

DECLARATION

Declaration of Baljeet Singh s/o Mr. Amarjit Singh, authorised signatory for Jubilee Infra Planner LLP,
SCO 22, First Floor, Sector 79, S.A.S.Nagar, Punjab.

I Baljeet Singh, authorised signatory for Jubilee Infra Planner LLP in respect of project "Jubilee Golfvista" at GH-10, Sector 91(JLPL), S.A.S.Nagar, do hereby solemnly declare that CLU, Land Khasra Report, Jamabandies are not applicable in our case since all these approvals were obtained initially by JLPL.

Subsequently, layout plan with clear demarcation of Residential Plots, Commercial Plots, Group Housing Sites, Institutional Sites, roads and other amenities was approved from the Department of Town & Country Planning which concluded the revenue record such as Khasra Plan, Jamabandi, etc.

The Group Housing Site no. 10 (GH-10) was allotted further to Acme Builder Private Limited and conveyance deed was executed against this said site. The Acme Builders Pvt Ltd then entered into agreement and granted the General Power of Attorney to Jubilee Infra Planner LLP.

However, old record for CLU, Land Khasra Report and Jamabandi of JLPL and subsequent agreements are enclosed herewith for your reference.

For Jubilee Infra Planner LLP



Baljeet Singh
(Authorised Signatory)

Department of Housing & Urban Development
(Housing-II Branch)

To

The Managing Director,
M/S Janta Land Promoters Ltd.,
S.A.S. Nagar.

Memo No. 12/50/2003-1Hg-II/ 11256

Dated: Chandigarh, the 11-12-03

Subject:- Application for change of land use in respect
of M/S Janta Land Promoters Ltd., S.A.S. Nagar
at Village Lakhnour and Sohana.

Reference your Application dt. 27.8.2003 on
the subject noted above.

2. The Governor of Punjab is pleased to allow
the change of land use in respect of approx. 120 acre land
situated in Village Sohana (Haddast No.35) and Village
Lakhnour (Haddast No.36) District- Rojar (Khasra
number) detailed below from Agricultural to Residential
purpose U/S 11 of "The Punjab New Capital (Periphery) (Control)
Act, 1952":-

Village	Khasra No.	Kanal	Marla
LAKHNOUR	1/18, 23, 24, 22	11	10
	2/21	1	15
	3/1, 10, 11, 20, 21, 14/2, 15/1, 16/2, 17, 24, 25/1, 15/3, 25/2 min, 16/1, 3, 4, 6, 7, 8	168	16
	14/1, 15/2, 25/2, 22/2, 23, 2, 12/1, 12/2, 13/1, 13/2, 18, 19, 9, 20/1	107	19
	1/19, 12, 22, 13/2, 17/2, 23/1/2, 24/2, 13/1, 18, 23/1/1, 7, 14, 17/1, 23/2, 24/1, 16, 25, 6, 15, 11, 20, 21		

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7/1, 10/2/2, 30, 22/1, 18/2, 19/1, 23,		
8/1, 24/2, 24/1, 21, 22/2, 8, 15, 10,	171	8
11, 5/3, 13/3, 13/4, 13/5, 17/1, 17/2/1		
17/2/2, 5/1, 3/2, 7, 3/1/2, 14 min,		
4/1, 4/2, 8/1/1, 14min, 1, 2, 7/1/1,		
8/2/2, 8/2, 9/1, 9/2, 10, 11/1,		
5/2, 13/2		
8//12, 13, 1/1, 4/5/1, 6/2, 7, 14, 15/1,	91	16
15/2/3, 5/2, 6/1, 15/2/1, 15/2/2, 11/2,		
15/3/3, 8/1, 2min, 9, 3, 2, 15/3		
9//11, 12, 1, 9, 10	27	16
15//1/1, 1/2/1, 2/1, 2/2/1, 3, 4, 7, 8/1,	65	15
13/2, 14, 17, 18/1		
<u>SJHANA</u> 48//15, 16, 6, 5, 4	30	0
47//11, 12, 13, 17/2, 13, 19/1, 19/2,	112	0
19/3, 20, 1, 10/2, 10/1, 21, 22, 23, 24, 25		
32//23, 24, 25, 16/1, 17, 18	40	0
49//1, 2, 3, 4/1, 4/2, 5/1, 5/2, 5/3, 6, 7,	115	0
8, 9/1, 9/2, 12, 13/1, 13/2, 14, 15, 16, 25		

