

**BEFORE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW
DELHI**

Original Application No. 1084/2024

IN THE MATTER OF:

VIJAY KUMAR PATHANIA

.... APPLICANT

VERSUS

STATE OF PUNJAB & ORS.

.... RESPONDENTS

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PLACE: New Delhi

DATED: 29 / 01 / 2026

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REPLY ON BEHALF OF RESPONDENT NO. 11 / EMAAR GROUP

MAY IT PLEASE YOUR HONOUR:

1. That though the Respondent No. 11 has been arrayed as Emaar Group, however there is no identity by that name and the business is conducted in the name of 'Emaar India Limited' (formerly known as Emaar MGF Land Limited) herein referred to as Company.
2. That from the perusal of the records and the order sheets it has transpired that some complaint has been made by resident / occupant of the TDI City, Mohali Sector 1118, Mohali. The gist of the complaint is that the Developer / Builder of the said TDI City has not provided the adequate infrastructure for treatment and proper disposal of the sewage waste and due to which the same is being dumped / discharged on an open land which is adjoining to the colony called Green Enclave and which has caused a environmental issue.
3. That it further seems that it has been projected to the Hon'ble Tribunal that the said open land wherein the sewage waste is being dumped is owned by

the Company i.e. Emaar India Limited and so the Company was impleaded as Respondent No. 11 in the present Petition.

4. That at the very outset, it is most respectfully submitted that there is no cause of action against the Company i.e. Emaar India Limited and infact the Company has been impleaded on presentation of false facts. The true fact of the matter is that firstly the land wherein the water has been clogged seems to be a Panchayat Land and even the adjoining land which was earlier allotted to the answering respondent, however the possession and the developments rights upon the said land had been already transferred by the answering respondent to the Punjab Urban Planning & Development Authority (PUDA) under Land Owners Become Partners in Development (LOBPD) to way back in 2014 itself.

PRELIMINARY SUBMISSIONS / BRIEF FACTS:

5. That in the year 2013, the Government of Punjab, through the Department of Housing & Urban Development (Housing-I Branch), vide notification dated 19.06.2013 and subsequently 02.09.2014, launched a scheme titled “Land Owners Become Partners in Development (LOBPD)”, aimed at encouraging government–public participation in real estate development across the State of Punjab. **Copy of Notification dt. 19.06.2013 called as LOBPD Scheme is Annexure – R11/1, Copy of the Notification dt. 02.09.2014 is Annexure – R11/2.**
6. That pursuant to the said scheme, an Agreement dated 03.03.2014 was executed between the answering respondent and Punjab Urban Planning & Development Authority (PUDA) for development of residential and commercial projects in Sectors 118 and 119, situated at Villages Ballo Majra, Balongi and Baliali, Tehsil and District SAS Nagar, Mohali, measuring 126.30 acres, which was subsequently revised to 121.25 acres,

vide Supplementary Agreement dated 24.09.2014. **Copy of the Agreement dt. 03.03.2014 is Annexure – R11/3, Copy of the Supplementary Agreement dt. 24.09.2014 is Annexure – R11/4.**

7. That thereafter, the physical possession of the said land was handed over on 21.10.2014 by the Company in the presence of PUDA and Revenue Officials, which was duly acknowledged by GMADA vide letter dated 04.11.2014 whereby the allotment made to the answering respondent was duly cancelled. **Copy of the Possession Letter dt. 21.10.2014 is Annexure – R11/5, Copy of the Letter dt. 04.11.2014 is Annexure – R11/6.**
8. That in terms of the LOBPD Scheme, the Company handed over possession along with all development rights to PUDA, including rights to obtain Change in Land Use (CLU), deposit External Development Charges (EDC), design layout plans for the project titled “Gateway City”, and execute conveyance deeds in favour of allottees/buyers. A Power of Attorney dated 25.11.2014 was also executed in this regard. **Copy of the Letter dt. 25.11.2014 alongwith Power of Attorney are Annexure – R11/7 (colly).**
9. That as the possession and rights had already been transferred by the answering respondent and even the allotment stood cancelled, so it was the GMADA which has been continuously developing and managing the project “Gateway City” and substantial development has been undertaken on the site. **The Photographs of the site are Annexure – R11/8.**
10. That, simultaneously, several independent developers commenced development of projects in the surrounding area, including Green Enclave and TDI, among others, however the status and validity of such projects

are not in knowledge of the answering respondent and the answering respondent does not concern to the same. Infact the official of the answering respondent made recent visit to the site, and it seems that the Colony i.e. Green Enclave is inhabited and further it seems that adequate arrangements for wastewater discharge and treatment are not in place.

11. That though in view of the above facts, the answering respondent has no liability or concern, however to assist the Hon'ble Tribunal and as it concerns the environmental issue and so the officials of the Company inspected the site and found that untreated wastewater from Green Enclave has accumulated at the boundary of "Gateway City" and Green Enclave, resulting in stagnation over Panchayat land bearing Khasra No. 14//18/1/2, belonging to Gram Panchayat, Village Ballo Majra. **The Site Plan showing the Khasra Numbers is Annexure – R11/9 wherein the Panchayat land is shown is colour Red (water logging area) and Gateway City land in Blue.**

12. That from the visual inspection it also seems that the said water-logged area has no outlet for discharge nor any treatment mechanism, thereby posing an environmental and public health hazard to the entire locality. **The Photographs of the area are Annexure – R11/10.**

13. That the answering respondent submits that it has no ownership, control, or rights over the Panchayat land and therefore cannot be held responsible for the contamination caused by unregulated discharge of wastewater by Green Enclave.

PRELIMINARY OBJECTIONS

14. The complaint filed by the complainant through email before this Hon'ble Tribunal does not concern the answering respondent, in light of the facts stated hereinabove.
15. That there exists no cause of action against the answering respondent and the complaint is liable to be dismissed qua the Company.
16. That although some of the Khasra numbers originally stood in the name of the subsidiary of the respondent, the entire land along with development rights has already been transferred and handed over to PUDA and therefore no liability can be fastened upon the Company.

REPLY ON MERITS

17. Without prejudice to the preliminary objections and submissions, it is respectfully submitted that the grievances raised by the complainant through emails addressed to the Public Grievance Portal of this Hon'ble Tribunal have no nexus whatsoever with the answering respondent.
18. However, the Company, being a responsible corporate entity committed to public welfare, assures this Hon'ble Tribunal of its full cooperation and assistance to all concerned authorities for amicable and effective resolution of the present issue.
19. That the present reply has been signed by Mr. Ramesh Chandra Khulbe who is the authorized representative of the answering respondent vide Resolution dt. 10.12.2025. **The Certified copy of the Resolution dt. 10.12.2025 is Annexure – R11/11.**

PRAYER

In view of the facts and circumstances stated above, it is most respectfully prayed that this Hon'ble Tribunal may be pleased to:

- A. Issue appropriate directions, holding that the answering respondent has no role or liability in the alleged violation; and
- B. Delete the Respondent No. 11/ answering respondent from the array of parties



Respondent No. 11

Through

Ayush Gupta
(GUPTA & ASSOCIATES)
121, AMRIT NAGAR, SOUTH EX-1,
NEW DELHI-110003
PH: 011-46140194, 9818402326
EMAIL: ayush@guptalegal.in
Counsels for Respondent No.11

PLACE: New Delhi

DATED: 29 / 01 / 2026

**BEFORE NATIONAL GREEN TRIBUNAL,
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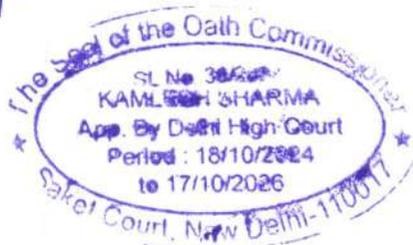
STATE OF PUNJAB & ORS.

.... RESPONDENTS

AFFIDAVIT

I, Ramesh Chandra Khulbe S/o Shri. J.D. Khulbe aged about 54 years, working as Manager with M/s Emaar India Limited, having its Registered office at 306-308, Square One, C-2 District Centre, Saket, New Delhi and Corporate Office at Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram, Haryana - 122002, do hereby solemnly affirm and declare as under:

1. That I am the Authorized Representative of the respondent no. 11 which has though been referred to as Emaar Group however the correct name is Emaar India Limited (formerly known as Emaar MGF Land Limited), and competent to swear this affidavit.
2. That the contents of the accompanying reply, have been read over and explained to me in vernacular and I understand the same.
3. I state that the contents of the said reply are true and correct on the basis of the knowledge derived from the Records and information received from the concerned department.



VERIFICATION

28 Jan 2026

Verified at New Delhi on this ___ day of January 2026 that the contents of the above affidavit are true and correct as per the records.



I Identify the Executant/deponent who has signed/Put T.I in my Presence



CERTIFIED THAT THE DEPONENT
Shri/Smt./K...
S/o. W/o. R...
Identified by
has seen
Delhi...
that the contents of the affidavit which
have been read and correct to his knowledge
true and correct to this knowledge

Ravi Chandra Singh
Agul
Oath Commissioner, Delhi
Kamlesh Sharma
28 JAN 2026

9
GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

693

Notification

Annexure – R11/1

The 19th June, 2013

No.6/23/13-6Hg1/ 1440 **Whereas** an endeavour to boost the planned urban development, to avoid complicacies of compulsory land acquisition, to make the Land Owners as stake holders in urban development and to share with them the benefits of such developments, the Govt. of Punjab has formulated the following two policies :-

- (A) Land Pooling Policy for the State of Punjab.
- (B) Land Owners become Partners in Development.

The Governor of Punjab is pleased to notify these policies for implementation in the State of Punjab.

(A) LAND POOLING POLICY FOR THE STATE OF PUNJAB:

Punjab Cabinet in its meeting held on 21.8.2008 decided to frame the Land Pooling Policy as under:-

- (a) The compensation per acre of land offered for land pooling shall be as below :-
 - (i) Half of developed residential land
 - (ii) Half of developed commercial land

- (b) The land acquiring department shall have the liberty to make any change in the rules to acquire land in view of different geographical location of land and with the changed circumstances. For compensation to land owners either the provisions of land acquisition Act shall be applicable or the above said package has to be accepted because different

modes for the payment of compensation under the acquisition Act shall not be appropriate.

- (c) The compensation approved under Land Pooling Scheme shall be applicable prospectively.
- (d) The Policy mentioned at (a) shall be applicable to all the development authorities viz; Housing & Urban Development Department, Local Government Department, PUDA, GMADA, Improvement Trusts, also in the Department of Industries in the future as far as possible.

In view of the above decision of Punjab Cabinet in para (a) to (d) the Land Pooling Policy shall be made applicable to all the Development Authorities in the State of Punjab

I Return of Developed Residential Land and Commercial land to land owners under Land Pooling Scheme-

1. The Land Owners shall be returned developed Residential & Commercial land as per table below:-

Land to be acquired (in kanal)	Developed residential area to be returned (in sq yard)	Developed commercial area to be returned (except parking)	Remarks
1 kanal	150	-	No commercial site shall be given
2 kanal	300	-	No commercial site shall be given
3 kanal	450	-	No commercial site shall be given
4 kanal	500	One shop 12ft x 45ft- 60 sq yard	For shop basement, G+1, FAR 1:2.0 shall be permissible
8 kanal	1000	SCO/ SCS 121 sq yard Or 2 shops 12ft x 45ft- 60 sq yard	For SCO/SCS basement, G+2, FAR 1:3.0 shall be permissible and For shop basement, G+1, FAR 1:2.0 shall be permissible

Note:

- 1 An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
- 2 No Commercial plot shall be offered if the area acquired of the owner is less than 3 Kanals.

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- 3 The Land owners can opt for maximum three standard plots per acre of land offered for the scheme. This option of the landowner shall be as per the layout plan of the scheme.
 - 4 The land owners shall be allowed to have two standard size residential plots for an area of 0.5 acre (4 Kanals) acquired.
 - 5 In case the area acquired under land pooling scheme is less than 0.5 acre (4 Kanals) then the land owner shall be allowed to have one residential plot as per the table above.
 - 6 In case the area acquired for the scheme is in fractions & if the fraction is more than the half of the unit then the area acquired shall be counted in the next upper category e.g if the area acquired is 1.6 Kanals it shall be considered as 2 Kanal for the purpose of entitlement of plot. In case the fraction of the area acquired is less than the half of the unit e.g the area acquired is 1.4 Kanal then it shall be counted as one Kanal for entitlement of plot.
 - 7 The Residential & Commercial plots to the land owner (s) shall be allotted through open draw of lots under this policy. Where the land owner is to be allotted two or more plots of the same size he shall have the option to club these plots. In this case the allotment of first plot shall be through draw of lots and the rest of the plots shall be clubbed as per availability in the layout plan. For these plots the continuity factor shall be applied.
 - 8 The common share holders in a khewat can separately or jointly apply under this scheme.
 - 9 In case the land owners are more than one. Then they can club their land to avail land pooling under this scheme.
 - 10 If the land is acquired for other than residential purpose even then the land pooling shall be available to the land owners and the concerned authority shall simultaneously notify scheme for residential/commercial purpose for Land Pooling Scheme.

- 11 The compensation for structures falling in the land to be acquired for Land Pooling shall be allowed as per provisions of the Land Acquisition Act.
- 12 In case the possession of the structure (House) of the land owner is taken by the Authority then this possession shall not be made effective for a period of one year from the date of giving possession of the developed plot to the land owner so that to enable him/her to construct a new house in the plot in that period.
- 13 The eligible land owners may opt for shops instead of SCO/SCS as stated in the table.

III **Subsistence Allowance**

The land owners shall be given subsistence allowance @ Rs. 25,000/- per acre upto maximum 3 years or till the possession of developed share of land is not handed over to him/her whichever is earlier.

IV **Land Acquisition through Land Aggregator**

If the land is acquired under Land Pooling Scheme through Land Aggregator in that case the land aggregator shall be paid 2% commission for that land on the total amount calculated at Collector rates excluding solatium or any other charges payable.

Land Aggregator shall be subject to the following conditions:-

- i) The land Aggregator must be a registered Estate Agent under the provision of the PAPR Act, 1995.
- ii) The Aggregator shall only be eligible for commission if he makes available the land on the sites identified by the concerned Authority.
- iii) The Aggregator must have Special Power of Attorney from (as per specimen attached) the owners of the land which he offers to the development authority for this scheme & and copy of Power of Attorney shall be attached to offer letter by the Aggregator.

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- iv) The Aggregator shall be paid commission only after he hands over the possession of the offered land to the authority which shall be free of any encumbrance.

Another model has been worked out here where the land owners become partners in development with PUDA/ special development authorities. This policy would help in developing well planned, laid out and better developed Real Estate Projects in the entire states and will provide better living conditions for the public at large. This new policy is named as;

(B) Land Owners Become Partners in Development:

Under this Policy land owner(s) can become partners with the development authority and the Development Authority shall develop the land belonging to the land owner(s) and sell the developed land in accordance with the policy of the Authority. The proceeds shall be shared between land owner(s) and the Authority.

The main features of this policy are as under;

1. The land owner(s) having contiguous chunk of land appropriately located for developing an Urban Estate can enter into an agreement with Punjab Urban Planning and Development Authority (PUDA) or a Special Development Authority giving development rights of land to PUDA or Special Development Authority. The development authority if satisfied with the viability of the project can take over possession of the land for development. Exclusive commercial projects can also be executed under this policy.
2. The land has to be free from all encumbrances and the decision whether to go for an agreement on any land thus offered will be the option of the Authority.
3. The land owner(s) shall give all rights of development and sale of his/their land to the concerned development authority at the time of signing of agreement.
4. The land owner(s) will give right of mortgaging their land with Banks/Financial Institutions to the Authority to carry out the development activities.

