applicant Promoter / Developer.
 - 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.

116
Joint Secretary
Govt. Punjab
Dept. of Housing &
Urban Development



- (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 case of Civil Airports and Ministry of Defence in case of Air Force Station.
- (i) We shall be bound to respect the alignment of the proposed Ring Road at Ludhiana and would also be liable to pay the enhanced external development charges and change of land use charges, if any, that might be fixed by the State Government with retrospective effect.

In case the Promoter / Developer fails to comply with any clause of this agreement and also of 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 relief's / 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 obligations under this Agreement.

In witness whereof the Promoter / Developer has cause 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.

Sl. No.	Description of Item	Rate (Rs.)	Area	Amount (Rs.)
1.	External Development Charges	@ Rs. 500,000/- PER GROSS ACRE	42 Acre	2,10,00,000/-
2.	License Fees	@ Rs. 5,000/- per Hectare	16.8 Hectares	84,000.00
3.	Urban Development Fund	@Rs. 1 per Sq. Mtr. of Saleable Area		

The above charges are payable by us as per the procedure laid down.

Signed on behalf of State Government

the Promoter/Developer

(Signatures)

(Name)

GURMIT SINGH

(Seal)

Witness

- Kurdeep Singh
(KURDEEP SINGH)
Suptt, Housing I Br.
- Joga Singh
(JOGA SINGH)
Suptt Housing I Br.

Witness

- Ajay Parashar
(Ajay Parashar)
- Sushil Saini
(SUSHIL SAINI)

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पंजाब PUNJAB

A 076041



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पंजाब PUNJAB

A 076042



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पंजाब PUNJAB

A 076043



ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸੇਵਾ ਵਿਖੇ

✓ M/S Omaxe Limited,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019.

ਨੰ: ਪੁੱਛਾ:ਮੈਗਾ:2018/ 191



ਮਿਤੀ- 20/3/18

ਵਿਸ਼ਾ:- ਲੁਧਿਆਣਾ ਦੇ ਪਿੰਡ ਠੱਕਰਵਾਲ ਅਤੇ ਦਾਦ ਵਿਖੇ ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ 56.613 ਏਕੜ ਰਕਬੇ ਤੇ ਵਿਕਸਤ ਕੀਤੇ ਜਾ ਰਹੇ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ 0.396 ਏਕੜ ਰਕਬਾ ਹੋਰ ਸ਼ਾਮਲ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਬਾਰੇ।

ਹਵਾਲਾ: ਆਪ ਦਾ ਪੱਤਰ ਮਿਤੀ 29-1-2018

ਉਪਰੋਕਤ ਦੇ ਸਬੰਧ ਵਿੱਚ ਮੈਸ. ਓਮੈਕਸ ਲਿਮਟਿਡ ਵਲੋਂ ਲੁਧਿਆਣਾ ਦੇ ਪਿੰਡ ਠੱਕਰਵਾਲ ਅਤੇ ਦਾਦ ਵਿਖੇ ਵਿਕਸਤ ਕੀਤੇ ਜਾ ਰਹੇ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਅਧੀਨ ਪ੍ਰਵਾਨਤ 56.613 ਏਕੜ ਰਕਬੇ ਵਿੱਚ 0.396 ਏਕੜ ਹੋਰ ਰਕਬਾ ਸ਼ਾਮਲ ਕਰਨ ਦੀ ਸਰਕਾਰ ਵਲੋਂ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਕੀਤਾ ਗਿਆ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 20-03-2018 ਜੋ ਕਿ ਸਰਕਾਰ ਦੇ ਬਿਹਾਫ ਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ ਵਲੋਂ ਹਸਤਾਖਰ ਕੀਤਾ ਗਿਆ ਹੈ, ਦੀ ਇੱਕ ਮੂਲ ਕਾਪੀ ਆਪ ਨੂੰ ਇਸ ਵਿੱਚ ਦਰਜ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਦੀ ਪੂਰਤੀ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਪ੍ਰੋਜੈਕਟ ਸਬੰਧੀ ਸਰਕਾਰ ਨਾਲ ਪਹਿਲਾਂ ਹਸਤਾਖਰ ਹੋਏ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 01-06-2006 ਅਤੇ ਸਪਲੀਮੈਂਟਰੀ ਐਗਰੀਮੈਂਟ 29-10-2014 ਦੀਆਂ ਸ਼ਰਤਾਂ ਇੰਨ ਬਿੰਨ ਲਾਗੂ ਰਹਿਣਗੀਆਂ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ


ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿ ਤੇ ਲੇ),
ਮੈਗਾ ਹਾਊਸਿੰਗ ਬਰਾਂਚ,
ਪੁੱਛਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।


ਪਿ.ਐ.ਪੱ.ਨੰ: ਪੁੱਡਾ:ਮੈਗਾ/2018/

ਮਿਤੀ:

ਐਗਰੀਮੈਂਟ ਦੀ ਮੂਲ ਕਾਪੀ ਸਮੇਤ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

- 1/ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, (ਮਕਾਨ ਉਸਾਰੀ ਸ਼ਾਖਾ-2), ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 2/ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 3/ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿ ਤੇ ਲੋ),
ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਬਰਾਂਚ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿ.ਐ.ਪੱ.ਨੰ: ਪੁੱਡਾ:ਮੈਗਾ/2018/

ਮਿਤੀ:

ਉਤਾਰਾ ਐਗਰੀਮੈਂਟ ਦੀ ਕਾਪੀ ਸਮੇਤ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

- 1/ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਇੰਡਸਟਰੀਜ਼ ਐਂਡ ਕਮਰਸ, ਉਦਯੋਗ ਭਵਨ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ
- 2/ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੀ.ਡਬਲਯੂ.ਡੀ.(ਬੀ ਐਂਡ ਆਰ) ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 3/ ਚੇਅਰਮੈਨ, ਪੰਜਾਬ ਰਾਜ ਪਾਵਰ ਕਾਰਪੋਰੇਸ਼ਨ ਲਿਮ: ਪਟਿਆਲਾ ।
- 4/ ਚੇਅਰਮੈਨ, ਪੰਜਾਬ ਪਲੂਸਟ ਕੰਟਰੋਲ ਬੋਰਡ, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ ।
- 5/ ਮੁੱਖ ਇੰਜੀਨੀਅਰ(ਡਰੇਨੇਜ), ਸਿੰਚਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ।
- 6/ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।
- 7/ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
- 8/ ਭੌ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਲਾਡਾ, ਲੁਧਿਆਣਾ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿ ਤੇ ਲੋ),
ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਬਰਾਂਚ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਸੀ.ਸੀ.

ਸਕੱਤਰ/ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ।



SUPPLEMENTARY AGREEMENT

This Agreement is made, this 20th day of MARCH-2018

Between

M/s Omaxe Limited (Hereinafter referred to as "the Promoter/Developer") through its authorized signatory Sh. Daleep Moudgil S/O Late Shri R.L. Moudgil duly authorized authorized to sign this agreement vide resolution No. OL/2129/5717/MAR 12-13 passed by the Board of Directors of the Company on 14-3-2013, having its office at 7, Local Shopping Centre, Kalka Ji, New Delhi-110019 of the one part.

And

The Governor of Punjab, through the **Chief Administrator PUDA** duly authorized vide Memo No. 17/17/2001-5HG2/P.F./2462, dated. 21/06/2012 (hereinafter referred to as "State Government") of the other part.

1. Whereas the Empowered Committee constituted by the Government of Punjab for Mega Projects in its meeting held on 11. 6.2014 decided that the promoters of those Mega Housing Projects approved before the year 2007 wherein no completion period was fixed for the completion, of the projects have to sign supplementary agreement. The completion time for such projects have also been given upto 30.06.2015
2. Whereas the Mega housing project of Promoter/Developer M/s Omaxe Limited in an area of 42 acres falling in Villages Bhagomajra and Behrampur Tehsil and Distt. SAS Nagar with proposed investment of Rs 310.57 crores was approved by the Empowered committee in its meeting held on 28.2.2006.