The permission to change of land use is subject to the terms and conditions:-

- i) This change of land use shall be permissible only in the hands of the appellant company, namely M/S Janta Land Promoters Ltd.;
- ii) This change of land use shall become operative as from the date of the registration of the appropriate and respective sale deeds in favour of the appellant company. In case 60 acres of the said land are NOT purchased by the appellant company within 90 days of the communication of this order, the entire permission for the change of land use shall be treated as having lapsed, without any further notice. If, however, 60 acres or more of land is purchased within the said period, the permission for the whole of the land measuring approximately 120 acres shall continue to be valid;

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- iii) The sister concern of the appellant company, that is M/s Janta Estates and Housing Development Ltd., shall have to clear the Over-due amount of the External Development Charges (EDC) payable to PUDA, before the issue of a valid license to JLPL in respect of this land by the "Competent Authority" for development of a colony, under the PAPRA. For this purpose, the rationalization of the EDC interest rates effected in the meeting of 17th October, 2003 shall be taken into consideration;
- iv) The appellant company shall have to separately obtain a license from the "Competent Authority" to develop a colony on this land under the Punjab Apartments and Property Regulation Act, 1995, including the approval of the layout plan. The layout plan shall have to be fully consistent with the grid structure of the "Outline Master Plan" of SAS Nagar (Mohali), subject to the modification in the stipulated land use of sector 91 from Public Parks and Playgrounds of Sector-91.
- v) The appellant company shall be bound to pay External Development Charges (EDC), including interest, to PUDA at the rates presently applicable to an "A" Class Municipal City, in such instalments as are normally fixed in such cases;
- vi) No construction shall be permitted on the area falling in the proposed alignment of the "Sector Dividing Roads" in the SAS Master Plan and the appellant company shall fully integrate their internal planning and layout with the alignment of the said roads;
- vii) The appellant company shall transfer, free of cost, the land belonging to it that may fall in the "Sector Dividing Roads" to the State Government, or any agency nominated in this behalf by the State Government, after constructing such road at their own (i.e. appellant's) expense, and they shall also allow free and easy movement to the general public within their integrated township, in perpetuity;
- viii) The appellant company shall have to pay the land use conversion charges, or not when levied by the Government/concerned agency, through a statutory instrument;
- ix) The appellant shall, before the issue of a license to develop the colony, produce a certificate from the Divisional Forest Officer, Hapur to the effect

that no part of the land is notified forest land. In case any part of the land is such forest land, the change of land use shall not be deemed to extend to that part, although it can be included in the colony, if it is maintained as such forest land; (16)

- x) No construction shall be permitted within 30 metres of the road reservation of any "Scheduled Road" or 100 metres of a "Bye-pass"; and
- xi) Separate permission shall be taken from the "Competent Authority" under section 143(2)(c) of the PUDA Act, to lay down a means of access from a "Scheduled Road".

The permission to change of land use is further subject to the condition that the period of 90 days indicated in (ii) above will be counted from the date of issue of orders by the Housing and Urban Development Minister i.e. 31.10.2003. The Promoter will accordingly have to purchase land on or before 29th January, 2004. In the absence of which the entire ~~permission~~^{permission} for change of land use shall be treated as having lapsed, without any further notice. A Photocopy duly attested of the orders dt. 31.10.03 issued by Housing & Urban Dev. Minister is attached herewith.


Joint Secretary
Housing & Urban Development.

Endst.No.18/50/2003-1Hg-II/

Dated:Chd., the

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

1. Chief Administrator, PUDA, PUDA Bhawan, Phase-8, Mohali.
2. Chief Town Planner, Punjab, Chandigarh.


Joint Secretary