5. The Authority will develop ¹⁴ land as per the specifications / norms approved by the Authority at the cost of the land owner within a period of five years.
6. The Authority will fix the rates at which the plots, houses, institutional, commercial area etc shall be sold in consultation with the land owner(s).
7. In case there is more than one owner and there is lack of consensus for reserve price at which the developed land shall be sold, then the price will be decided by the majority of ownership and the weightage of the Authority will be 20% of the total.
8. All the receipts from the sale of developed land will be deposited in a separate ESCROW account to be operated and managed by the Authority.
9. The Authority will keep a complete account of the receipts and the expenditures incurred on the development of this particular project.
10. The Authority will have the mandate to use this account only for payments related to the development activities in that particular project, payment of interest and principal in case of any loan that has been raised for development purposes and for the payment to the share holders in the land or the Authority as per financial agreement.
11. In case at any point of time it is found that the land is not free from encumbrances or under any civil suit or any legal matter comes up which hinders the sale of land, the Authority shall have the right to exit from the project. All the liabilities of such exit will be borne by the land owner(s).
12. Once the development works are completed and Completion Certificate is issued by the Authority, then the owner(s) will not have any right to exit from the project.

Financial Agreement

1. The entire development of area which includes levelling, earth work, roads, laying of basic amenities like sewerage, water supply, storm water sewer, electrical, street lighting, parks, green areas etc will be borne by the land owner(s). The Authority will charge an administrative cost of 10% from the land owner(s) over and above the actual cost of development.

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2. The CLU, EDC, License/Permission Fee, Social Infrastructure Fund and Urban Development Fund shall be borne by the land owner(s).
 3. The interest component on every loan such raised for the development of land will be borne entirely by the land owner(s).
 4. The authority shall have the right to issue LOI and get registered the conveyance deed of the sold properties.
 5. All receipts from the sale of land will come to a separate account to be operated by the Authority. The first charge from such receipts will be the repayment of loan and interest component, if any and second charge will be payment of the cost of development.
 6. The net receipts/profits from sale of land will be shared in the ratio of 80:20 by the land owner and the Authority respectively.
 7. The payment will be released by the Authority to the land owner(s) in accordance with their share and the 20% of the total net receipts / profits shall be kept by the Authority itself.

An illustration regarding works to be done and sharing of profits is given as below:-

Sr. No.	Item	Land holders	Development Authority
1.	Land	Yes	-
2.	Loan raising if required	-	Yes
3.	CLU, EDC, LF, SIF charges	Yes	-
4.	Development Cost	Yes	-
5.	Development execution	-	Yes
6.	Sale Price fixation	Yes	Yes
7.	Sale of property	-	Yes
8.	Receipt of sale proceeds	-	Yes
9.	*Profit Sharing	80%	20%

Note:-

* Profit means net receipts received after deducting CLU, EDC, LF, SIF charges, interest of loan if any, cost of development works, Maintenance Cost, Administrative charges, the cost incurred on advertisement, auction etc..

Illustration of tentative Profits likely to accrue to land holders per acre.**Estimated Cost per acre**

1.	Cost of land @ Rs. 75.00 lac per acre lac	=	75.00
2.	Cost of development @ Rs. 30.00 lac per acre lac.	=	30.00
3.	Payment of CLU, EDC, LF, SIF charges lac	=	25.00
4.	Other Adm. & Misc Charges @ 10 Lac per acre lac	=	10.00
5.	Maintenance Cost @ 2.5 % of total cost for 5 years per acre= lac		8.00
6.	Total Cost per acre lac	=	148.00

Estimated Receipts

1.	Saleable area per acre	=2662 sq yard
	a. Residential @ 50%	=2420 sqyrd
	b. Commercial @ 5%	=242 sq yrd
2.	Receipts	
	a. Residential @ 8,000 per sqyrd	=193.60 lac
	b. Commercial @ 25,000 per sqyrd	=60.50 lac
	Anticipated return (a+b)	=254.10 lac
		say 254 lac

Net Profit (254.00 lac – 148.00 lac) = 106.00 lac per acre

3.	Sharing of net profit per acre	
	a. Land owner @ 80 %	= 84.88 lac
		say 85 lac
	b. Dev. Authority @ 20%	= 21.00 lac

Hence the land owner is likely to get profit of Rs 85.00 lac per acre.

The notional value of land for each category of town per gross acre of land shall be as fixed below:-

1	Corporation Towns of Ludhiana, Jalandhar, Amritsar and SAS Nagar (within and outside M.C. limits upto 15 km)	1 Crore
2	A-Class towns including other corporation towns (within and outside M.C. limits upto 10 km)	70 lacs
3	B-Class town (within and outside M.C. limits upto 8 km)	60 lacs
4	C-Class town (within and outside M.C. limits upto 6 km)	50 lacs
5	Rest of the State of Punjab	40 lacs

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8. The land owner(s) shall have the option of retaining up-to 25% of the residential plots after paying share of the Authority on reserve price in lump sum, provided that the total area of that land owner in the project is not less than one acre. This option will be in accordance with the size of the available residential plots in the approved layout plan of the area.
 9. Authority will charge on actual basis from land owner(s) the operation and maintenance charges for five years from the date of issue of Completion certificate of the development works.
 10. Land falling under roads, parks and all other public uses will be transferred in the name of the Authority by the land owner(s) free of any cost.
 11. All the powers for any transaction/sale of plots will be with the officer authorized of the Authority.
 12. The first transfer of land from land owner(s) to the Authority will be exempted from the Stamp duty. The land under public uses like roads, parks etc which will be transferred to the Authority will also be exempted from stamp duty.
 13. Payment Schedule for the sale of developed land shall be maximum three years.
 14. The sale of residential plots, commercial and other property in the project will be as per the policy of the Development Authority.
 15. In the implementation of this policy, any amendment or exception from the prevailing Acts/ Policies that are required will be granted by the concerned development authority/government.

A Venu Prasad, IAS

**Dated, Chandigarh the Secretary to Government, Punjab,
18-06-2013 Housing & Urban Development Department Chandigarh.**

Endst. No.6/23/2013-6Hg1/1441

Dated, Chandigarh:19-6-13

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst. No.6/23/2013-6Hg1/

Dated, Chandigarh:

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

1. Financial Commissioner, Revenue, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Secretary, Local Government, Punjab.
4. Chief Administrator, PUDA, Mohali.
5. Chief Administrator, GMADA, Mohali.
6. Chief Administrator, PDA, Patiala.
7. Chief Administrator, BDA, Bathinda.
8. Chief Administrator, GLADA, Ludhiana.
9. Chief Administrator, JDA, Jalandhar.
10. Chief Administrator, ADA, Amritsar.
11. Chief Town Planner, Punjab, Mohali.
12. Managing Director, Punjab Infotect, Chandigarh.
13. Incharge, Infotech, Chandigarh.

Superintendent

NOTIFICATION

Annexure – R11/2

Dated 2-9-2014

No.6/23/2013-6HG1/ 661 In partial modification of Notification No.6/23/13-6HG1/1440 dated 19th June, 2013 the Governor of Punjab is pleased to modify clause 2 of Financial Agreement under policy regarding Land Owners become Partners in Development as under:

(B) Land Owners become Partners in Development:

Financial Agreement:

Clause2(Previous):

The CLU,EDC, License/Permission Fee, Social Infrastructure Fund and Urban Development Fund shall be borne by the land owner(s).

Clause2(Amended):

The CLU,EDC, License/Permission Fee, Social Infrastructure Fund and Urban Development fund shall be borne by the land owner(s).However, the Concerned Development Authority shall have the option to generate funds on its own or through loans from banks for the payment of CLU, EDC,License, SIF and other such charges, if the first party opts for it.

- (i) In case the payments are made by the Authority, the land owner will mortgage the land equivalent to twice the amount paid by the authority, subject to the terms & conditions of the Agreement. The collector rate so considered will be the agriculture land rates fixed in the area. This amount will be considered as loan to the land owners at an interest @12% per annum.
- (ii) In case the authority avails a loan from a bank for payment of these charges, then the land owner will give the rights to the authority for mortgaging the land under agreement to the bank as per the requirement.

Servicing of the loan or one shot reimbursement of this amount will be the first charge on the receipt from the sale of developed land under scheme and it will be made within two years from the first date of availing of loan.

Dated,
Chandigarh

A Venu Prasad, IAS
Secretary to Government of Punjab,
Department Housing & Urban Development

Endst.No. 6/23/2013-6HG1/ 661A

Dated Chd.the, 29-14

A copy with one spare copy is forwarded to the Controller, Printing & Stationery Punjab SAS Nagar with a requested to Publish this notification in the Punjab Government (Extra Ordinary Gazette) and 100 copies there of may be supplied to this Department for official use.


SECRETARY

o/c DEPTT.OF HOUSING & URBAN DEVELOPMENT.

Endst.No. 6/23/2013-6HG1/ 662-674

Dated Chd.the, 29-14

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

1. Financial Commissioner, Department of Revenue.
2. Principal Secretary, Department of Industries and Commerce, Punjab.
3. Secretary, Department of Local Government, Punjab.
4. Chief Administrator, PUDA, Mohali.
5. Chief Administrator, GMADA, Mohali.
6. Chief Administrator, PDA, Patiala.
7. Chief Administrator, BDA, Bathinda.
8. Chief Administrator, GLADA, Ludhiana.
9. Chief Administrator JDA, Jalandhar.
10. Chief Administrator, ADA, Amritsar.
11. Chief Town Planner, Punjab, Mohali.
12. Managing Director, Punjab Infotech, Chandigarh.
13. Incharge, IWDMS, Chandigarh.


Superintendent



पंजाब PUNJAB

R 735027

Agreement

This Agreement is made on the 3rd day of March 2014.

Between:

Emaar MGF Land Ltd. a Company registered under Companies Act ,1956 having its local office at SCO 120-122 , First floor , Sector 17-C, Chandigarh and Head office at ECE House , 28 Kasturba Gandhi Marg , New Delhi, and its Holding Companies through its Authorized Signatory Sh. Vikas Gupta , CCO-North of the Company (Letter of Authorization attached as annexure A and authorizations by holding companies to main company EMAAR MGF Land Limited appended as annexure 1-8) here in after referred to as the First Party which expression shall, unless repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his heirs, legal representatives, administrators, successors, permitted assigns of the one Part;

For EMAAR MGF LAND LIMITED

Authorized Signatory

Vikas Gupta

Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh



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R 735028

And

Punjab Urban Planning and Development Authority (PUDA) constituted under Section 17 of the Punjab Regional and Town Planning and Development Act 1995 Having its office at PUDA Bhawan, Sector 62 SAS Nagar (hereinafter referred to as the "Second Party" which expression shall, unless repugnant to the context or contrary to the meaning thereof be deemed to mean and include its administrators, successors and permitted assigns), acting through its Authorized Signatory, Chief Administrator, duly authorized to sign and execute this Agreement of the other part ;

Whereas the State Government has framed a policy vide notification no. 6/23/2013-6 HG 1/1505 dated 20.06.2013 known as Land Owners Become Partners In Development "hereinafter mentioned as policy" and under this policy land owner(s) can become partners with the development authority and the development Authority shall develop the land belonging to the land owner(s) and sell the developed land in accordance with the policy of the Authority. The proceeds shall

FOR EMAAR MGF LAND LIMITED
 Authorized Signatory

Chief Administrator
 Pb. Urban Plg. & Dev. Authority
 Ajitgarh



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be shared between land owner(s) and the Authority as per the Land Owners Become Partners in Development policy.

Whereas first party has approached the Punjab Urban Planning and Development Authority (PUDA) to become partners in development of the project at SAS Nagar, Punjab.

The Development Authority is satisfied with the viability of the Project and ready to take over possession of land for development.

Whereas second party has agreed to develop the project with land owners as partners in development.

Now, therefore, The First Party and the Second Party have agreed to enter into this agreement and hereby agree as follows:-

For EMAAR MGF LANDS LIMITED
 Vid C. F. h
 Authorised Signator

Chief Administrator
 Pb. Urban Plg. & Dev. Authority
 Ajitgarh

- 1) (a) Whereas, First Party is holding company of eight land owning companies and is authorized vide Board resolutions by these companies(Annexure 1-8) to sign this agreement on behalf of these companies for land measuring 126.30 acres the details of which are given in Table below and annexure 09.

Company Name	Area (in Acres)			
	Balongi	Balomajra	Baliali	Total
Garland Estate Pvt. Ltd.	0.50	-	-	0.50
Gracious Technobuild Pvt. Ltd.	2.70	-	-	2.70
Logical Developer Pvt. Ltd.	3.34	5.18	20.25	28.77
Rose Gate Estates Pvt. Ltd.	11.65	7.75	5.17	24.57
Sonex Projects Pvt. Ltd.	21.02	2.79	-	23.82
Trawler Properties Pvt. Ltd.	1.50	-	-	1.50
Utkarsh Buildcon Pvt. Ltd.	2.16	12.39	-	14.54
Zonex Estates Pvt. Ltd.	26.87	3.03	-	29.90
Total	69.74	31.14	25.42	126.30

(b) Whereas, Land measuring 6.12 acres out of the above 126.30 acres as per enclosed "annexure-10" is under government acquisition for the development of sector 118-119 sector road vide govt notification no. 6/6/2013/6HGI/1432 dated 9-6-2013. Which will provide connectivity to the site. Hence this agreement is executed for an area measuring 120.18 acres excluding the area proposed under sector road measuring 6.12 acres.

- 2) That the First Party offers its share of land in possession to Punjab Urban Planning and Development Authority to develop the land in question under the policy mentioned above.
- 3) First Party has certified and under taken that no dispute regarding ownership or possession of land among share holders of company/Firm or individuals as the case may be, which owns this land and is also free from

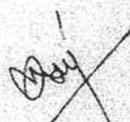
For EMAAR MOH AND LIMITED
 Authorized Signatory

Chief Administrator
 Pb. Urban Plg. & Dev. Authority
 Ajitgarh

all encumbrances and has got it verified from the concerned revenue authority.

- 4) That the Second Party has got the land survey and due diligence done and is satisfied that the land is suitable for developing an Urban Estate.
- 5) Whereas the First party is undisputed owner and in possession of land mentioned at serial number-1. The First Party has undertaken that they have not entered into an agreement with any other party for this land and shall not enter into agreement with any other party henceforth.
- 6) That according to the Policy , the First Party through this Agreement hereby gives absolutely rights to the Second Party to develop this land according to the Layout plan mutually agreed upon and to sell residential plots, chunks ,Institutional ,commercial land earmarked for specific purpose as per the lay out plan.
- 7) That the First Party will authorize person or persons who will act on their behalf and will work in consultation with Second Party as per this agreement.
- 8) That First Party hereby gives right of mortgage this land up to a share required to fulfill the initial needs for payments of CLU,EDC and other Govt. charges and fulfill the financial needs of development of this land with Banks/Financial Institutions. This mortgage agreement will be of tri-partite agreement amongst the Financial Institutions, First and the Second Party(Authorized signatories) for raising loan on non recourse basis by mortgaging land which shall done only to fund the initial requirements as explained above or to fund the gaps between expenditure and accruals. All loan amounts thus received shall be deposited in the **ESCROW** account and will be utilized for the purposes mentioned above. The loan thus received will be serviced (Principle as well as interest) from the collections received by sale of developed land.

FOR EMAAR MGF LAND LIMITED
Authorized Signatory

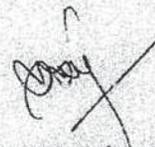

Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh

- 9) That the rates for the sale of plots, chunk of land, Institutional area, Commercial area or any other area as per the lay out plan will be fixed as per the policy.
- 10) That Second Party will carry out the development works in the Project land (The land under agreement) as per PUDA norms and specifications.
- 11) That in case any other land is acquired or integrated by Second party with this Project land then such land will not be covered under this agreement. However, if the services laid in this Project are utilized to provide basic amenities to the development which takes place on the additional land, the charges will be recovered from owners of such land. In case of linking road, proportionate cost of the road which provides connectivity to the main road across this Project will be shared proportionately. In case of Sewerage and Water supply, the charges leviable by the Local Govt. Department will be the guiding principle for calculation of these charges.
- 12) That the First Party will give power of Attorney to carry out sale of all category of developed land in the Project to the person authorized by the Second Party.
- 13) That the Second Party will carry out the sale as per the Policies being followed by PUDA in case of Urban Estates, as applicable at the time signing of this Agreement. However, some minor changes at the time of sale in the sale plan, how to sell or percentage of plots to be sold by auction or through draw of lots can be altered with mutual consent of the First and Second party.
- 14) That the Second Party will fix the rates in consultation with the First Party at which the plots, houses, institutional, commercial areas etc shall be sold. In case there is lack of consensus for reserve price at which the

For ENAAR MUMBAI LIMITED

Authorized Signatory

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Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh

developed land is to be sold, then the price will be decided by the majority of ownership and the weightage of the Authority will be 20% of the total.

