

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.

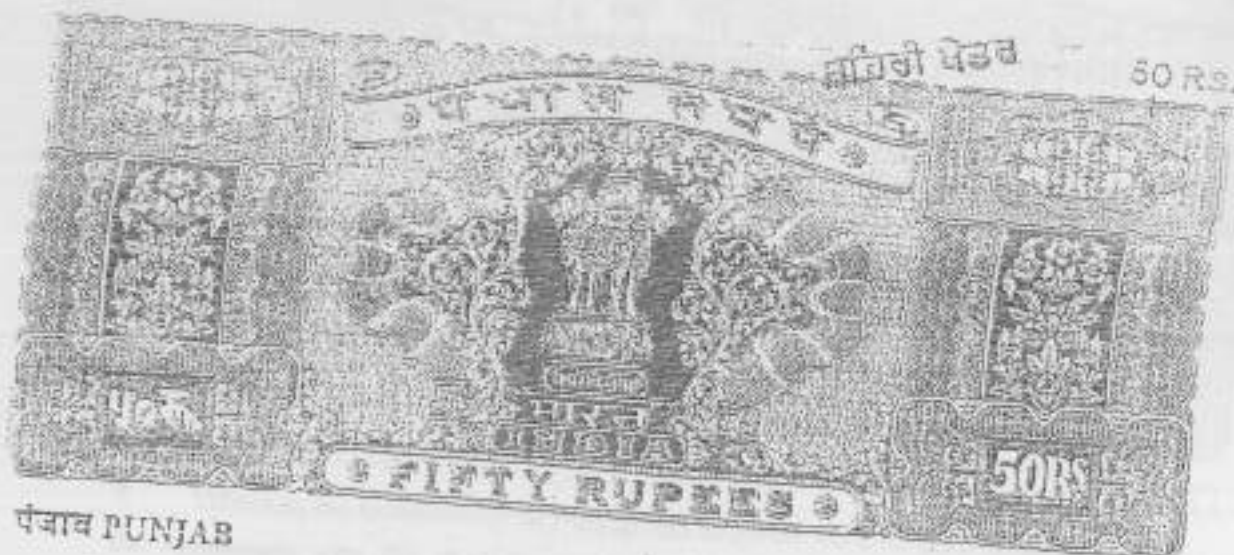
I Baljeet Singh authorised signatory for Jubilee Infra Planner LLP in respect of project "**Jubilee Golfvista**" at GH-10, sector 91(JLPL), S.A.S.Nagar, do hereby solemnly declare and undertake as follows:

- 1) That "Jubilee Infra Planner LLP" is incorporated as Limited Liability Partnership. Since there is no provision of such designation i.e., "Director", in Limited Liability Partnership Act, 2008, therefore director's report is not applicable and cannot be furnished for RERA Registration.
- 2) That as per the Schedule I of Real Estate (Regulation and Development) Rules, Punjab dated 8th, June 2017 available on website, the project "Jubilee Golfvista" at Gh-10, Sector 91(JLPL), S.A.S.Nagar falls under Zone I (i.e. Master Plan Area of S.A.S.Nagar, Mullanpur and Zirakpur).
- 3) That "Agreement for Sale, Sale Deed/Conveyance Deed and Allotment Letter", all three in respect of the project, are in conformity with the clauses provided in the RERA Act, 2016.
- 4) That "Licence to develop Colony" is not required to be obtained since it is an allotted site.
- 5) That there is no amendments or revision in sanctioned superseded Building Plans, hence they are not required/applicable.
- 6) That since project is a new project "application for Occupancy/Completion/Phase Completion Certificate" is not required/applicable at this stage.
- 7) That the "application for renewal of any of the NOC/Licence" is not required at this stage.
- 8) That the "Defence Clearance" is not applicable for the Project.
- 9) That the "Electric Substation NOC" is not required/applicable.
- 10) That the "NOC from NHAI/PWD" is not required/applicable.

