



Jubilee
Builders of Better Tomorrow

DECLARATION

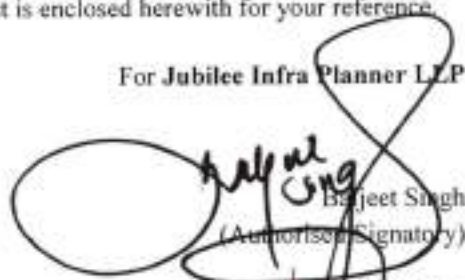
Declaration of Baljeet Singh s/o Mr. Amarjit Singh, authorised signatory for Jubilee Infra Planner LLP,
SCO 22, First Floor, Sector 79, S.A.S.Nagar, Punjab.

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, Jamabandi are not applicable/available in our case since we have purchased an allotted site from Acme Builders Pvt. Ltd. It is also brought to your knowledge:

- That JLPL entered into agreement with Government of Punjab on 24/06/2005 for development of Mega Housing Project at Sector 91, S.A.S.Nagar. Subsequently, JLPL obtained the CLU for the entire project and mutated the land in their name for the entire mega housing project.
- That as the CLU and land record was in the name of JLPL, the layout plan of this mega housing project 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 vide letter no 144CTP(PB)/MPR-5 dated 08/01/2013. (The khasra plan and Jamabandi record ended here.)
- That JLPL allotted the Group Housing Site no – 10 of this mega housing project to Acme Builders Pvt. Ltd. vide letter no. JLPL-524/Group Housing/2011/2942-43 dated 12/04/2011 and the conveyance deed was executed in favour of Acme Builders Pvt. Ltd. from JLPL vide Sale Deed/Vasika No. 6675 book no. 1 vol. no. 0 registered in the office of Sub Registrar of Assurances, Mohali dated 29/02/2016 thereby the Group Housing site no. 10 was transferred in the name of Acme Builders Pvt. Ltd.
- That no khasra details was provided and no mutation of land in terms of Jamabandi in the name of Acme Builders Pvt. Ltd. was ever done afterwards (neither it was required as they had purchased developed Group Housing Site from JLPL not agriculture land). The Acme Builders Pvt. Ltd. planned for development of 12 residential towers on this site. Out of the total 12 towers, Jubilee Infra Planner LLP has purchased land for 6 Towers (LR1 to LR6) which are on one side of this Group Housing site along with some common area for these towers from the Acme Builders Pvt. Ltd. vide agreement dated 04/08/2020.
- Additionally, that the GPA in favour of Jubilee Infra Planner LLP has also been executed vide document no 2020-21/3/4/308 book no. 1 vol. no. 0 registered in the office of Sub Registrar, Mohali dated 04/08/2020.

Since no further mutation of land in terms of Jamabandi was further done after JLPL, no khasra details was ever mentioned in the conveyance deed for Plot/Group Housing Site no-10 between JLPL and Acme Builders Pvt. Ltd., therefore we cannot provide the exact khasra details or CLU details or Jamabandi(s). However the old record of JLPL for CLU and Jamabandi(s) for the their mega housing project is enclosed herewith for your reference.

For Jubilee Infra Planner LLP


Baljeet Singh
(Authorised Signatory)

Jubilee Infra Planner LLP
Regd. Office :
SCF 7A, Phase-9, Sector 63,
Mohali, SAS Nagar, (Pb.)
Ph.: +91-172-3381000
(E) : care@jubileegroup.in

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

To

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

Memo No. 18/50/2003-1Hg-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 (Hadbast No.35) and Village
Lakhnour (Hadbast No.36) District- Ropar being Khasra
numbers 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, 21/1		
	1//19, 12, 22, 13/2, 17/2, 23/1/2,		
	24/2, 13/1, 18, 23/1/1, 7, 14, 17/1,	107	19
	23/2, 24/1, 16, 25, 6, 15, 11, 20, 21		

Contd...

164

7/1, 19/2/2, 20, 22/1, 18/2, 19/1, 23,		
8/1, 24/2, 24/1, 21, 23/2, 6, 15, 10,	171	8
11, 5/3, 13/3, 13/4, 13/4, 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, 3/1/1,		
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, 1/2,		
15/2/3, 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>SUHANNA</u> 48//15, 16, 6, 5, 4	30	0
47//11, 12, 13, 17/2, 18, 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:-

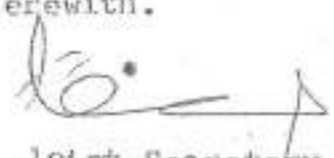
- 1) This change of land use shall be permissible only in the hands of the appellant company, namely M/S Janta Land Promoters Ltd.;
- 11) This change of land use shall become operative as from the date of the registration of the appropriate and respective sale deeds in favour of the appellant company. 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;

- 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 licence 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, as and when levied by the Government/concerned agency, through a statutory instrument;
- ix) The appellant shall, before the issue of a licence 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.

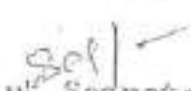

Joint Secretary
Housing & Urban Development.

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