- 15) That any Cess levied by the state Govt. shall be over and above the reserve price, it will be a part of the sale price in case of auction of property.
- 16) That all the receipts from the developed land shall be deposited in an ESCROW account which shall be opened in a nationalized bank to be operated by the Second Party.
- 17) That the schedule of calculations and expenses shall be prepared in advance for the entire tenure of the Project. The Second party shall prepare a Budget and all the development expenditure for the Project in consultation with the First party. The charges to the **ESCROW** account will be prioritized as below:
 - i) For payment of Govt. levies i.e. CLU, EDC and License Fee etc.
 - ii) Servicing of loan drawn if any.
 - iii) Expenditure on development.
 - iv) For the payment of cost of land as mentioned in policy to the First Party; and
 - v) Sharing of receipts between the First and the Second Party in the ratio explained in the policy.
- 18) That the fund deposited in **ESCROW** account can not be utilized for any other purposes other than the purpose explained in Para 17.
- 19) That the Second Party will keep a complete account of the receipts and the expenditures incurred on the development of this project.

FOREMAAR MGF LAND LIMITED
 Authorized Signatory

Chief Administrator
 Pb. Urban Pkg. & Dev. Authority
 Ajitgarh

- 20) That the entire processing fee, transfer fee, building plan approval fee shall be deposited in the account of the concerned authority and shall not be part of **ESCROW** account.
- 21) That the extension fee shall be shared in the ratio of 80:20 between First and Second Party.
- 22) That both the parties have taken adequate precautions and have undergone through due diligence to verify the feasibility and marketability of such land. In case, at any point of time, it is found that the land is not free from encumbrances or land is under any Civil Suit or any other legal matter which hinders the development and sale of land, the First Party shall be accorded adequate opportunity to settle such encumbrances /disputes at its own cost. In case the Second Party finds that it is not possible to go ahead with the Project due to legal issues or for land not being free from encumbrances shall have the right to exclude such land, if it is possible from the project. In case it is found that with the encumbrances, it is difficult to carry out the development of the project, the Second Party will have right to exit from the agreement. The liabilities of such encumbrances will be on the First Party. The Second Party will recover all the dues that the First Party is liable to pay to the Second Party at the time of the agreement, from the **ESCROW** account. A settlement will be made by the Second Party with the First Party and accordingly and the project will be handed over to the First Party. First Party shall be free to develop the project independently. However, the First Party will have to fulfill the conditions laid down under PAPRA for carrying out this project.
- 23) That on the signing of this Agreement, the First Party will not have any right to exit from the Project other than with the mutual consent as explained in Para 22.

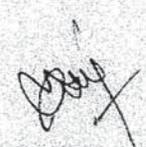
For EMAAR NGF LAND LIMITED

Authorised Signatory

Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh

- 24) The Second Party after finalizing the layout plan would launch the scheme to invite applications within four months of signing of this agreement and start development work within six months. Further, the Project shall be completed within 5(five) years of the agreement date.
- 25) That applying for, and obtaining all sanctions/permissions/ approvals for the project from all concerned statutory / regulatory/ other authorities shall be sole responsibility of Second Party. The First Party stands indemnified by the Second Party from all claims and liabilities arising out of violation of any applicable laws / acts/ rules etc. of State of Punjab / Union of India or otherwise.
- 26) That in case there is any over subscriptions by customers of the units in the projects , the First Party and Second Party shall be entitled to share the interest accruing on the subscription amount in the ratio of 80:20. The parties shall keep excess funds in the ESCRO account in fixed /term deposits as may be mutually agreed.
- 27) That the execution of development works is the sole responsibility of the Second Party. The Second Party indemnifies the First Party from all litigation / claims arising out of litigation with contractors /suppliers with regard to the project. The Third Parties would not have any claim of right on the said land to settle their claims in any way arising out of above issues.
- 28) That the Second Party would follow all rules and regulations in purchase of materials and services in execution of the project as mandated for similar work for PUDA/ GMADA in order to ensure prudent utilization of funds. The selection / appointment of any contractor, vendor, BOBs for the project shall be the sole responsibility of Second Party.

For EMAAR MGF LAND LIMITED
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Authorized Signatory


Chief Administrator
Pb. Urban Plg. & Dev. Authority
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- 29) That the Project shall be exempted from the application of the Punjab Apartment and Property Regulation Act., 1995 (PAPRA). Conditions precedent.

First Party:

- The First Party shall hand over vacant possession of land with in 30 days of signing of this agreement.
- The First Party shall hand over power of Attorney / Authorization for purposes as mentioned in clause 12 within 30 days of signing this agreement.

Second Party

- The Second Party shall get the CLU done for the land with in 3 months of signing this agreement.
- The Second Party shall get the layout approved on the said land within 60 days of CLU.
- The Second Party shall launch the sales of proposed plots, Group Housing units or any other product as planned in layout plan within 60 days of approval of layout.

If either party fails to deliver on items as per the schedule mentioned above, the other party may exit the project after giving proper hearing to the other party.

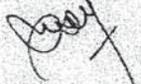
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For Emaar MGF LAND LIMITED
Authorized Signatory

Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh

Financial Agreement

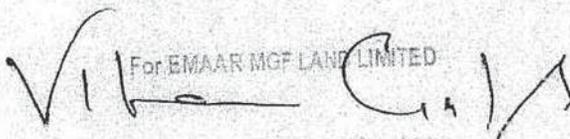
1. The entire development of area which includes leveling, earth work, roads, laying of basic amenities like sewerage, water supply, storm water sewer, electrical, street lighting, parks, green areas etc will be a cost to the First Party and will be borne out of ESCROW Account. The Second Party will charge an administrative cost of 10% from the First Party over and above the actual cost of development and will be charged proportionately in every payment so made.
2. The CLU, EDC, License/Permission Fee, Social Infrastructure Fund and Urban Development Fund shall be borne by the First Party out of ESCROW Account.
3. Interest component on every loan raised for the development of land will be borne entirely from sale proceeds deposited in Escrow account
4. The Second Party shall have the right to issue LOI/Allotment letter will register the conveyance deeds in the name of allottees /buyers after carrying out the development works and after project completion.
5. All the receipts from the sale of land will come to a separate account i.e. ESCROW Account to be operated by the Second Party. The first charge from such receipts will be the payment of loan and interest component, if any and second charge will be payment of the cost of development.
6. The profit from sale of developed land, as per the process defined in the policy, will be shared in the ratio of 80:20 by the First Party and the Second Party respectively.
7. The First Party shall have the option of retaining up-to 25% of the residential plots after paying share of the Second Party on reserve price in lump sum, provided that the total area of that land owner in the project is not less than

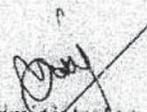
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Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajilgarh

one acre. This option can be exercised in accordance with the size of the available residential plots in the approved layout plan of the project.

8. Second Party will charge on actual basis from First Party the operation and maintenance charges for five years from the date of issue of Completion certificate of the development works.
9. Land falling under roads, parks and all other public uses will be transferred in the name of the Second Party/concerned authority by the First Party free of cost.
10. All the powers for any transaction/sale of plots will be with the officer authorized of the Second Party.
11. The land under public uses like roads, parks etc which will be transferred to the Second Party/ concerned authority and will be exempted from stamp duty.
12. Payment Schedule for the sale of developed land shall be maximum three and half year from the date of sale / allotment.
13. The sale of residential plots, commercial and other property in the project will be as per the provisions of Punjab Regional and Town Planning


For EMAAR MGF LAND LIMITED
Authorized Signatory


Chief Administrator
Punjab Urban Plg. & Dev. Authority
Amritsar

and Development Act 1995, rules, regulations, policies framed there under and as amended from time to time.

FORCE MAJEURE

If the performance of this Agreement other than payment obligations as mentioned under Clauses of this agreement, interfere with /by reason of acts of God, fire, explosion, vandalism, storm or other similar catastrophes, or of any civil or military authority, national emergencies, insurrections, riots, wars, or strike, lock-outs, work stoppages or other labor difficulties; ("Force Majeure"), then the Party affected shall be excused from such performance on a day-to-day basis.

In the event of occurrence of Force Majeure event, the affected Party shall within fifteen days from the date of such occurrence notify the other Party, stating the nature of such events and the degree to which the performance under this agreement shall be affected. Likewise, upon the cessation of such event, the affected Party shall provide prompt notice to the other Party.

ASSIGNMENT

This Agreement cannot be assigned (nor any rights and obligations) by any Party without the express written consent of the other Party.

JURISDICTION

All disputes directly or impliedly arising out of this agreement shall be subject to jurisdiction of the Court situated at SAS Nagar where the Head office of the Authority is situated.

NOTICES

All notices, requests, consents, and other communications hereunder shall be in writing and shall be deemed effectively given and received upon delivery in

For EMAAR MGF LAND LIMITED
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 Authorised Signatory

Chief Administrator
 Pb. Urban Plg. & Dev. Authority
 Ajitgarh

person, or on business day after delivery by registered post or courier in each case dispatched at the addresses indicated above in the preamble of this agreement .

SEVERABILITY

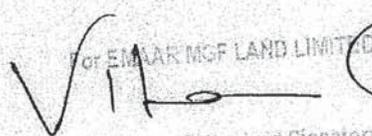
In the event that any of the provisions of this Agreement shall be determined invalid, void, or unenforceable, such provision shall be deemed to be deleted from this Agreement and the remaining provisions of this Agreement shall continue in full force and effect.

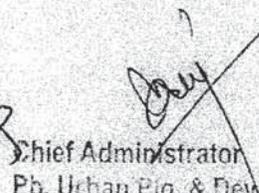
WAIVER

A Party may waive of any right under this agreement only by written waiver duly signed by such Party. No failure of a Party to exercise any right or to insist upon strict compliance of any obligation(s) by the other Party and no custom or practice of the Parties at variance with this agreement shall constitute a waiver of the right of a Party to demand exact compliance. Waiver by one Party of any particular default by the other Party shall not effect or impair such Party's right in respect to any subsequent default of the same or of a different nature, nor shall any delay or omission of a Party to exercise any rights arising from such default affect or impair the rights of that Party as to such default or any subsequent default.

MODIFICATION AND VARIATION

That any change, modification or alteration or any amendment, whatsoever, to this agreement or its Schedules, if any, shall be made with mutual written consent of the Parties hereto, signed by authorized representatives of both Parties.


OF EMMAR MGF LAND LIMITED
Authorized Signatory


Chief Administrator
Pb. Urban Pkg. & Dev Authority
Ajitgarh

HEADINGS

In this agreement, headings have been inserted to facilitate reference only and shall not be deemed to affect the meaning, interpretation or construction of the provisions hereof.

TAXES AND DUTIES

Both parties shall be individually liable for payment of their taxes.

GOVERNING LAW

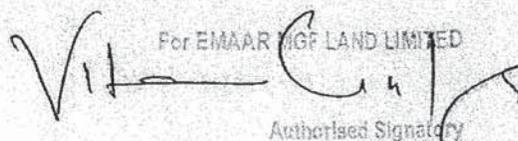
This Agreement and matters connected with the performance thereof will be construed, interpreted, applied and governed in all respects in accordance with the laws of India.

COUNTERPARTS

This Agreement has been executed in two counterparts one to be retained by each party. It is agreed and understood by the parties to this contract that each counterpart shall be deemed and treated to be original for all intents and purposes.

ARBITRATION

All disputes and differences which may arise between the parties hereto and which cannot be settled amicably with regard to the construction, meaning and effect of this Agreement or any part thereof or in any way related, to or pertaining thereto shall be referred to the sole arbitrator who shall act as an arbitrator, in accordance with the provisions of the Arbitration and conciliation act, 1996 and whose decision shall be final and binding upon both the parties.


For EMAAR HGF LAND LIMITED
Authorised Signatory

ENTIRE AGREEMENT

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal to these present on the day, month & year first above written in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED

SIGNED, SEALED AND DELIVERED

By the within named "First Party"

By the within named "Second Party"

For & on Behalf of

For & on Behalf of

For EMAAR MGF LAND LIMITED
[Signature]
Authorised Signatory
Date:

[Signature] 3/3/14
Chief Administrator
Pb. Urban Plg. & Dev. Authority
Ajitgarh

WITNESS

1. [Signature]
(SHASHIPAL)
500-120-22, Sec 17C
Chandigarh.

2. Alenda
(RAJEEV HATTA)
H.NO 25413 SECTOR 51A
CHANDIGARH.

2. 1. [Signature]
Secy S.P. Room

2. [Signature]
J.A.
Off S.P. PUDA.



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SUPPLEMENTARY AGREEMENT

This Supplementary Agreement (hereinafter referred to as the 'Supplementary Agreement') is entered & executed on this the 24th day of September, 2014, at SAS Nagar, as an amendment to the Agreement dated the 03rd day of March, 2014 (hereinafter referred to as 'Agreement') executed between the Parties (hereinafter defined) hereto

Emaar MGF Land Ltd. a Company registered under Companies Act, 1956 having its local office at SCO 120-122, First floor, Sector 17-C, Chandigarh and Head office at ECE House, 28 Kasturba Gandhi Marg, New Delhi, and its subsidiary Companies through its Authorized Signatory Sh. Vikas Gupta, earlier COO-North of the Company and now President (sanctions) of the company w.e.f 02.04.2014 (Letter of Authorization attached as annexure A and authorizations by subsidiary companies to main company EMAAR MGF Land Limited appended as annexure 1-8) here in after referred to as the "First Party" which expression shall, unless repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his heirs, legal representatives, administrators, successors, permitted assigns of the One Part;

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[Handwritten signature: Vikas Gupta]



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AND

Punjab Urban Planning and Development Authority (PUDA) constituted under section 17 of the Punjab Regional and Town Planning and Development Act 1995 having its office at PUDA Bhawan, Sector 62 SAS Nagar (hereinafter referred to as the "Second Party" which expression shall, unless repugnant to the context or contrary to the meaning thereof be deemed to mean and include its administrators, successors and permitted assigns), through its authorized signatory, Chief Administrator, PUDA, duly authorized to sign and execute this Agreement of the Other part ;

(The 'First Party' and the 'Second Party' are hereinafter, as the context may admit or require, individually referred to as stated and collectively as "the Parties".)

Whereas, the Government of Punjab in the Department of Housing and Urban Development, Punjab vide Notification No.6/23/2013-6HG1/661 dated 02.09.2014, (copy enclosed) has partially modified Notification No.6/23/13-6Hg1/1505 dated 20.06.2013.

[Signature]

Vishu Singh



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Whereas, there has been change in the land profile, as earlier set out in detail at Clause 1 of Agreement (i.e land parcels contributed by the land owning companies of the First Party,), in accordance with the decision taken in the meeting headed by CA PUDA (MOM dt. 02.06.2014 enclosed) and implemented to the satisfaction of Second party.

Now, therefore, in consideration of the premises and the mutual covenants hereinafter contained, Parties hereby agree to amend and modify the Agreement, dated 3rd March, 2014 through this Supplementary Agreement which witnesses as follows:-

1. DEFINITIONS & INTERPRETATION

1.1 All capitalized terms and expressions shall, unless defined herein, shall have the same meanings as respectively ascribed thereto under the Agreement.

1.2 In the case of any discrepancy/ambiguity between this Supplementary Agreement and the Agreement, the terms of this Supplementary Agreement shall prevail to the extent of such discrepancy.

[Handwritten signature]

Vita C. R.

2. SCOPE OF THE SUPPLEMENTARY AGREEMENT

2.1 The terms, conditions & covenants of the Agreement shall, from the date hereof, be read and construed as amended and modified to the extent, manner & intent stipulated by this Supplementary Agreement.

2.2 The Agreement, as amended and modified by this Supplementary Agreement, shall remain valid and binding between the Parties till the date of its subsistence.

3. AMENDMENT OF THE AGREEMENT

1. Clause No. 1 of the Agreement shall, from the date hereof, is amended and shall hereinafter read as follows :

*(a) Whereas, First Party is holding company of eight land owning companies and is authorized vide Board resolutions by these companies(Annexure 1-8) to sign this agreement on behalf of these companies for land measuring 121.25 acres the details of which are given in Table below and Annexure 09.