For Jubilee Infra Planner LLP



Baljeet Singh
(Authorised Signatory)



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AGREEMENT

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Memorandum of Agreement made, this 24th day of June 2005 between the M/s Janta Land Promoters Ltd., (Registered under the Companies Act, 1956), Head office at SCO 523-524, Sector-70, Mohali (Ropar) (hereinafter referred to as "the company") of the one part and the Governor of Punjab, through the Secretary Industries & Commerce, Government of Punjab, Udyog Bhawan, Sector 17, Chandigarh (hereinafter referred to as "State Government") of the other part.

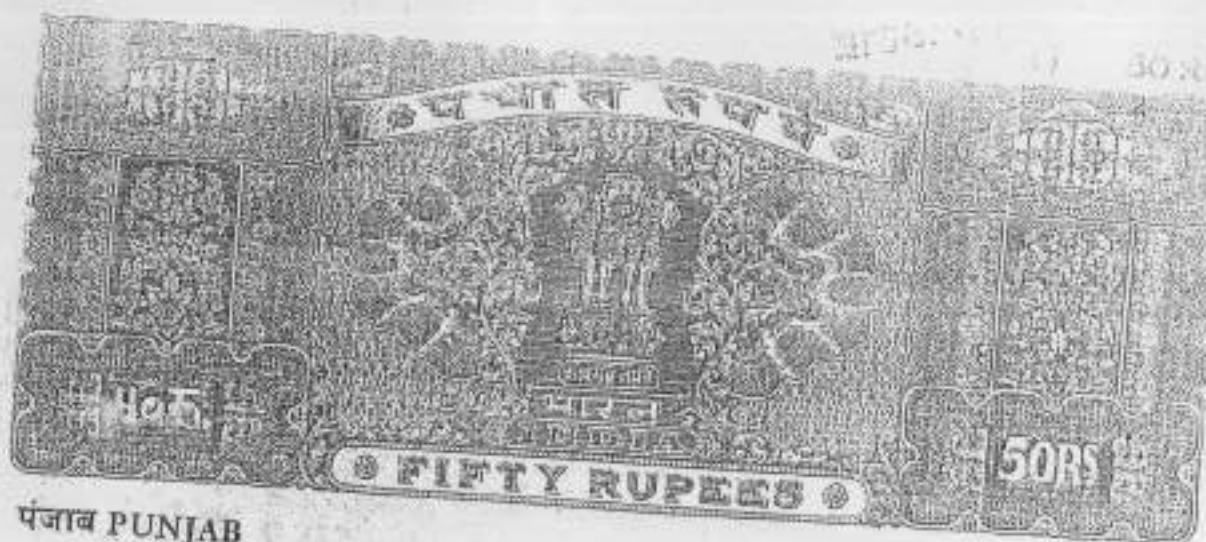
1. Whereas the State Government with a view to attract new investment in Punjab has under Industrial Policy 2003 provided for consideration and determination of a special package of incentives for new as well as existing industrial units undertaking expansion through an Empowered Committee duly notified under the said policy for this purpose, provided fixed capital investment in the new unit or expansion is Rs.100 crore and above (Rs.25 crore in case of border districts).

2. Whereas the above company proposes for setting up a mixed use mega Industrial Park project in 500 acres at two locations. One park in an area of 300 acres is to be setup at Mohali with investment of Rs 264.80 crore and the other in area of 200 acre in district Ludhiana with a investment of Rs. 156.80 crore, with total investment of Rs 421.60 crore. Both projects shall be completed in a period of 5 years.

3. Whereas the company 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 company was duly discussed and considered by the Empowered Committee constituted under Industrial Policy, 2003 in its meeting held on 28.04.2005.

4. Whereas on the basis of decision of the Empowered Committee, 'Letter of Intent' indicating the concessions proposed to be granted to the companies by State Government has been issued to the company vide No.CC/JDP/Mega/Janta/ 3514 dated 25/05/2005.

