



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ

(ਪ੍ਰਾਂਤ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)

(ਰੈਗੂਲੇਟਰੀ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

M/s. Omaxe Limited,
7, Local Shopping Centre, Kalkaji,
New Delhi.

ਮੀਮੋ ਨੰ: ਗਮਾਡਾ-ਮਿ: ਅ:(ਆਰ) ਸ-1-2015/ 1204

ਮਿਤੀ:- 12-6-15

ਵਿਸ਼ਾ:- ਪ੍ਰਮੋਟਰ ਰਜਿਸਟਰੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਨੰ: 20/2015 ਮਿਤੀ
12-6-2015 ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਦੀ ਅਰਜੀ ਮਿਤੀ 25-05-2015 ਦੇ ਆਧਾਰ ਤੇ ਆਪ ਦੇ ਨਾਂ ਤੇ ਪ੍ਰਮੋਟਰ ਰਜਿਸਟਰੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਨੰ: 20/2015 ਮਿਤੀ 12-6-2015 ਮੂਲ ਰੂਪ ਵਿੱਚ ਨੱਥੀ ਕਰਕੇ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਇਹ ਸਰਟੀਫਿਕੇਟ ਮਿਤੀ 24-5-2020 ਤੱਕ ਵੈਲਿਡ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪਿੱਠਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਮਿ:ਅ:(ਆਰ)-2015/

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਲਾਈਸੈਂਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਮਿਲਖ ਅਫਸਰ(ਆਰ)
ਵਾ: ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
ਮਿਤੀ:

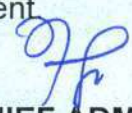
ਮਿਲਖ ਅਫਸਰ(ਆਰ)
ਵਾ: ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।



GREATER MOHALI AREA DEVELOPMENT AUTHORITY
S.A.S. NAGAR.
CERTIFICATE OF REGISTRATION AS PROMOTER
(See Rule 23(2))

This Certificate of registration is hereby granted to **OMAXE LIMITED** having its Registered Office at **7, Local Shopping Centre, Kalkaji, New Delhi** as a qualification to obtain a license u/s 5 of the Punjab Apartment and Property Regulation Act, 1995 and the rules made thereunder for developing a colony and constructing apartments, which would be subject to the following terms :-

- i) The Certificate shall be operative in the jurisdiction of GMADA.
- ii) The Certificate doesnot entitle the promoter to set up a Colony without obtaining the requisite license as mandated under the Punjab Apartment & Property Regulation Act, 1995.
- iii) The Certificate shall remain valid from the date of application i.e. **25-05-2015 to 24-05-2020** for a period of five years only.
- iv) The Certificate may be renewed on submission of fresh application alongwith prescribed fee provided that the application has been submitted three months before the date of expiry, as mentioned above.
- v) The Promoter shall inform GMADA in case development of any colony/apartment is undertaken by it in any area which is outside the jurisdiction of GMADA.
- vi) The Promoter shall maintain a website which shall exhibit the details of allapprovals taken by with regard to any project undertaken by the promoter, which include this certificate, approved layout plans, payment terms etc. or any other documents/information which requires to be disseminated to the prospective buyers.
- vii) The undersigned reserves the right to withdraw or cancel this Certificate at any time during the tenure of its validity, if it is found that the promoter:
 - a) has given any wrong information in his application for registration, or
 - b) has been adjudicated as insolvent or is under-charged insolvent, or
 - c) has been convicted under the Act or any other law relating to construction or use of premises, or
 - d) has contravened any of the terms and conditions of this Certificate or any of the provision of the Act or the rules made thereunder or any other Law enacted by the Central or the State Government


ADDL. CHIEF ADMINISTRATOR,
(Exercising the powers of Competent Authority)

No.E.O.(R)/2015/20
Date of issue: 12-6-2015

(Note:- This licence has been issued on the renewal Promoter licence No.06/2010 dated 09-3-2010 (which has been retained in this office in original).

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

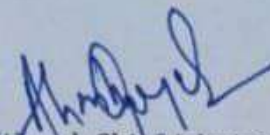
Sub- Extension in implementation period for Mega Housing Project 'Omaxe Royal Residency' at Vill. Thakkarwal, Pakhowal Road, Distt. Ludhiana.

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 .

**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.

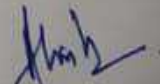
Sub- Extension in implementation period for Mega Housing Project
'Omaxe Royal Residency' at Vill. Thakkarwal, Pakhowal Road,
Distt. Ludhiana.

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 & DEVELOPMENT AUTHORITY

OFFICE ORDER

Keeping in view the representation made by CREDAI to the Government on account of disruptions caused due to the COVID-19 pandemic, the State Government is pleased to order the following reliefs to be applicable to all Authorities under the Housing and Urban Development Department, Punjab.

1. There will be an addition of 6 months in the permissible period of construction in case of all plots/projects - whether private or allotted by a state urban development authority through draw of lots or through auction.
2. No non-construction charges/ extension fee / license renewal fee will be charged for the period 1st April, 2020 to 30th September, 2020.
3. All licenses under PAPRA and permissions under policy of Mega Projects will be extended by 6 months without any charge.
4. Instalments (including interest) of all auctioned properties due between 1st April, 2020 to 30th September, 2020 can be paid along with balance instalments as equated instalments at scheme rate of interest. No interest shall be charged on the Instalment due between 1st April 2020 and 30th September, 2020. Thereafter scheme interest will be charged on the amount due.
5. Above relief can also be availed for post dated cheques of amounts deposited against EDC/LF/ SIF etc. under amnesty policy of 28.11.2019 which are payable up to 15th September, 2020(including those which were due on 31.3.2020).
6. Phasing in payment of EDC will be allowed as per release of layout plans. However, rate of EDC payable shall be as applicable at the time of approval of layout plans

7. Moratorium in payment of instalments in case of auctioned properties is extended by 6 months.
8. Share of ownership can be transferred by Urban Development Authorities in case of auctioned sites on proportionate payment plus 15% subject to minimum transfer of ownership of 20% at one instance. Permission to sell specific, built-up area marked on the layout plan can be given to developers thereafter, in the same proportion.



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

Endst.NO. PUDA/ACA(F&A)/2020/ 1356 - 62

Dt. 27.05.2020

Copy of the above is forwarded to the following for information & necessary action:-

1. Chief Administrator, PUDA, SAS NAGAR
2. Chief Administrator, GMADA, SAS NAGAR
3. Chief Administrator, PDA, PATIALA
4. Chief Administrator, JDA, Jalandhar
5. Chief Administrator, ADA, Amritsar.
6. Chief Administrator, BDA, Bathinda.
7. Addl. Chief Administrator(Policy), PUDA, SAS NAGAR


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