Company Name	Area (in Acres)			
	Balongi	Balomajra	Baliati	Total
Garland Estate Pvt. Ltd.	0.50	-	-	0.50
Gracious Technobuild Pvt. Ltd.	2.34	-	-	2.34
Logical Developer Pvt. Ltd.	5.77	5.07	19.23	30.07
Rose Gate Estates Pvt. Ltd.	13.32	7.79	4.17	25.28
Sonex Projects Pvt. Ltd.	17.51	2.79	-	20.30
Trawler Properties Pvt. Ltd.	1.50	-	-	1.50
Utkarsh Buildcon Pvt. Ltd.	1.64	10.78	-	12.42
Zonex Estates Pvt. Ltd.	26.18	2.66	-	28.84
Total	68.76	29.09	23.40	121.25

[Handwritten signature]

[Handwritten signature: V. C. / S]

(b) Whereas, Land measuring 6.12 acres in addition to of the above 121.25 acres as per enclosed "Annexure-10" is under Government acquisition for the development of sector 118-119 sector road vide govt. notification no. 6/6/2013/6HGI/1432 dated 9-6-2013, which will provide connectivity to the site. Hence this agreement is executed for an area measuring 121.25 acres excluding the area proposed under sector road measuring 6.12 acres".

2. Clause 2 of ' Financial Agreement ', as part of Agreement shall, from the date hereof is amended and shall hereinafter read as follows :

"The ULU, EDC, License /Permission Fee, Social Infrastructure Fund and Urban Development Fund shall be borne by the First Party. However ,the Concerned Development Authority shall have the option to generate funds on its own or through loans from banks for the payment of ULU, EDC , Licence, SIF and other such charges, if the First Party opts for it. Further, in case First Party opts so, then, notwithstanding anything to the contrary contained in the Agreement, the following shall be applicable, as the case may be :

- (i) In case the payments are made by the Second Party ,the land owners will mortgage the land equivalent to twice the amount paid by the Second Party, subject to the terms & conditions of the Agreement. The collector rate so considered will be the agriculture land rates fixed in that area. The amount paid by the Second Party will be considered as loan to the land owners at an interest @ 12% per annum which will be compounded monthly.
- (ii) The interest will be calculated from the date the amount is deposited in the ESCROW account.
- (iii) The payment of interest will have to be made monthly from the ESCROW account.
- (iv) There will be a moratorium period of 3 (three) months. The payment of principal by way of debit to the ESCROW account will be made in 20(twenty) monthly installments starting with effect from the month of December 2014 or three months from disbursement which ever is later;



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provided further that Second Party shall commence/launch the scheme to invite applications within four months of date hereof.

- (v) Any default in the timely payment of principal and interest will attract a penalty in the shape of additional interest at the rate of 3% p.a.
- (vi) In case the authority avails a loan from a bank for payment of these charges, then the land owner will give the rights to the authority for mortgaging the land under agreement to the bank as per the requirement. The interest rate and other charges will be applicable as per the terms and conditions of the loan.

Provided however, in either of the aforesaid cases, the Parties agree that the servicing of the loan amount (i.e principal and all interest amounts) or one shot reimbursement of this amount will be the first charge on the receipt from the sale of developed land under scheme and it will be made within two years from the first date of availing of loan.

- (vii) Whereas in case of insufficient balance in the ESCROW account, the whole payment (principal and interest) will be made by the First Party to be adjusted from ESCROW account.
- (viii) The repayment of loan to be raised by First party from PUDA shall be the absolute responsibility of First Party, since the land to be mortgaged to PUDA as collateral security against the repayment of the loan belongs to subsidiary companies of First Party, tripartite mortgage deed shall be signed between First Party, PUDA and land mortgaging companies.

3. Clause 24 of the Agreement shall, from the date hereof stand amended and shall hereafter read as follows:-

"The Second Party after finalizing the layout plan would launch the scheme to invite application within four (04) months of signing of Supplementary Agreement and start development work within six months thereof. Further, the Project shall be completed within 5(five) years from the date of signing of the Supplementary Agreement, and, the payment(s) to be made to First Party in terms of Agreement [as modified in terms herein] shall commence prior to expiry of said 5(five) years period".




4. Clause 29 of the Agreement shall, from the date hereof stand amended and shall hereafter read as follows:-

“That the Project shall be exempted from the application of Punjab Apartment and Property Regulation Act, 1995 (PAPRA) except section 5(9) and section 32. Conditions precedent required to be fulfilled by Parties, respectively:-

First Party:

- The First Party shall handover vacant possession of land within 30 days from the date of signing of this supplementary Agreement.
- The First Party shall hand over Power of Attorney / Authorization for the purposes as mentioned in Clause 12 of the Agreement within 30 days from the date of signing of this Supplementary Agreement.

Second Party:-

- The Second Party shall get the CLU done for the land within three (03) months from the date of signing of this Supplementary Agreement.
- The Second Party shall get the layout approved on the Said Land within sixty (60) days of grant of CLU.
- The Second Party shall launch the sales of the proposed plots, as planned in layout within sixty (60) days of the approval of said layout.

If either Party fails to deliver on items as per the schedule mentioned above, the other Party may exit the project after giving proper hearing to the other Party;

5. The word holding companies wherever appears in the agreement dated 3rd March, 2014 may be read as subsidiary companies.

GENERAL



7

4.1 This Supplementary Agreement is being executed by the Parties in two counterparts, each of which shall be deemed to be original but each of which shall constitute one and the same instrument.

4.2 Save and except for the above, the Parties hereby undertake that all other terms and conditions of the Agreement shall remain unchanged and unaffected and this Supplementary Agreement shall be deemed to be an integral part of the Agreement and is to be read along with the same.

4.3 This Supplementary Agreement shall continue to be in force and effect till the subsistence of the Agreement.

ENTIRE SUPPLIMENTARY AGREEMENT

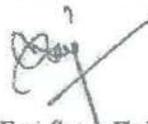
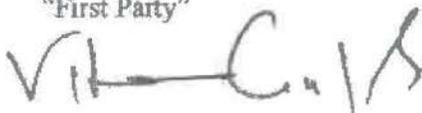
IN WITNESS WHEREOF the Parties hereto have set their hands and seal to these present on the day, month & year first above written in the presence of the following witnesses.

**SIGNED, SEALED AND DELIVERED
DELIVERED**

**SIGNED, SEALED AND
DELIVERED**

By the within named
"First Party"

By the within named
"Second Party"



For & On Behalf of

For & on Behalf of

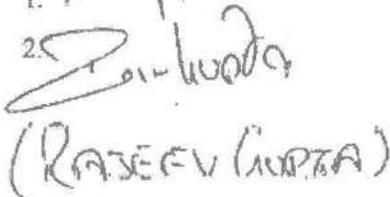
Date:

WITNESS

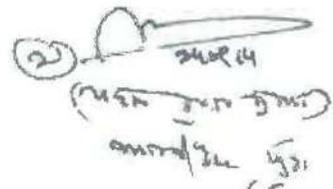
1. 

(SHASHI PDL) #2423/19C, CHD.


① (Seal of PDL)
ST/000

2. 
(RAJEEV GUPTA)

3013
Sector- 35D
Chandigarh

② 
24/04
(Seal of PDL)
ST/000

SCHEDULE-A

Description of Said Land

Company Wise Ownership Detail of Sector-118-119

Company Name	Area (in Acres)			
	Balongi	Balomajra	Baliali	Total
Garland Estate Pvt. Ltd.	0.50	-	-	0.50
Gracious Technobuild Pvt. Ltd.	2.34	-	-	2.34
Logical Developer Pvt. Ltd.	5.77	5.07	19.23	30.07
Rose Gate Estates Pvt. Ltd.	13.32	7.79	4.17	25.28
Sonex Projects Pvt. Ltd.	17.51	2.79	-	20.30
Trawler Properties Pvt. Ltd.	1.50	-	-	1.50
Utkarsh Buildcon Pvt. Ltd.	1.64	10.78	-	12.42
Zonex Estates Pvt. Ltd.	26.18	2.66	-	28.84
Total	68.76	29.09	23.40	121.25

Vite C. 1/8

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi 2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
1	Balongi	20	19\2	4	0	0.50	Garland Estate Pvt Ltd.
						0.50	
2	Balongi	7	16	1	2	0.14	Gracious Technobuild Pvt. Ltd.
3	Balongi	7	17	3	0	0.38	Gracious Technobuild Pvt. Ltd.
4	Balongi	7	15\1	0	17	0.11	Gracious Technobuild Pvt. Ltd.
5	Balongi	9	8	6	0	0.75	Gracious Technobuild Pvt. Ltd.
6	Balongi	9	19	3	12	0.45	Gracious Technobuild Pvt. Ltd.
7	Balongi	9	12\2	4	3	0.52	Gracious Technobuild Pvt. Ltd.
		Total				2.34	
8	Balongi	1	16	0	2	0.01	Logical Developers Pvt. Ltd.
9	Balongi	1	24	0	12	0.08	Logical Developers Pvt. Ltd.
10	Balongi	1	25	2	7	0.29	Logical Developers Pvt. Ltd.
11	Balongi	7	3	1	1	0.13	Logical Developers Pvt. Ltd.
12	Balongi	7	4	2	12	0.33	Logical Developers Pvt. Ltd.
13	Balongi	7	5	2	9	0.31	Logical Developers Pvt. Ltd.
14	Balongi	7	6	1	11	0.19	Logical Developers Pvt. Ltd.
15	Balongi	7	7\1	1	7	0.17	Logical Developers Pvt. Ltd.
16	Balongi	7	8\1	0	5	0.03	Logical Developers Pvt. Ltd.
17	Balongi	19	11\2\2	2	8	0.30	Logical Developers Pvt. Ltd.
18	Balongi	19	12\1\2	1	14	0.21	Logical Developers Pvt. Ltd.
19	Balongi	19	24\1	0	19	0.12	Logical Developers Pvt. Ltd.
20	Balongi	19	5\1	4	4	0.53	Logical Developers Pvt. Ltd.
21	Balongi	20	18	8	0	1.00	Logical Developers Pvt. Ltd.
22	Balongi	20	17\2	0	12	0.08	Logical Developers Pvt. Ltd.
23	Balongi	27	3\1	4	0	0.50	Logical Developers Pvt. Ltd.
24	Balongi	27	3\2	4	0	0.50	Logical Developers Pvt. Ltd.
25	Balongi	27	4\1	6	0	0.75	Logical Developers Pvt. Ltd.
26	Balongi	27	4\2	2	0	0.25	Logical Developers Pvt. Ltd.
		Total				5.77	
27	Balongi	19	20	6	6	0.79	Rose Gate Estates Pvt. Ltd.
28	Balongi	19	21	3	0	0.38	Rose Gate Estates Pvt. Ltd.
29	Balongi	19	19\2	3	8	0.43	Rose Gate Estates Pvt. Ltd.
30	Balongi	20	16	8	0	1.00	Rose Gate Estates Pvt. Ltd.
31	Balongi	20	23	2	13	0.33	Rose Gate Estates Pvt. Ltd.
32	Balongi	20	14\2	3	7	0.42	Rose Gate Estates Pvt. Ltd.
33	Balongi	20	15\1	3	8	0.43	Rose Gate Estates Pvt. Ltd.
34	Balongi	20	17\1	7	8	0.93	Rose Gate Estates Pvt. Ltd.
35	Balongi	21	20	8	0	1.00	Rose Gate Estates Pvt. Ltd.
36	Balongi	21	19\2	0	8	0.05	Rose Gate Estates Pvt. Ltd.
37	Balongi	21	21\1	4	18	0.61	Rose Gate Estates Pvt. Ltd.
38	Balongi	21	22\1	0	8	0.05	Rose Gate Estates Pvt. Ltd.
39	Balongi	26	1	2	13	0.33	Rose Gate Estates Pvt. Ltd.
40	Balongi	26	2	2	13	0.33	Rose Gate Estates Pvt. Ltd.
41	Balongi	27	13	8	0	1.00	Rose Gate Estates Pvt. Ltd.
42	Balongi	27	14	8	0	1.00	Rose Gate Estates Pvt. Ltd.
43	Balongi	27	15	8	0	1.00	Rose Gate Estates Pvt. Ltd.
44	Balongi	27	16	7	4	0.90	Rose Gate Estates Pvt. Ltd.
45	Balongi	27	17	8	0	1.00	Rose Gate Estates Pvt. Ltd.
46	Balongi	27	18	8	0	1.00	Rose Gate Estates Pvt. Ltd.
47	Balongi	27	12\1	2	6	0.29	Rose Gate Estates Pvt. Ltd.
48	Balongi	27	19\1	0	11	0.07	Rose Gate Estates Pvt. Ltd.
		Total				13.32	
8	Balongi	1	16	0	3	0.02	Sonex Projects Pvt. Ltd
9	Balongi	1	24	1	5	0.16	Sonex Projects Pvt. Ltd
10	Balongi	1	25	4	13	0.58	Sonex Projects Pvt. Ltd
11	Balongi	7	3	2	3	0.27	Sonex Projects Pvt. Ltd

VIL C.A

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi 2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
12	Balongi	7	4	5	4	0.65	Sonex Projects Pvt. Ltd.
13	Balongi	7	5	4	17	0.61	Sonex Projects Pvt. Ltd.
14	Balongi	7	6	3	3	0.39	Sonex Projects Pvt. Ltd.
15	Balongi	7	7/1	2	13	0.33	Sonex Projects Pvt. Ltd.
16	Balongi	7	8/1	0	11	0.07	Sonex Projects Pvt. Ltd.
49	Balongi	7	14	7	11	0.94	Sonex Projects Pvt. Ltd.
50	Balongi	16	18	6	16	0.85	Sonex Projects Pvt. Ltd.
51	Balongi	16	24	8	0	1.00	Sonex Projects Pvt. Ltd.
52	Balongi	16	13/2	0	8	0.05	Sonex Projects Pvt. Ltd.
53	Balongi	16	14/1/2	6	15	0.84	Sonex Projects Pvt. Ltd.
54	Balongi	16	17/1	6	17	0.86	Sonex Projects Pvt. Ltd.
55	Balongi	16	17/2	1	4	0.15	Sonex Projects Pvt. Ltd.
56	Balongi	19	4	8	0	1.00	Sonex Projects Pvt. Ltd.
57	Balongi	19	7	6	14	0.84	Sonex Projects Pvt. Ltd.
58	Balongi	19	26	0	16	0.10	Sonex Projects Pvt. Ltd.
59	Balongi	19	15/1	4	18	0.61	Sonex Projects Pvt. Ltd.
60	Balongi	19	15/2	3	2	0.39	Sonex Projects Pvt. Ltd.
61	Balongi	19	16/1	7	0	0.88	Sonex Projects Pvt. Ltd.
62	Balongi	19	24/4	1	4	0.15	Sonex Projects Pvt. Ltd.
63	Balongi	19	25/1	4	12	0.58	Sonex Projects Pvt. Ltd.
64	Balongi	19	25/2	3	8	0.43	Sonex Projects Pvt. Ltd.
65	Balongi	19	6/2	2	2	0.26	Sonex Projects Pvt. Ltd.
66	Balongi	20	20	8	0	1.00	Sonex Projects Pvt. Ltd.
67	Balongi	20	21	8	0	1.00	Sonex Projects Pvt. Ltd.
68	Balongi	20	22	8	0	1.00	Sonex Projects Pvt. Ltd.
69	Balongi	20	23	0	1	0.01	Sonex Projects Pvt. Ltd.
70	Balongi	20	19/1	4	0	0.50	Sonex Projects Pvt. Ltd.
71	Balongi	26	1	0	1	0.01	Sonex Projects Pvt. Ltd.
72	Balongi	26	2	0	1	0.01	Sonex Projects Pvt. Ltd.
73	Balongi	27	5	8	0	1.00	Sonex Projects Pvt. Ltd.
		Total				17.51	
74	Balongi	9	6	6	0	0.75	Trawler Properties Pvt. Ltd.
75	Balongi	9	7	6	0	0.75	Trawler Properties Pvt. Ltd.
		Total				1.50	
76	Balongi	7	16	1	12	0.20	Utkarsh Buildcon Pvt. Ltd.
77	Balongi	7	17	4	5	0.53	Utkarsh Buildcon Pvt. Ltd.
78	Balongi	7	15/1	1	5	0.16	Utkarsh Buildcon Pvt. Ltd.
79	Balongi	9	6	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
80	Balongi	9	7	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
81	Balongi	9	8	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
		Total				1.64	
82	Balongi	2	21/1/1	0	4	0.03	Zonex Estates Pvt. Ltd.
83	Balongi	2	21/2/1	0	10	0.06	Zonex Estates Pvt. Ltd.
84	Balongi	6	1/1	0	2	0.01	Zonex Estates Pvt. Ltd.
85	Balongi	6	10/2/2	0	2	0.01	Zonex Estates Pvt. Ltd.
86	Balongi	6	10/3/2	0	1	0.01	Zonex Estates Pvt. Ltd.
87	Balongi	6	11/1	2	1	0.26	Zonex Estates Pvt. Ltd.
88	Balongi	7	24	1	13	0.21	Zonex Estates Pvt. Ltd.
89	Balongi	7	15/2	0	3	0.02	Zonex Estates Pvt. Ltd.
90	Balongi	7	25/1	0	13	0.08	Zonex Estates Pvt. Ltd.
91	Balongi	7	25/2	4	10	0.56	Zonex Estates Pvt. Ltd.
92	Balongi	8	5/1	0	11	0.07	Zonex Estates Pvt. Ltd.
93	Balongi	9	13	8	0	1.00	Zonex Estates Pvt. Ltd.
94	Balongi	9	12/1	3	11	0.44	Zonex Estates Pvt. Ltd.
95	Balongi	16	19	4	3	0.52	Zonex Estates Pvt. Ltd.
96	Balongi	16	20	3	14	0.46	Zonex Estates Pvt. Ltd.