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5. Whereas the Government of Punjab has required the Company to enter into the Agreement with the Governor of Punjab hereinafter contained. Now this indenture witnessed that it hereby agreed and declared as follows: -

- (i) The Company shall make an investment of Rs. 264.80 crore including fixed capital investment of atleast Rs 100 crore or above as defined by the Department of Industries by setting up a mixed use mega Industrial Park in an area of 300 acres at Mohali and investment of Rs 156.80 crore including fixed capital investment of atleast Rs 100 crore or above as defined by the Department of Industries by setting up a mixed used mega industrial park in an area of 200 acres in Ludhiana, both projects shall be completed in a period of five years effective from 28-4-2005.

The said projects shall have to be fully implemented and brought into commercial production within the said stipulated period.

- (ii) The company shall develop the Industrial Estate first and housing and commercial projects subsequently. Before developing the residential and commercial pockets, the company shall not only first develop industrial pockets but also dispose off atleast 50% of the industrial plots to industrial units which will be set up in the industrial pocket and the entire project shall come up with proposed investment level in stipulated period.
- (iii) The project of Industrial Parks shall be further subject to the provision of the guidelines notified by Department of Industries & Commerce. Some of relevant provision shall be: -
 - a. A minimum of 80% of area will have to be developed as an Industrial Pocket, a maximum of 30% of area may be developed as residential pocket and 10% of area can be developed as commercial pocket. Government, in the Department of Industries may however, reduce the permissible limits for non-industrial use in particular cases.

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- b. Permissible saleable area in the industrial pocket shall be 85%, in the residential pocket 80% and for the commercial pocket 40%. Balance of area shall be used for common facilities, open spaces, green belt etc., as per approved zoning plan and as per applicable byelaws.
- c. Zoning and Layout plan will be cleared by a competent authority declared by Director of Industries & Commerce, Punjab.
- d. Common facilities would include the facilities for air conditioning, roads (including approach roads), water supply, sewerage facilities, common effluent treatment facilities, telecom networks, generation and distribution of power, provided that the facilities are used for more than 2 industrial units in the industrial park.
- e. Infrastructure development would include roads (including approach roads) water supply and sewerage facilities, common effluent treatment facilities, telecom networks, generation and distribution of power, parking facilities, parks, street lights and such other facilities as are of common use for industrial activities which are identifiable and are to be commonly used.
- f. Industrial Parks with a residential component shall have only non-polluting units and distance between industrial area and other areas will be in accordance with guidelines issued by Punjab Pollution Control Board from time to time.
- g. Necessary clearances from various central/state agencies will have to be obtained by the developers as per statutory requirements and on payment of such prescribed fees as required under the law. The Department of Industries & Commerce, Government of Punjab will be the single nodal agency for approving and facilitating the projects for getting clearances etc. and will also facilitate in getting resolved various issues which will relate to Government Departments/Agencies.
- h. An Industrial Park shall come up as one unit at single geographical location and shall be developed in contiguity. However, public service which already exists such as road, canal, park etc. shall not be construed to break the unity & contiguity of the park. However, in case of your Mohali project, the provision contained in para shall not be applicable as it was noted that no single contiguous piece of land measuring 300 acres will be available in Mohali due to

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constraints imposed by the Master Plan of Mohali, therefore the committee allowed the company to develop industrial, residential & commercial project components on non-contiguous pieces of land.

- i. Benefits to industrial parks under industrial policy, if provided by the Government shall be withdrawn by State Government in case the park is not put up/ developed in accordance with the sanctioned plan within the prescribed time period.