Oman celebration make

subscribed Gurgaon (HRY)

Ship No 17-B DIF

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Gurgaon (HRY)

Charter Office
Sector 17, Gurgaon

14/10/01
15/10/01

3. Whereas the promoter was issued LOI for an area of 42 acres by Chief Administrator, Punjab Urban Planning & Development Authority, PUDA Bhawan Sector 62, SAS Nagar (Mohali) vide memo number PUDA/ACA(Pr)/2006/17360 dated 27-4-2006 and subsequently an agreement was signed between promoter and government on dated 01-06-2006 for an area of 42 acres.
4. Whereas promoter has earlier increased an area of 14.613 acres in the original project area which now becomes 56.613 acres and the Supplementary Agreement was signed on 29-10-2014.
5. Whereas promoter has further increased an area of 0.396 acres in the earlier project area of 56.613 acres which now becomes 57.009 acres. The revised layout plan for 57.009 acres area bearing drawing no. A0-R20 dated 16-11-2017 has been approved by Chief Town Planner, Punjab vide letter no. 455-CTP(PB)/MPL-3 dated 24-1-2018.
6. Whereas Promoter has already deposited the Cancer Relief Fund amounting to Rs. 1.0 crores on dated with the Department of Punjab Health System Corporation Phase-6, SAS Nagar.
7. Whereas the project area of 56.613 acres shall be governed by the conditions of agreement dated 01-06-2006 & Supplementary Agreement dated 29-10-2014, the additional area of 0.396- acres shall be governed by the conditions of this supplement agreement in addition to the conditions of the earlier agreements.
8. Now therefore, in light of the approval given by Hon'ble Minister Incharge, Department of Housing and Urban Development on 9-03-2018, this indenture witnessed i.e. hereby agreed and declared as follows:-

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- (i) The time for implementation for the additional area of 0.396 acres shall be five years from the date of signing of this Supplementary Agreement.
- (ii) Whereas the provisions of Punjab Apartment and Property Regulation (Amendment) Act, 2014 under section 5(11), Section 6 to section 20, Section 32 & Section 36 to Section 39 shall apply to the additional area of Mega Housing Project under this supplementary agreement.
- (iii) Whereas the concessions available under Mega Housing policy shall be available to the additional area under this supplementary agreement. All the conditions of agreement dated 01-06-2006 & Supplementary Agreement dated 29-10-2014 shall also be applicable to the additional area.
- (iv) The additional area under project shall not be advertised /launched and no money will be collected from General Public for allotment of land/plot /flat/any space till such time the layout plans/Zoning plans are cleared by the Competent Authority and exemption u/s 44 of Punjab Apartment and Property Regulation Act, 1995 is issued by the Govt.
- (v) The promoter shall transfer site/sites reserved for EWS housing to the concerned Development Authority free of cost as per the notification dated 31.12.2013.
- (vi) Promoter and the allottee shall not use underground water for construction purpose, in the areas notified by the Central Ground Water Board and use alternative sources such as surface water source of treated sewage water from nearby Sewage Treatment Plants.
- (vii) The promoter shall be bound to comply with all the applicable rules along with notifications, instructions, and orders, issued by the government regarding the Mega Housing Projects from time to time.

Handwritten signature in blue ink.



In case the Promoter/Developer fails to comply with any clause of this supplementary agreement, agreement dated 01-06-2006 and Supplementary Agreement dated 29-10-2014 within the stipulated period mentioned therein, the concession enumerated in agreement 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 agreement in the event of failure on the part of the Promoter/Developer to fulfill its obligations under this Agreement.

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

Signed on behalf of:
State Government

(Signatures) 

(Name) (RAVI BHAGAT)

(Seal) Chief Administrator
Pb. Urban Plg. & Dev. Authority
S.A.S. Nagar

Witness

1. 
ANAND SINGH
2. 
ATMA SINGH
(PAWAN KUMAR SHARMA)

the Promoter/Developer


(DALJEET MOHAN)


Witness

1.  Ajay Bhatnagar
2. 
Gurnpreet Singh