Vil-Cu/15

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi 2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
97	Balongi	16	21	8	0	1.00	Zonex Estates Pvt. Ltd.
98	Balongi	16	22	8	0	1.00	Zonex Estates Pvt. Ltd.
99	Balongi	17	16	1	2	0.14	Zonex Estates Pvt. Ltd.
100	Balongi	17	24	2	17	0.36	Zonex Estates Pvt. Ltd.
101	Balongi	17	25	7	18	0.99	Zonex Estates Pvt. Ltd.
102	Balongi	18	4	1	9	0.18	Zonex Estates Pvt. Ltd.
103	Balongi	18	5	8	0	1.00	Zonex Estates Pvt. Ltd.
104	Balongi	19	1	8	0	1.00	Zonex Estates Pvt. Ltd.
105	Balongi	19	2	8	0	1.00	Zonex Estates Pvt. Ltd.
106	Balongi	19	8	7	7	0.92	Zonex Estates Pvt. Ltd.
107	Balongi	19	12\3	1	2	0.14	Zonex Estates Pvt. Ltd.
108	Balongi	19	13\2	1	10	0.19	Zonex Estates Pvt. Ltd.
109	Balongi	20	13	8	0	1.00	Zonex Estates Pvt. Ltd.
110	Balongi	20	23	5	6	0.66	Zonex Estates Pvt. Ltd.
111	Balongi	20	24	8	0	1.00	Zonex Estates Pvt. Ltd.
112	Balongi	20	25	8	0	1.00	Zonex Estates Pvt. Ltd.
113	Balongi	20	14\1	4	13	0.58	Zonex Estates Pvt. Ltd.
114	Balongi	20	7\1	1	16	0.23	Zonex Estates Pvt. Ltd.
115	Balongi	20	8\1\2	0	17	0.11	Zonex Estates Pvt. Ltd.
116	Balongi	20	8\2\3	0	7	0.04	Zonex Estates Pvt. Ltd.
117	Balongi	26	1	5	6	0.66	Zonex Estates Pvt. Ltd.
118	Balongi	26	2	5	6	0.66	Zonex Estates Pvt. Ltd.
119	Balongi	26	3	8	0	1.00	Zonex Estates Pvt. Ltd.
120	Balongi	26	4	8	0	1.00	Zonex Estates Pvt. Ltd.
121	Balongi	26	8	8	0	1.00	Zonex Estates Pvt. Ltd.
122	Balongi	26	9	8	0	1.00	Zonex Estates Pvt. Ltd.
123	Balongi	26	10	8	0	1.00	Zonex Estates Pvt. Ltd.
124	Balongi	27	6	8	0	1.00	Zonex Estates Pvt. Ltd.
125	Balongi	27	7	8	0	1.00	Zonex Estates Pvt. Ltd.
126	Balongi	27	8	8	0	1.00	Zonex Estates Pvt. Ltd.
127	Balongi	27	9	4	14	0.59	Zonex Estates Pvt. Ltd.
		Total				26.18	

Vite-C/A

Name of Village : Balomajra (H.No. 32) Year of Fard Jamabandi 2008-09 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
1	Balomajra	14	24	3	9	0.43	Logical Developers Pvt, Ltd
2	Balomajra	14	18½	1	13	0.21	Logical Developers Pvt, Ltd
3	Balomajra	14	19½	4	0	0.50	Logical Developers Pvt, Ltd
4	Balomajra	14	23½	4	0	0.50	Logical Developers Pvt, Ltd
5	Balomajra	22	15½	0	14	0.09	Logical Developers Pvt, Ltd
6	Balomajra	22	6½	0	1	0.01	Logical Developers Pvt, Ltd
7	Balomajra	23	6	7	13	0.96	Logical Developers Pvt, Ltd
8	Balomajra	23	11	2	3	0.27	Logical Developers Pvt, Ltd
9	Balomajra	23	25	6	16	0.85	Logical Developers Pvt, Ltd
10	Balomajra	23	9½	1	1	0.13	Logical Developers Pvt, Ltd
11	Balomajra	23	9½	3	6	0.41	Logical Developers Pvt, Ltd
12	Balomajra	24	10½	0	15	0.09	Logical Developers Pvt, Ltd
13	Balomajra	24	21½	5	0	0.63	Logical Developers Pvt, Ltd
		Total				5.07	
14	Balomajra	24	19	4	8	0.55	Rose Gate Estates Pvt. Ltd.
15	Balomajra	24	22	7	18	0.99	Rose Gate Estates Pvt. Ltd.
16	Balomajra	24	23	1	14	0.21	Rose Gate Estates Pvt. Ltd.
17	Balomajra	24	21½	3	0	0.38	Rose Gate Estates Pvt. Ltd.
18	Balomajra	25	1	8	0	1.00	Rose Gate Estates Pvt. Ltd.
19	Balomajra	25	2	8	0	1.00	Rose Gate Estates Pvt. Ltd.
20	Balomajra	25	3	5	0	0.63	Rose Gate Estates Pvt. Ltd.
21	Balomajra	25	10½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
22	Balomajra	25	10½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
23	Balomajra	25	8½	1	0	0.13	Rose Gate Estates Pvt. Ltd.
24	Balomajra	25	8½	2	4	0.28	Rose Gate Estates Pvt. Ltd.
25	Balomajra	25	8½	2	4	0.28	Rose Gate Estates Pvt. Ltd.
26	Balomajra	25	9½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
27	Balomajra	25	9½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
28	Balomajra	26	5	7	0	0.88	Rose Gate Estates Pvt. Ltd.
29	Balomajra	26	26	0	7	0.04	Rose Gate Estates Pvt. Ltd.
		Total				7.79	
30	Balomajra	25	13	7	10	0.94	Sonex Projects Pvt. Ltd.
31	Balomajra	25	18	1	4	0.15	Sonex Projects Pvt. Ltd.
32	Balomajra	25	12½	6	16	0.85	Sonex Projects Pvt. Ltd.
33	Balomajra	25	19½	3	6	0.41	Sonex Projects Pvt. Ltd.
34	Balomajra	25	8½	1	15	0.22	Sonex Projects Pvt. Ltd.
35	Balomajra	25	9½	1	16	0.23	Sonex Projects Pvt. Ltd.
		Total				2.79	
36	Balomajra	22	15½	2	18	0.36	Utkarsh Buildcon Pvt. Ltd.
37	Balomajra	22	15½	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
38	Balomajra	22	15½	1	15	0.22	Utkarsh Buildcon Pvt. Ltd.
39	Balomajra	22	6½	0	12	0.08	Utkarsh Buildcon Pvt. Ltd.
40	Balomajra	22	6½	0	10	0.06	Utkarsh Buildcon Pvt. Ltd.
41	Balomajra	22	6½	6	18	0.86	Utkarsh Buildcon Pvt. Ltd.
42	Balomajra	23	5	2	4	0.28	Utkarsh Buildcon Pvt. Ltd.
43	Balomajra	23	10	8	0	1.00	Utkarsh Buildcon Pvt. Ltd.
44	Balomajra	23	11	5	4	0.65	Utkarsh Buildcon Pvt. Ltd.
45	Balomajra	23	24	7	7	0.92	Utkarsh Buildcon Pvt. Ltd.
46	Balomajra	23	13½	2	13	0.33	Utkarsh Buildcon Pvt. Ltd.
47	Balomajra	23	4½	0	16	0.10	Utkarsh Buildcon Pvt. Ltd.
48	Balomajra	23	7½	0	17	0.11	Utkarsh Buildcon Pvt. Ltd.
49	Balomajra	23	7½	0	14	0.09	Utkarsh Buildcon Pvt. Ltd.
50	Balomajra	23	8½	2	5	0.28	Utkarsh Buildcon Pvt. Ltd.
51	Balomajra	23	8½	4	8	0.55	Utkarsh Buildcon Pvt. Ltd.
52	Balomajra	23	9½	2	11	0.32	Utkarsh Buildcon Pvt. Ltd.
53	Balomajra	23	9½	1	2	0.14	Utkarsh Buildcon Pvt. Ltd.

Vine Cuts

Name of Village : Balomajra (H.No. 32) Year of Fard Jamabandi 2008-09 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
54	Balomajra	26	8	7	18	0.99	Utkarsh Buildcon Pvt. Ltd.
55	Balomajra	26	34	4	0	0.50	Utkarsh Buildcon Pvt. Ltd.
56	Balomajra	26	41	4	0	0.50	Utkarsh Buildcon Pvt. Ltd.
57	Balomajra	26	42	1	4	0.15	Utkarsh Buildcon Pvt. Ltd.
58	Balomajra	26	43	2	5	0.28	Utkarsh Buildcon Pvt. Ltd.
59	Balomajra	26	62	6	4	0.78	Utkarsh Buildcon Pvt. Ltd.
60	Balomajra	26	71	5	16	0.73	Utkarsh Buildcon Pvt. Ltd.
61	Balomajra	26	72	1	8	0.18	Utkarsh Buildcon Pvt. Ltd.
62	Balomajra	26	73	0	16	0.10	Utkarsh Buildcon Pvt. Ltd.
		Total				10.78	
63	Balomajra	23	32	3	7	0.42	Zonex Estates Pvt. Ltd.
64	Balomajra	23	33	1	19	0.24	Zonex Estates Pvt. Ltd.
65	Balomajra	23	41	1	13	0.21	Zonex Estates Pvt. Ltd.
66	Balomajra	25	11	8	0	1.00	Zonex Estates Pvt. Ltd.
67	Balomajra	25	1022	2	4	0.28	Zonex Estates Pvt. Ltd.
68	Balomajra	25	121	1	4	0.15	Zonex Estates Pvt. Ltd.
69	Balomajra	25	192	0	12	0.08	Zonex Estates Pvt. Ltd.
70	Balomajra	25	201	2	0	0.25	Zonex Estates Pvt. Ltd.
71	Balomajra	25	9113	0	7	0.04	Zonex Estates Pvt. Ltd.
		Total				2.66	

Village C.A/B

Name of Village : Baliiali (H.No. 34) Year of Fard Jamabandi 2007-08 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marta	Acres	
1	Baliiali	1	24	1	2	0.14	Logical Developers Pvt. Ltd
2	Baliiali	2	20	1	14	0.21	Logical Developers Pvt. Ltd
3	Baliiali	2	2111	0	8	0.05	Logical Developers Pvt. Ltd
4	Baliiali	2	2112	4	14	0.59	Logical Developers Pvt. Ltd
5	Baliiali	3	3	5	8	0.68	Logical Developers Pvt. Ltd
6	Baliiali	3	4	6	13	0.83	Logical Developers Pvt. Ltd
7	Baliiali	3	6	2	7	0.29	Logical Developers Pvt. Ltd
8	Baliiali	3	8	8	0	1.00	Logical Developers Pvt. Ltd
9	Baliiali	3	9	5	17	0.73	Logical Developers Pvt. Ltd
10	Baliiali	3	10	0	9	0.06	Logical Developers Pvt. Ltd
11	Baliiali	3	11	6	14	0.84	Logical Developers Pvt. Ltd
12	Baliiali	3	12	8	0	1.00	Logical Developers Pvt. Ltd
13	Baliiali	3	15	6	12	0.83	Logical Developers Pvt. Ltd
14	Baliiali	3	16	8	0	1.00	Logical Developers Pvt. Ltd
15	Baliiali	3	23	8	0	1.00	Logical Developers Pvt. Ltd
16	Baliiali	3	1311	6	5	0.78	Logical Developers Pvt. Ltd
17	Baliiali	3	1313	0	7	0.04	Logical Developers Pvt. Ltd
18	Baliiali	3	1411	0	13	0.08	Logical Developers Pvt. Ltd
19	Baliiali	3	1412	2	19	0.37	Logical Developers Pvt. Ltd
20	Baliiali	3	1413	3	19	0.49	Logical Developers Pvt. Ltd
21	Baliiali	3	1711	4	2	0.51	Logical Developers Pvt. Ltd
22	Baliiali	3	1712	3	18	0.49	Logical Developers Pvt. Ltd
23	Baliiali	3	1811	3	19	0.49	Logical Developers Pvt. Ltd
24	Baliiali	3	1812	0	16	0.10	Logical Developers Pvt. Ltd
25	Baliiali	3	1813	1	7	0.17	Logical Developers Pvt. Ltd
26	Baliiali	3	1912	2	13	0.33	Logical Developers Pvt. Ltd
27	Baliiali	3	2011	4	8	0.55	Logical Developers Pvt. Ltd
28	Baliiali	3	221212	1	18	0.24	Logical Developers Pvt. Ltd
29	Baliiali	3	2411	3	16	0.48	Logical Developers Pvt. Ltd
30	Baliiali	3	2412	4	4	0.53	Logical Developers Pvt. Ltd
31	Baliiali	3	2512	7	2	0.89	Logical Developers Pvt. Ltd
32	Baliiali	3	2511	0	18	0.11	Logical Developers Pvt. Ltd
33	Baliiali	3	711	1	8	0.18	Logical Developers Pvt. Ltd
34	Baliiali	3	712	5	6	0.66	Logical Developers Pvt. Ltd
35	Baliiali	13	5	8	0	1.00	Logical Developers Pvt. Ltd
36	Baliiali	13	611111	1	16	0.23	Logical Developers Pvt. Ltd
37	Baliiali	13	612111	0	9	0.06	Logical Developers Pvt. Ltd
38	Baliiali	14	1	7	16	0.98	Logical Developers Pvt. Ltd
39	Baliiali	14	101111	2	0	0.25	Logical Developers Pvt. Ltd
		Total				19.23	
40	Baliiali	13	1611	4	16	0.60	Rose Gate Estates Pvt. Ltd.
41	Baliiali	13	1612	3	4	0.40	Rose Gate Estates Pvt. Ltd.
42	Baliiali	13	61112	0	12	0.08	Rose Gate Estates Pvt. Ltd.
43	Baliiali	13	61211	3	3	0.39	Rose Gate Estates Pvt. Ltd.
44	Baliiali	14	1012	1	3	0.14	Rose Gate Estates Pvt. Ltd.
45	Baliiali	14	1111	3	18	0.49	Rose Gate Estates Pvt. Ltd.
46	Baliiali	14	1112	4	2	0.51	Rose Gate Estates Pvt. Ltd.
47	Baliiali	14	1211	0	13	0.08	Rose Gate Estates Pvt. Ltd.
48	Baliiali	14	1212	4	12	0.58	Rose Gate Estates Pvt. Ltd.
49	Baliiali	14	2012	7	4	0.90	Rose Gate Estates Pvt. Ltd.
		Total				4.17	

Vite C. 15

Annexure – R11/5

Date: 11-10-2014

Estate Officer cum Land Acquisition Collector,
Greater Mohali Area Development Authority,
S.A.S. Nagar.