(iv) The Government of Punjab has agreed to provide the following reliefs and concessions:-

- a) As per the Industrial Policy 2003 exemption will be granted on 100% stamp duty and registration fee on sale / transfer of built up space of the units or land in side the project area. Such exemption shall extend to the project area upto first sale of developed area / plot / built up space to any party by them or to any of its affiliate. There shall be no stamp duty on lease instrument of units located in the project area. Such exemption shall remain operative till the completion of the entire project as per the agreement.
- b) State Government shall acquire land as per provision of the Land Acquisition Act to the extent of 10% of the total area of the project, if requested by the company.
- c) The land use change in the area falling under the control of the Punjab Periphery Control Act shall be allowed without any charges levied by the Housing and Urban Development Department in accordance with the draft master layout plan of the periphery and periphery policy of the Government of Punjab. However, such concession would be subject to the decision of various cases pending in Hon'ble High Court of Punjab and Haryana on this issue. However, if any or whole part of land of the project area is not covered in any master plan or planning zone under PUDA Act, the land use thereof shall not be changed or amended and shall be incorporated as such and included in any future master plan or zoning which shall be prepared under the PUDA Act.
- d) Permission under Punjab State Tubewell Act, 1954 to dig Tubewell in project area for requirement of the project was allowed.
- e) Exemption from the provision of Punjab Mines & Mineral Act shall be allowed within the project area for works relating to development of the project.
- f) High-rise buildings beyond 45 metres shall be allowed subject to clearance from Air Force Authorities.

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- g) Work contract tax on construction material required for the project shall be charged at minimum floor rate.
- h) FAR of 2 shall be allowed for industrial and commercial purpose. However, the relevant Building Bye-laws / regulations shall be applicable to the area.
- i) The State Government shall ensure that connectivity to power, roads, accessibility, communication, civic and other infrastructure upto project is provided within 240 days from the date the same is applied for to the concerned department / agency / authority / local body on fulfilment of various terms and conditions required in this regard at such rates / fee etc. which shall not be less favourable to them compared to similarly placed projects / customers.
- j) The project of industrial park shall be exempted from PAPR Act.
- k) Exemption from electricity duty (excluding cess) for 5 years shall be allowed from the date of release of connection by PSEB.
- l) State Government shall allow the company to connect the project area to the State Transport Network. The State Government shall also allow them to operate their own public transport system within the project area and also for connecting the project area to the main urban centre nearest to the project area subject to the fulfilment of required terms and conditions in this regard.
- m) The State Government shall not allow hazardous industry as defined under Factories Act within 500 metres of the project area and industrial plots within the industrial park shall also not have any hazardous industry.
- n) Pollution Control Board shall grant NOC and consent to operate to the Green Category Industry to be located in the Industrial Park in 30 days on fulfilment of all the required terms and conditions.
- o) No State Agency shall erect any barrier or create hindrance in various connectivities which shall be allowed to the project as per Sr. No. (i) above except on the ground of major law and order problem or National Security considerations.
- p) The State Government may consider notifying the project area finally developed as an Industrial Township under Article 243(Q) of the Constitution of India.
- q) The Department of Industries shall be the single Nodal Agency for facilitating the project and getting clearances etc. required for the unit for the project and the project area and will also get resolved various issues which will relate to the Government Departments or Punjab

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Government Public Sector Undertakings / Authority / Local Body

6. In case the above company fails to comply with the provisions of para 5(i), 5 (ii) and 5 (iii) above, the concession(s) enumerated in para 5 (iv) above shall stand automatically withdrawn and the company 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 Company (as dues recoverable by the Government) under Para 5 (iv) above in the event of failure on the part of the Company to fulfill its obligations under Para 5(i), 5 (ii) & 5(iii) above. In witness whereof the company 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.

Signed on behalf of :

the State Government

(Signatures)

(Name)

(Seal)

[Signature]
Secretary to Govt. of Punjab,
Department of Industries & Commerce,
Chandigarh.

For JANTA LAND PROMOTERS LTD.

[Signature]
MANAGING DIRECTOR

WITNESS

1. *[Signature]*
(Witness)
2. Chanderkand Singh

WITNESS

1. *[Signature]*
CLARK, M. H. M.
M. Com. P.C.A.
3470 - Sec. 71 - P.O. Chd.
2. *[Signature]*
(Witness)
Secy to Govt. of Punjab
Chandigarh