Sub: Land Owners Become Partners in Development Scheme in Sector 118 and 119 (Village Balongi, Ballomajra & Baliali, District Mohali).

Ref: Your office memo No. GMADA- O.M.A (B)/14/8224 dated 15.4.2014 and Agreement dated 7.3.14 between Emaar MGF Land Ltd & Chief Administrator PUDA

Dear Madam,

Refer your above mentioned letter we are giving physical possession of the land area 121.25 Acres owned by us in Sector-118-119 (Villages Balongi, Ballomajra & Baliali, District Mohali). We are also submitting the following documents:

1. Aks Sajra of Villages Balongi, Ballomajra & Baliali showing our ownership. CAD Drawing as per below :
 - Area owned by Emaar MGF (marked with reddish orange colour)
2. District Revenue Staff report of Site
3. Khasra Detail of all the three Villages.
 - Village Balongi (Annexure -- A)
 - Village Ballomajra (Annexure -- B)
 - Village Baliali (Annexure -- C)

4. Latest Fard Jamabandi of all the three Villages :

- Village Balongi (10 pages)
- Village Ballomajra (7 pages)
- Village Baliali (8 pages)

We hope this meets your requirements for further action.

Thanking you.

Yours faithfully,

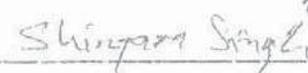
Handing Over of Physical
possession of Land by
For Empan MGP Land Limited

(Major Surinder Singh)
Advisor to Executive Vice Chairman

Encls:

- 1 CAD Drawings as mentioned above
- Khasra Detail of Village Balongi, Baliali & Ballomajra (Annexure – A, B, C)
- District Revenue Staff report of Site
- Latest Jamabandi of all the three villages as mentioned above (25 pages)

Taken Over of Physical
possession of Land by


(Kanongo -GMADA)

Checked & Verified by


(Parwan Balongi)


22/10/14

(Naib Tehsildar GMADA)

(Estate Officer cum LAC - GMADA)

कानोङा - लान्जोरा
(Kanongo - Langjora)



(Patwari - Chapparchidi)



(Patwari - Kumbrah)



(Patwari - Landran)



(Tehsildar Mohali)

उपनिरीक्षक
जे.स.दे.जे.स.नगर

Jamabandi 2010-11 Tehsil & District S.A.S. Nagar

Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession		
				Kanal	Warta	Acres
1	Balongi	1	16	0	5	0.03
2	Balongi	1	24	1	17	0.23
3	Balongi	1	25	7	0	0.88
4	Balongi	2	21111	0	4	0.03
5	Balongi	2	21121	0	10	0.06
6	Balongi	6	111	0	2	0.01
7	Balongi	6	10122	0	2	0.01
8	Balongi	6	10132	0	1	0.01
9	Balongi	6	111	2	1	0.26
10	Balongi	7	3	3	4	0.40
11	Balongi	7	4	7	16	0.98
12	Balongi	7	5	7	6	0.91
13	Balongi	7	6	4	14	0.59
14	Balongi	7	14	7	11	0.94
15	Balongi	7	16	2	14	0.34
16	Balongi	7	17	7	5	0.91
17	Balongi	7	24	1	13	0.21
18	Balongi	7	151	2	2	0.26
19	Balongi	7	152	0	3	0.02
20	Balongi	7	251	0	13	0.08
21	Balongi	7	252	4	10	0.56
22	Balongi	7	71	4	0	0.50
23	Balongi	7	81	0	16	0.10
24	Balongi	8	51	0	11	0.07
25	Balongi	9	6	8	0	1.00
26	Balongi	9	7	8	0	1.00
27	Balongi	9	8	8	0	1.00
28	Balongi	9	13	8	0	1.00
29	Balongi	9	19	3	12	0.45
30	Balongi	9	121	3	11	0.44
31	Balongi	9	122	4	3	0.52
32	Balongi	16	18	6	16	0.85
33	Balongi	16	19	4	3	0.52
34	Balongi	16	20	3	14	0.46
35	Balongi	16	21	8	0	1.00
36	Balongi	16	22	8	0	1.00
37	Balongi	16	24	8	0	1.00
38	Balongi	16	13/2	0	8	0.05
39	Balongi	16	1411/2	6	15	0.84
40	Balongi	16	171	6	17	0.86
41	Balongi	16	172	1	4	0.15
42	Balongi	17	16	1	2	0.14
43	Balongi	17	24	2	17	0.36
44	Balongi	17	25	7	18	0.99
45	Balongi	18	4	1	9	0.18
46	Balongi	18	5	8	0	1.00
47	Balongi	19	1	8	0	1.00
48	Balongi	19	2	8	0	1.00
49	Balongi	19	4	8	0	1.00
50	Balongi	19	7	6	14	0.84
51	Balongi	19	8	7	7	0.92
52	Balongi	19	26	0	16	0.10
53	Balongi	19	1112/2	2	8	0.30
54	Balongi	19	1211/2	1	14	0.21
55	Balongi	19	1213	1	2	0.14
56	Balongi	19	132	1	10	0.19



Jamabandi 2010-11 Tehsil & District G.M.S. Nagar

Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession		
				Kanai	Maria	Acres
57	Balongi	19	15\1	4	16	0.61
58	Balongi	19	15\2	3	2	0.39
59	Balongi	19	16\1	7	0	0.88
60	Balongi	19	19\2	3	8	0.43
61	Balongi	19	20	6	6	0.79
62	Balongi	19	21	3	0	0.38
63	Balongi	19	24\1	0	19	0.12
64	Balongi	19	24\4	1	4	0.15
65	Balongi	19	25\1	4	12	0.58
66	Balongi	19	25\2	3	8	0.43
67	Balongi	19	5\1	4	4	0.53
68	Balongi	19	6\2	2	2	0.26
69	Balongi	20	13	8	0	1.00
70	Balongi	20	16	8	0	1.00
71	Balongi	20	18	8	0	1.00
72	Balongi	20	20	8	0	1.00
73	Balongi	20	21	8	0	1.00
74	Balongi	20	22	8	0	1.00
75	Balongi	20	23	8	0	1.00
76	Balongi	20	24	8	0	1.00
77	Balongi	20	25	8	0	1.00
78	Balongi	20	14\1	4	13	0.58
79	Balongi	20	14\2	3	7	0.42
80	Balongi	20	15\1	3	8	0.43
81	Balongi	20	17\1	7	8	0.93
82	Balongi	20	17\2	0	12	0.08
83	Balongi	20	19\1	4	0	0.50
84	Balongi	20	19\2	4	0	0.50
85	Balongi	20	7\1	1	16	0.23
86	Balongi	20	8\1\2	0	17	0.11
87	Balongi	20	8\2\3	0	7	0.04
88	Balongi	21	20	8	0	1.00
89	Balongi	21	19\2	0	8	0.05
90	Balongi	21	21\1	4	18	0.61
91	Balongi	21	22\1	0	8	0.05
92	Balongi	26	1	8	0	1.00
93	Balongi	26	2	8	0	1.00
94	Balongi	26	3	8	0	1.00
95	Balongi	26	4	8	0	1.00
96	Balongi	26	8	8	0	1.00
97	Balongi	26	9	8	0	1.00
98	Balongi	26	10	8	0	1.00
99	Balongi	27	3\1	4	0	0.50
100	Balongi	27	3\2	4	0	0.50
101	Balongi	27	4\1	6	0	0.75
102	Balongi	27	4\2	2	0	0.25
103	Balongi	27	5	8	0	1.00
104	Balongi	27	6	8	0	1.00
105	Balongi	27	7	8	0	1.00
106	Balongi	27	8	8	0	1.00
107	Balongi	27	9	4	14	0.59
108	Balongi	27	13	8	0	1.00
109	Balongi	27	14	8	0	1.00
110	Balongi	27	15	8	0	1.00
111	Balongi	27	16	7	4	0.90
112	Balongi	27	17	8	0	1.00



Jamabandi 2010-11 Tehsil & District S.A.S. Nagar

Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession		
				Kanal	Marla	Acres
113	Balongi	27	18	8	0	1.00
114	Balongi	27	12/1	2	6	0.29
115	Balongi	27	19/1	0	11	0.07
	Total			518.00	640.00	68.75

C



2008-09 Tehsil & District S.A.S. Nagar

Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession		
				Kanai	Marla	Acres
57	Balomajra	26	8	7	18	0.99
58	Balomajra	26	26	0	7	0.04
59	Balomajra	26	3/4	4	0	0.50
60	Balomajra	26	4/1	4	0	0.50
61	Balomajra	26	4/2	1	4	0.15
62	Balomajra	26	4/3	2	5	0.28
63	Balomajra	26	6/2	6	4	0.78
64	Balomajra	26	7/1	5	16	0.73
65	Balomajra	26	7/2	1	8	0.18
66	Balomajra	26	7/3	0	16	0.10
Total				204.00	576.00	29.10



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Village: Baliali (S.No. 34) Panchayat
2007-08 Tehsil & District S.A.S. Nagar

Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession		
				Kanal	Mara	Acres
1	Balioli	1	24	1	2	0.14
2	Balioli	2	20	1	14	0.21
3	Balioli	2	2111	0	8	0.05
4	Balioli	2	2112	4	14	0.59
5	Balioli	3	3	5	8	0.68
6	Balioli	3	4	6	13	0.83
7	Balioli	3	6	2	7	0.29
8	Balioli	3	8	8	0	1.00
9	Balioli	3	9	5	17	0.73
10	Balioli	3	10	0	9	0.06
11	Balioli	3	11	6	14	0.84
12	Balioli	3	12	8	0	1.00
13	Balioli	3	15	6	2	0.83
14	Balioli	3	16	8	0	1.00
15	Balioli	3	23	8	0	1.00
16	Balioli	3	1311	6	5	0.78
17	Balioli	3	1313	0	7	0.04
18	Balioli	3	1411	0	13	0.08
19	Balioli	3	1412	2	19	0.37
20	Balioli	3	1413	3	19	0.49
21	Balioli	3	1711	4	2	0.51
22	Balioli	3	1712	3	18	0.49
23	Balioli	3	1811	3	19	0.49
24	Balioli	3	1812	0	16	0.10
25	Balioli	3	1813	1	7	0.17
26	Balioli	3	1912	2	13	0.33
27	Balioli	3	2011	4	8	0.55
28	Balioli	3	22121	1	18	0.24
29	Balioli	3	2411	3	16	0.48
30	Balioli	3	2412	4	4	0.53
31	Balioli	3	2511	0	18	0.11
32	Balioli	3	2512	7	2	0.89
33	Balioli	3	711	1	18	0.18
34	Balioli	3	712	5	6	0.66
35	Balioli	13	5	8	0	1.00
36	Balioli	13	1611	4	16	0.60
37	Balioli	13	1612	3	4	0.40
38	Balioli	13	611111	1	16	0.23
39	Balioli	13	61112	0	12	0.08
40	Balioli	13	61211	3	3	0.39
41	Balioli	13	612121	0	9	0.06
42	Balioli	14	1	7	16	0.98
43	Balioli	14	101111	2	0	0.25
44	Balioli	14	1012	1	3	0.14
45	Balioli	14	1111	3	18	0.49
46	Balioli	14	1112	4	2	0.51
47	Balioli	14	1211	0	13	0.08
48	Balioli	14	1212	4	12	0.58
49	Balioli	14	2012	7	4	0.90
	Total			164.00	464.00	23.40





Annexure – R11/6

ਵੱਲ,

ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।ਪੱਤਰ ਨੰ. ਗਮਾਡਾ-ਮਿ:ਅ:/2014/
ਮਿਤੀ:ਵਿਸਾ: ਸੈਕਟਰ-118 ਅਤੇ 119 ਮੈਸ: ਐਮ.ਆਰ.ਐਮ.ਜੀ.ਐਫ. ਲੈਂਡ ਲਿਮਿਟਡ ਦੀ ਜਮੀਨ ਰਕਬਾ
121.25 ਏਕੜ ਦੀ ਨਿਸ਼ਾਨਦੇਹੀ ਕਰਕੇ ਕਬਜ਼ਾ ਲੈਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿਚ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੈਸ: ਐਮ.ਆਰ.ਐਮ.ਜੀ.ਐਫ. ਲੈਂਡ ਲਿਮਿਟਡ ਦੀ ਸੈਕਟਰ-118 ਅਤੇ 119 ਵਿਚ ਪੈਦੀ ਜਮੀਨ ਜਿਸ ਦਾ ਰਕਬਾ 121.25 ਏਕੜ ਹੈ, ਦੀ ਨਿਸ਼ਾਨਦੇਹੀ ਹੋਣ ਉਪਰੰਤ ਕਬਜ਼ਾ ਨਿਮਨ ਹਸਤਾਖਰ ਵਲੋਂ ਮਿਤੀ 31.10.2014 ਨੂੰ ਪ੍ਰਾਪਤ ਕਰ ਲਿਆ ਹੈ। ਇਹ ਆਪ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਅਤੇ ਅਗਲੇ ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

ਮਿਲਖ ਅਡਵਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:-ਗਮਾਡਾ-ਮਿ:ਅ:/14/

32113

ਮਿਤੀ:- 4.11.14

- 1) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਪੀ.ਏ./ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਪੁੱਛਾ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।
- 2) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ, ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਜਮੀਨ ਵਿਚ ਕਿਸੇ ਵੀ ਕਿਸਮ ਦਾ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਹੋਣ ਤੋਂ ਰੋਕਣ ਲਈ ਕੰਡਿਆਲੀ ਤਾਰ ਲਗਾਉਣ ਅਤੇ ਡਿਸਪਲੇ ਬੋਰਡ ਲਗਾਉਣ ਲਈ ਤੁਰੰਤ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।
- 3) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਪੁੱਛਾ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।
- 4) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਉਪ ਮੋਡਲ ਇੰਜੀਨੀਅਰ (ਬ), ਗਮਾਡਾ ਨੂੰ ਭੇਜ ਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਪਰੋਕਤ ਜਮੀਨ ਤੋਂ ਲਗਾਤਾਰ ਨਿਗਰਾਨੀ ਰਖੀ ਜਾਵੇ ਤਾਂ ਜੋ ਕਿਸੇ ਕਿਸਮ ਦਾ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਨਾ ਹੋ ਸਕੇ।
- 5) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਾਇਬ ਤਹਿਸੀਲਦਾਰ, ਦਫਤਰ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਗਮਾਡਾ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।
- 6) ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ Maj. Surinder Singh (Retd.), Advisor to EVC, EMAAR MGF Land Limited, SCO-120-122, FF, Sector-17 C, Chandigarh ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮਿਲਖ ਅਡਵਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

True Translated

Greater Mohali Area Development Authority (GMADA)
Sector-62, S.A.S. Nagar
(www.gmada.gov.in)

To,

Chief Administrator,
GMADA, S.A.S. Nagar.

Letter No.: GMADA-Estt/2014
Date: 04.11.2014

Subject: Regarding cancellation of allotment of Plot Nos. 118 and 119, Sector, MSS-A, Emaar MGF Land Ltd., measuring 121.25 square yards.

It has been brought to notice that in Sector-118 and 119, MSS-A, Emaar MGF Land Ltd., the allotment of a plot measuring 121.25 square yards was made. However, as per records, the allotment was cancelled on 31.10.2014. Accordingly, this matter is being placed for information and further necessary action.

Sd/-
Estate Officer
GMADA, S.A.S. Nagar

Copies forwarded to:

1. Estate Officer, Urban Estate, GMADA – for information and necessary action.
2. Estate Officer, Emaar MGF Land Ltd. – to ensure that no further transaction in respect of the said plot is carried out.
3. Accounts Branch – for record and necessary action.
4. Chief Administrator, GMADA – for kind information.
5. Legal Branch – for information and further action, if required.
6. Maj. Surinder Singh (Retd.), Advisor to EVC, Emaar MGF Land Limited, SCO-120-122, First Floor, Sector-17-C, Chandigarh – for information.

Sd/-
Estate Officer
GMADA, S.A.S. Nagar

Annexure – R11/7



25th November 2014

The Chief Administrator,
PUDA
PUDA Bhawan, SAS Nagar.

Ref: PUDA:TPW/2014/2083, Dated :26.09.2014.

Sir,
Reference to your subject letter, kindly find enclosed set of Power of attorney in original duly signed by authorized signatory for further action at your end.

Thanking you.

afc

for Emaar MGF Land Limited

Vikram Ch...
Authorised Signatory

Encls: As above.

*16/11
26/11/14*



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

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POWER OF ATTORNEY

This Power of Attorney is executed as of this 25th day of Nov. 2014

BY:

EMAAR MGF LAND LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at ECE House, 28 Kasturba Gandhi Marg, New Delhi – 110001 and local office at SCO 120-122 , First floor, Sector 17-C, Chandigarh AND its Subsidiary Companies, namely (a) Garland Estate Pvt. Ltd. (b) Gracious Technobuild Pvt. Ltd. (c) Logical Developers Pvt. Ltd (d) Rose Gate Estates Pvt. Ltd. (e) Sonex Projects Pvt. Ltd. (f) Trawler Properties Pvt. Ltd. (g) Utakarsh Buildcon Pvt. Ltd. (h) Zonex Estates Pvt. Ltd.; (who have respectively authorized EMAAR MGF Land Limited, vide authorization documents enclosed herein as Annexure A); through its Authorized Signatory **Mr. Vikas Gupta** authorized vide resolution dated 18.09.2014, (hereinafter collectively referred to as the "**Company**" or "**Executant**", which expression unless repugnant to the context or meaning thereof, shall be deemed to mean and include its successors and permitted assigns);

In Favour of:

[**THE PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY**] constituted under Section 17 of the Punjab Regional and Town Planning and Development Act 1995, Through its Chief Administrator having its office at PUDA Bhawan, Sector 62 SAS Nagar, Punjab (hereinafter referred to as the "**PUDA**" or "**Attorney Holder**" which

Vikas Gupta



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expression shall, unless repugnant to the context or contrary to the meaning thereof be deemed to mean and include its administrators, successors and permitted assigns).

WHEREAS:

- A. The Company & its subsidiaries are the absolute owner, and/or sufficiently entitled to, and in actual physical possession of the vacant land parcels set out in **Schedule A** hereof (hereinafter referred to as the "Said Land").
- B. The Government of Punjab, vide its notification number 6/23/2013-6 HG 1/1505 dated 20th June, 2013, had notified the policy named as '**Land Owners Become Partners In Development**' (hereinafter referred to as the "Policy"), and in response to the same the Company had applied to the Punjab Urban Planning and Development Authority to consider the Said Land for development in terms of the Policy.
- C. PUDA having accepted the proposal of the Company has agreed to develop the Said Land, and in this regard the Company and PUDA have entered into an agreement dated 03rd March, 2014 (hereinafter referred to as the "**Agreement**") for the development and construction of a Project to be carried out on the Said Land; and to sell the developed land in accordance with the policy of the Authority.
- D. The Government of Punjab, vide Notification No.6/23/2013-6HG1/661 dated

Vita Co/8



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D. 02.09.2014 has partially modified the Policy. Subsequent thereto, the parties [i.e Company and PUDA] have mutually decided to amend the Agreement vide an supplementary agreement dated 24.09.2014 (hereinafter referred to as the "Supplementary Agreement").

F. In pursuance of, and in accordance with the terms of the Agreement as amended vide Supplementary Agreement, the Company is executing this POWER OF ATTORNEY in favour of PUDA, authorizing PUDA to deal with the Said Land and exercise the rights in respect thereof, as provided in this Power of Attorney.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH THAT, We, the Company, do hereby nominate, constitute and appoint PUDA to be the true and lawful attorney for and on our behalf to do, execute, perform or cause to be done, executed and performed from time to time, all or any of the following acts, deeds, matters or things namely:

1. To enter into the Said Land, survey the same, prepare layout and plans, drawings etc. and to sign and apply and follow up with all the concerned regulatory authorities, the matters relating to the grant of permission, licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Said Land, to obtain sanctions and approvals of modifications to the building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications from time to time.
2. To do all such acts, deeds and things as may be required to landscape, demarcate/segregate, or draw boundaries of the Said Land or carry out, or cause to be done, all technical and engineering activities for the purposes of the development of the Said Land and construction/erection of buildings.

Vita C-18

3. By itself or through third party contractors, to dig, build, erect, launch, develop, construct, market, advertise and complete the developed areas/ built-up areas, structures for residential/commercial/retail/entertainment and/or recreation purposes on the Said Land and to submit all undertakings, agreements, affidavits, declarations, applications, letters, bonds, etc., as required from time to time in connection therewith.
4. To do all necessary acts, deeds and things towards completion of the Project on the Said Land including, appointing employees, architects, engineers, workmen, contractors, agents, consultants, advisors and other personnel, obtaining necessary approvals including, without limitation, approvals for the modification of the plan, the commencement certificate, occupancy certificate clearances, approvals, consents and no-objection certificates wherever applicable in its own name.
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the Agreement as amended vide Supplementary Agreement.
6. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Said Land.
7. To apply for and obtain any licenses, approvals, sanctions, consents and registrations and to apply for and obtain renewal/transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate undivided share in Said Land, and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned local authority, including without limitation, Punjab Water Supply & Sanitation Deptt. Punjab State Power Corporation Ltd., Punjab pollution control board etc.
8. To develop the Said Land on such terms and conditions as detailed in the Agreement as amended vide Supplementary Agreement and to undertake sale of developed plots, houses, chunk of land, Institutional area, commercial area or any other area, in strict compliance with the terms of the Agreement as amended vide Supplementary Agreement, and take all/any steps incidental to attain this purpose or otherwise deal with the buildings/units therein in any manner as it may deem fit in order to give true and bonafide effect to the provisions of the Agreement as amended vide Supplementary Agreement.
9. PUDA shall have the right to issue LOI/Allotment letter and register conveyance deeds in the name of allottees /buyers after carrying out the required development works.
10. To further delegate any or all of the powers as mentioned above to one or more

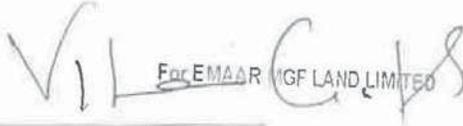
concerned persons (who would be required to be delegated such powers in respect of the scheme) and to revoke such delegation of authority at the discretion of PUDA, both occurring under intimation to the Company.

11. To pay prescribed government fee and/or charges on behalf of the company for obtaining any sanctions, approvals, consents, permissions, water and/or electricity connections, to the concerned governmental department/authority.
12. Any person relying on this irrevocable General Power of Attorney shall be protected by the representation made herein and the authorities given by the Executant to PUDA and the Executant shall not challenge or call in question any act done by PUDA and the same shall be binding upon the Executant.

AND we do hereby agree to ratify and confirm all and whatsoever PUDA or any of its authorized representatives shall or may lawfully do or cause to be done in connection with and by virtue of these presents in compliance with the irrevocable Power of Attorney.

IN WITNESS WHEREOF the Company has executed this Power of Attorney as of the date and year first hereinabove written.

FOR EMAAR MGF LAND LIMITED



 AUTHORIZED SIGNATORY Authorised Signatory

SCHEDULE-A
Description of Said Land

Company Wise Ownership Detail of Sector-118-119

Company Name	Area (in Acres)			Total
	Balongi	Balomajra	Baliali	
Garland Estate Pvt. Ltd.	0.50	-	-	0.50
Gracious Technobuild Pvt. Ltd.	2.34	-	-	2.34
Logical Developer Pvt. Ltd.	5.77	5.07	19.23	30.07
Rose Gate Estates Pvt. Ltd.	13.32	7.79	4.17	25.28
Sonex Projects Pvt. Ltd.	17.51	2.79	-	20.30
Trawler Properties Pvt. Ltd.	1.50	-	-	1.50
Utkarsh Buildcon Pvt. Ltd.	1.64	10.78	-	12.42
Zonex Estates Pvt. Ltd.	26.18	2.66	-	28.84
Total	68.76	29.09	23.40	121.25

Vite C.18

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi 2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
1	Balongi	20	19½	4	0	0.50	Garland Estate Pvt Ltd.
						0.50	
2	Balongi	7	16	1	2	0.14	Gracious Technobuild Pvt. Ltd.
3	Balongi	7	17	3	0	0.38	Gracious Technobuild Pvt. Ltd.
4	Balongi	7	15½	0	17	0.11	Gracious Technobuild Pvt. Ltd.
5	Balongi	9	8	6	0	0.75	Gracious Technobuild Pvt. Ltd.
6	Balongi	9	19	3	12	0.45	Gracious Technobuild Pvt. Ltd.
7	Balongi	9	12½	4	3	0.52	Gracious Technobuild Pvt. Ltd.
		Total				2.34	
8	Balongi	1	16	0	2	0.01	Logical Developers Pvt. Ltd.
9	Balongi	1	24	0	12	0.08	Logical Developers Pvt. Ltd.
10	Balongi	1	25	2	7	0.29	Logical Developers Pvt. Ltd.
11	Balongi	7	3	1	1	0.13	Logical Developers Pvt. Ltd.
12	Balongi	7	4	2	12	0.33	Logical Developers Pvt. Ltd.
13	Balongi	7	5	2	9	0.31	Logical Developers Pvt. Ltd.
14	Balongi	7	6	1	11	0.19	Logical Developers Pvt. Ltd.
15	Balongi	7	7½	1	7	0.17	Logical Developers Pvt. Ltd.
16	Balongi	7	8½	0	5	0.03	Logical Developers Pvt. Ltd.
17	Balongi	19	11½½	2	8	0.30	Logical Developers Pvt. Ltd.
18	Balongi	19	12½½	1	14	0.21	Logical Developers Pvt. Ltd.
19	Balongi	19	24½	0	19	0.12	Logical Developers Pvt. Ltd.
20	Balongi	19	5½	4	4	0.53	Logical Developers Pvt. Ltd.
21	Balongi	20	18	8	0	1.00	Logical Developers Pvt. Ltd.
22	Balongi	20	17½	0	12	0.08	Logical Developers Pvt. Ltd.
23	Balongi	27	3½	4	0	0.50	Logical Developers Pvt. Ltd.
24	Balongi	27	3½	4	0	0.50	Logical Developers Pvt. Ltd.
25	Balongi	27	4½	6	0	0.75	Logical Developers Pvt. Ltd.
26	Balongi	27	4½	2	0	0.25	Logical Developers Pvt. Ltd.
		Total				5.77	
27	Balongi	19	20	6	6	0.79	Rose Gate Estates Pvt. Ltd.
28	Balongi	19	21	3	0	0.38	Rose Gate Estates Pvt. Ltd.
29	Balongi	19	19½	3	8	0.43	Rose Gate Estates Pvt. Ltd.
30	Balongi	20	16	8	0	1.00	Rose Gate Estates Pvt. Ltd.
31	Balongi	20	23	2	13	0.33	Rose Gate Estates Pvt. Ltd.
32	Balongi	20	14½	3	7	0.42	Rose Gate Estates Pvt. Ltd.
33	Balongi	20	15½	3	8	0.43	Rose Gate Estates Pvt. Ltd.
34	Balongi	20	17½	7	8	0.93	Rose Gate Estates Pvt. Ltd.
35	Balongi	21	20	8	0	1.00	Rose Gate Estates Pvt. Ltd.
36	Balongi	21	19½	0	8	0.05	Rose Gate Estates Pvt. Ltd.
37	Balongi	21	21½	4	18	0.61	Rose Gate Estates Pvt. Ltd.
38	Balongi	21	22½	0	8	0.05	Rose Gate Estates Pvt. Ltd.
39	Balongi	26	1	2	13	0.33	Rose Gate Estates Pvt. Ltd.
40	Balongi	26	2	2	13	0.33	Rose Gate Estates Pvt. Ltd.
41	Balongi	27	13	8	0	1.00	Rose Gate Estates Pvt. Ltd.
42	Balongi	27	14	8	0	1.00	Rose Gate Estates Pvt. Ltd.
43	Balongi	27	15	8	0	1.00	Rose Gate Estates Pvt. Ltd.
44	Balongi	27	16	7	4	0.90	Rose Gate Estates Pvt. Ltd.
45	Balongi	27	17	8	0	1.00	Rose Gate Estates Pvt. Ltd.
46	Balongi	27	18	8	0	1.00	Rose Gate Estates Pvt. Ltd.
47	Balongi	27	12½	2	6	0.29	Rose Gate Estates Pvt. Ltd.
48	Balongi	27	19½	0	11	0.07	Rose Gate Estates Pvt. Ltd.
		Total				13.32	
8	Balongi	1	16	0	3	0.02	Sonex Projects Pvt. Ltd
9	Balongi	1	24	1	5	0.16	Sonex Projects Pvt. Ltd
10	Balongi	1	25	4	13	0.58	Sonex Projects Pvt. Ltd
11	Balongi	7	3	2	3	0.27	Sonex Projects Pvt. Ltd

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi:2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
12	Balongi	7	4	5	4	0.65	Sonex Projects Pvt. Ltd
13	Balongi	7	5	4	17	0.61	Sonex Projects Pvt. Ltd
14	Balongi	7	6	3	3	0.39	Sonex Projects Pvt. Ltd
15	Balongi	7	7\1	2	13	0.33	Sonex Projects Pvt. Ltd
16	Balongi	7	8\1	0	11	0.07	Sonex Projects Pvt. Ltd
49	Balongi	7	14	7	11	0.94	Sonex Projects Pvt. Ltd
50	Balongi	16	18	6	16	0.85	Sonex Projects Pvt. Ltd
51	Balongi	16	24	8	0	1.00	Sonex Projects Pvt. Ltd
52	Balongi	16	13\2	0	8	0.05	Sonex Projects Pvt. Ltd
53	Balongi	16	14\1\2	6	15	0.84	Sonex Projects Pvt. Ltd
54	Balongi	16	17\1	6	17	0.86	Sonex Projects Pvt. Ltd
55	Balongi	16	17\2	1	4	0.15	Sonex Projects Pvt. Ltd
56	Balongi	19	4	8	0	1.00	Sonex Projects Pvt. Ltd
57	Balongi	19	7	6	14	0.84	Sonex Projects Pvt. Ltd
58	Balongi	19	26	0	16	0.10	Sonex Projects Pvt. Ltd
59	Balongi	19	15\1	4	18	0.61	Sonex Projects Pvt. Ltd
60	Balongi	19	15\2	3	2	0.39	Sonex Projects Pvt. Ltd
61	Balongi	19	16\1	7	0	0.88	Sonex Projects Pvt. Ltd
62	Balongi	19	24\4	1	4	0.15	Sonex Projects Pvt. Ltd
63	Balongi	19	25\1	4	12	0.58	Sonex Projects Pvt. Ltd
64	Balongi	19	25\2	3	8	0.43	Sonex Projects Pvt. Ltd
65	Balongi	19	6\2	2	2	0.26	Sonex Projects Pvt. Ltd
66	Balongi	20	20	8	0	1.00	Sonex Projects Pvt. Ltd
67	Balongi	20	21	8	0	1.00	Sonex Projects Pvt. Ltd
68	Balongi	20	22	8	0	1.00	Sonex Projects Pvt. Ltd
69	Balongi	20	23	0	1	0.01	Sonex Projects Pvt. Ltd
70	Balongi	20	19\1	4	0	0.50	Sonex Projects Pvt. Ltd
71	Balongi	26	1	0	1	0.01	Sonex Projects Pvt. Ltd
72	Balongi	26	2	0	1	0.01	Sonex Projects Pvt. Ltd
73	Balongi	27	5	8	0	1.00	Sonex Projects Pvt. Ltd
		Total				17.51	
74	Balongi	9	6	6	0	0.75	Trawler Properties Pvt. Ltd.
75	Balongi	9	7	6	0	0.75	Trawler Properties Pvt. Ltd.
		Total				1.50	
76	Balongi	7	16	1	12	0.20	Utkarsh Buildcon Pvt. Ltd.
77	Balongi	7	17	4	5	0.53	Utkarsh Buildcon Pvt. Ltd.
78	Balongi	7	15\1	1	5	0.16	Utkarsh Buildcon Pvt. Ltd.
79	Balongi	9	6	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
80	Balongi	9	7	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
81	Balongi	9	8	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
		Total				1.64	
82	Balongi	2	21\1\1	0	4	0.03	Zonex Estates Pvt. Ltd.
83	Balongi	2	21\2\1	0	10	0.06	Zonex Estates Pvt. Ltd.
84	Balongi	6	1\1	0	2	0.01	Zonex Estates Pvt. Ltd.
85	Balongi	6	10\2\2	0	2	0.01	Zonex Estates Pvt. Ltd.
86	Balongi	6	10\3\2	0	1	0.01	Zonex Estates Pvt. Ltd.
87	Balongi	6	11\1	2	1	0.26	Zonex Estates Pvt. Ltd.
88	Balongi	7	24	1	13	0.21	Zonex Estates Pvt. Ltd.
89	Balongi	7	15\2	0	3	0.02	Zonex Estates Pvt. Ltd.
90	Balongi	7	25\1	0	13	0.08	Zonex Estates Pvt. Ltd.
91	Balongi	7	25\2	4	10	0.56	Zonex Estates Pvt. Ltd.
92	Balongi	8	5\1	0	11	0.07	Zonex Estates Pvt. Ltd.
93	Balongi	9	13	8	0	1.00	Zonex Estates Pvt. Ltd.
94	Balongi	9	12\1	3	11	0.44	Zonex Estates Pvt. Ltd.
95	Balongi	16	19	4	3	0.52	Zonex Estates Pvt. Ltd.
96	Balongi	16	20	3	14	0.46	Zonex Estates Pvt. Ltd.

Name of Village : Balongi (H.No. 26) Year of Fard Jamabandi 2010-11 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
97	Balongi	16	21	8	0	1.00	Zonex Estates Pvt. Ltd.
98	Balongi	16	22	8	0	1.00	Zonex Estates Pvt. Ltd.
99	Balongi	17	16	1	2	0.14	Zonex Estates Pvt. Ltd.
100	Balongi	17	24	2	17	0.36	Zonex Estates Pvt. Ltd.
101	Balongi	17	25	7	18	0.99	Zonex Estates Pvt. Ltd.
102	Balongi	18	4	1	9	0.18	Zonex Estates Pvt. Ltd.
103	Balongi	18	5	8	0	1.00	Zonex Estates Pvt. Ltd.
104	Balongi	19	1	8	0	1.00	Zonex Estates Pvt. Ltd.
105	Balongi	19	2	8	0	1.00	Zonex Estates Pvt. Ltd.
106	Balongi	19	8	7	7	0.92	Zonex Estates Pvt. Ltd.
107	Balongi	19	12\3	1	2	0.14	Zonex Estates Pvt. Ltd.
108	Balongi	19	13\2	1	10	0.19	Zonex Estates Pvt. Ltd.
109	Balongi	20	13	8	0	1.00	Zonex Estates Pvt. Ltd.
110	Balongi	20	23	5	6	0.66	Zonex Estates Pvt. Ltd.
111	Balongi	20	24	8	0	1.00	Zonex Estates Pvt. Ltd.
112	Balongi	20	25	8	0	1.00	Zonex Estates Pvt. Ltd.
113	Balongi	20	14\1	4	13	0.58	Zonex Estates Pvt. Ltd.
114	Balongi	20	7\1	1	16	0.23	Zonex Estates Pvt. Ltd.
115	Balongi	20	8\1\2	0	17	0.11	Zonex Estates Pvt. Ltd.
116	Balongi	20	8\2\3	0	7	0.04	Zonex Estates Pvt. Ltd.
117	Balongi	26	1	5	6	0.66	Zonex Estates Pvt. Ltd.
118	Balongi	26	2	5	6	0.66	Zonex Estates Pvt. Ltd.
119	Balongi	26	3	8	0	1.00	Zonex Estates Pvt. Ltd.
120	Balongi	26	4	8	0	1.00	Zonex Estates Pvt. Ltd.
121	Balongi	26	8	8	0	1.00	Zonex Estates Pvt. Ltd.
122	Balongi	26	9	8	0	1.00	Zonex Estates Pvt. Ltd.
123	Balongi	26	10	8	0	1.00	Zonex Estates Pvt. Ltd.
124	Balongi	27	6	8	0	1.00	Zonex Estates Pvt. Ltd.
125	Balongi	27	7	8	0	1.00	Zonex Estates Pvt. Ltd.
126	Balongi	27	8	8	0	1.00	Zonex Estates Pvt. Ltd.
127	Balongi	27	9	4	14	0.59	Zonex Estates Pvt. Ltd.
		Total				26.18	

Vite-C-1A

Name of Village : Balomajra (H.No. 32) Year of Fard Jamabandi 2008-09 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
1	Balomajra	14	24	3	9	0.43	Logical Developers Pvt, Ltd
2	Balomajra	14	18½	1	13	0.21	Logical Developers Pvt, Ltd
3	Balomajra	14	19½	4	0	0.50	Logical Developers Pvt, Ltd
4	Balomajra	14	23½	4	0	0.50	Logical Developers Pvt, Ltd
5	Balomajra	22	15½½	0	14	0.09	Logical Developers Pvt, Ltd
6	Balomajra	22	6½½	0	1	0.01	Logical Developers Pvt, Ltd
7	Balomajra	23	6	7	13	0.96	Logical Developers Pvt, Ltd
8	Balomajra	23	11	2	3	0.27	Logical Developers Pvt, Ltd
9	Balomajra	23	25	6	16	0.85	Logical Developers Pvt, Ltd
10	Balomajra	23	9½	1	1	0.13	Logical Developers Pvt, Ltd
11	Balomajra	23	9½	3	6	0.41	Logical Developers Pvt, Ltd
12	Balomajra	24	10½	0	15	0.09	Logical Developers Pvt, Ltd
13	Balomajra	24	21½	5	0	0.63	Logical Developers Pvt, Ltd
		Total				5.07	
14	Balomajra	24	19	4	8	0.55	Rose Gate Estates Pvt. Ltd.
15	Balomajra	24	22	7	18	0.99	Rose Gate Estates Pvt. Ltd.
16	Balomajra	24	23	1	14	0.21	Rose Gate Estates Pvt. Ltd.
17	Balomajra	24	21½	3	0	0.38	Rose Gate Estates Pvt. Ltd.
18	Balomajra	25	1	8	0	1.00	Rose Gate Estates Pvt. Ltd.
19	Balomajra	25	2	8	0	1.00	Rose Gate Estates Pvt. Ltd.
20	Balomajra	25	3	5	0	0.63	Rose Gate Estates Pvt. Ltd.
21	Balomajra	25	10½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
22	Balomajra	25	10½½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
23	Balomajra	25	8½	1	0	0.13	Rose Gate Estates Pvt. Ltd.
24	Balomajra	25	8½½	2	4	0.28	Rose Gate Estates Pvt. Ltd.
25	Balomajra	25	8½½½	2	4	0.28	Rose Gate Estates Pvt. Ltd.
26	Balomajra	25	9½½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
27	Balomajra	25	9½	2	18	0.36	Rose Gate Estates Pvt. Ltd.
28	Balomajra	26	5	7	0	0.88	Rose Gate Estates Pvt. Ltd.
29	Balomajra	26	26	0	7	0.04	Rose Gate Estates Pvt. Ltd.
		Total				7.79	
30	Balomajra	25	13	7	10	0.94	Sonex Projects Pvt. Ltd.
31	Balomajra	25	18	1	4	0.15	Sonex Projects Pvt. Ltd.
32	Balomajra	25	12½	6	16	0.85	Sonex Projects Pvt. Ltd.
33	Balomajra	25	19½	3	6	0.41	Sonex Projects Pvt. Ltd.
34	Balomajra	25	8½½½	1	15	0.22	Sonex Projects Pvt. Ltd.
35	Balomajra	25	9½½	1	16	0.23	Sonex Projects Pvt. Ltd.
		Total				2.79	
36	Balomajra	22	15½	2	18	0.36	Utkarsh Buildcon Pvt. Ltd.
37	Balomajra	22	15½½	2	0	0.25	Utkarsh Buildcon Pvt. Ltd.
38	Balomajra	22	15½½	1	15	0.22	Utkarsh Buildcon Pvt. Ltd.
39	Balomajra	22	6½½	0	12	0.08	Utkarsh Buildcon Pvt. Ltd.
40	Balomajra	22	6½½	0	10	0.06	Utkarsh Buildcon Pvt. Ltd.
41	Balomajra	22	6½	6	18	0.86	Utkarsh Buildcon Pvt. Ltd.
42	Balomajra	23	5	2	4	0.28	Utkarsh Buildcon Pvt. Ltd.
43	Balomajra	23	10	8	0	1.00	Utkarsh Buildcon Pvt. Ltd.
44	Balomajra	23	11	5	4	0.65	Utkarsh Buildcon Pvt. Ltd.
45	Balomajra	23	24	7	7	0.92	Utkarsh Buildcon Pvt. Ltd.
46	Balomajra	23	13½	2	13	0.33	Utkarsh Buildcon Pvt. Ltd.
47	Balomajra	23	4½	0	16	0.10	Utkarsh Buildcon Pvt. Ltd.
48	Balomajra	23	7½	0	17	0.11	Utkarsh Buildcon Pvt. Ltd.
49	Balomajra	23	7½	0	14	0.09	Utkarsh Buildcon Pvt. Ltd.
50	Balomajra	23	8½	2	5	0.28	Utkarsh Buildcon Pvt. Ltd.
51	Balomajra	23	8½	4	8	0.55	Utkarsh Buildcon Pvt. Ltd.
52	Balomajra	23	9½	2	11	0.32	Utkarsh Buildcon Pvt. Ltd.
53	Balomajra	23	9½	1	2	0.14	Utkarsh Buildcon Pvt. Ltd.

Name of Village : Balomajra (H.No. 32) Year of Fard Jamabandi 2008-09 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
54	Balomajra	26	8	7	18	0.99	Utkarsh Buildcon Pvt. Ltd.
55	Balomajra	26	3/4	4	0	0.50	Utkarsh Buildcon Pvt. Ltd.
56	Balomajra	26	4/1	4	0	0.50	Utkarsh Buildcon Pvt. Ltd.
57	Balomajra	26	4/2	1	4	0.15	Utkarsh Buildcon Pvt. Ltd.
58	Balomajra	26	4/3	2	5	0.28	Utkarsh Buildcon Pvt. Ltd.
59	Balomajra	26	6/2	6	4	0.78	Utkarsh Buildcon Pvt. Ltd.
60	Balomajra	26	7/1	5	16	0.73	Utkarsh Buildcon Pvt. Ltd.
61	Balomajra	26	7/2	1	8	0.18	Utkarsh Buildcon Pvt. Ltd.
62	Balomajra	26	7/3	0	16	0.10	Utkarsh Buildcon Pvt. Ltd.
		Total				10.78	
63	Balomajra	23	3/2	3	7	0.42	Zonex Estates Pvt. Ltd.
64	Balomajra	23	3/3	1	19	0.24	Zonex Estates Pvt. Ltd.
65	Balomajra	23	4/1	1	13	0.21	Zonex Estates Pvt. Ltd.
66	Balomajra	25	11	8	0	1.00	Zonex Estates Pvt. Ltd.
67	Balomajra	25	10/2/2	2	4	0.28	Zonex Estates Pvt. Ltd.
68	Balomajra	25	12/1	1	4	0.15	Zonex Estates Pvt. Ltd.
69	Balomajra	25	19/2	0	12	0.08	Zonex Estates Pvt. Ltd.
70	Balomajra	25	20/1	2	0	0.25	Zonex Estates Pvt. Ltd.
71	Balomajra	25	9/1/3	0	7	0.04	Zonex Estates Pvt. Ltd.
		Total				2.66	

Village C.A/B

Name of Village : Baliali (H.No. 34) Year of Fard Jamabandi 2007-08 Tehsil & District S.A.S. Nagar							
Sr. No.	Village Name	Rectangle No.	Khasra No.	Area in Possession			Name of Company
				Kanal	Marla	Acres	
1	Baliali	1	24	1	2	0.14	Logical Developers Pvt. Ltd
2	Baliali	2	20	1	14	0.21	Logical Developers Pvt. Ltd
3	Baliali	2	2111	0	8	0.05	Logical Developers Pvt. Ltd
4	Baliali	2	2112	4	14	0.59	Logical Developers Pvt. Ltd
5	Baliali	3	3	5	8	0.68	Logical Developers Pvt. Ltd
6	Baliali	3	4	6	13	0.83	Logical Developers Pvt. Ltd
7	Baliali	3	6	2	7	0.29	Logical Developers Pvt. Ltd
8	Baliali	3	8	8	0	1.00	Logical Developers Pvt. Ltd
9	Baliali	3	9	5	17	0.73	Logical Developers Pvt. Ltd
10	Baliali	3	10	0	9	0.06	Logical Developers Pvt. Ltd
11	Baliali	3	11	6	14	0.84	Logical Developers Pvt. Ltd
12	Baliali	3	12	8	0	1.00	Logical Developers Pvt. Ltd
13	Baliali	3	15	6	12	0.83	Logical Developers Pvt. Ltd
14	Baliali	3	16	8	0	1.00	Logical Developers Pvt. Ltd
15	Baliali	3	23	8	0	1.00	Logical Developers Pvt. Ltd
16	Baliali	3	1311	6	5	0.78	Logical Developers Pvt. Ltd
17	Baliali	3	1313	0	7	0.04	Logical Developers Pvt. Ltd
18	Baliali	3	1411	0	13	0.08	Logical Developers Pvt. Ltd
19	Baliali	3	1412	2	19	0.37	Logical Developers Pvt. Ltd
20	Baliali	3	1413	3	19	0.49	Logical Developers Pvt. Ltd
21	Baliali	3	1711	4	2	0.51	Logical Developers Pvt. Ltd
22	Baliali	3	1712	3	18	0.49	Logical Developers Pvt. Ltd
23	Baliali	3	1811	3	19	0.49	Logical Developers Pvt. Ltd
24	Baliali	3	1812	0	16	0.10	Logical Developers Pvt. Ltd
25	Baliali	3	1813	1	7	0.17	Logical Developers Pvt. Ltd
26	Baliali	3	1912	2	13	0.33	Logical Developers Pvt. Ltd
27	Baliali	3	2011	4	8	0.55	Logical Developers Pvt. Ltd
28	Baliali	3	2212	1	18	0.24	Logical Developers Pvt. Ltd
29	Baliali	3	2411	3	16	0.48	Logical Developers Pvt. Ltd
30	Baliali	3	2412	4	4	0.53	Logical Developers Pvt. Ltd
31	Baliali	3	2512	7	2	0.89	Logical Developers Pvt. Ltd
32	Baliali	3	2511	0	18	0.11	Logical Developers Pvt. Ltd
33	Baliali	3	711	1	8	0.18	Logical Developers Pvt. Ltd
34	Baliali	3	712	5	6	0.66	Logical Developers Pvt. Ltd
35	Baliali	13	5	8	0	1.00	Logical Developers Pvt. Ltd
36	Baliali	13	611111	1	16	0.23	Logical Developers Pvt. Ltd
37	Baliali	13	612111	0	9	0.06	Logical Developers Pvt. Ltd
38	Baliali	14	1	7	16	0.98	Logical Developers Pvt. Ltd
39	Baliali	14	101111	2	0	0.25	Logical Developers Pvt. Ltd
		Total				19.23	
40	Baliali	13	1611	4	16	0.60	Rose Gate Estates Pvt. Ltd.
41	Baliali	13	1612	3	4	0.40	Rose Gate Estates Pvt. Ltd.
42	Baliali	13	61112	0	12	0.08	Rose Gate Estates Pvt. Ltd.
43	Baliali	13	61211	3	3	0.39	Rose Gate Estates Pvt. Ltd.
44	Baliali	14	1012	1	3	0.14	Rose Gate Estates Pvt. Ltd.
45	Baliali	14	1111	3	18	0.49	Rose Gate Estates Pvt. Ltd.
46	Baliali	14	1112	4	2	0.51	Rose Gate Estates Pvt. Ltd.
47	Baliali	14	1211	0	13	0.08	Rose Gate Estates Pvt. Ltd.
48	Baliali	14	1212	4	12	0.58	Rose Gate Estates Pvt. Ltd.
49	Baliali	14	2012	7	4	0.90	Rose Gate Estates Pvt. Ltd.
		Total				4.17	

Vita C. 15



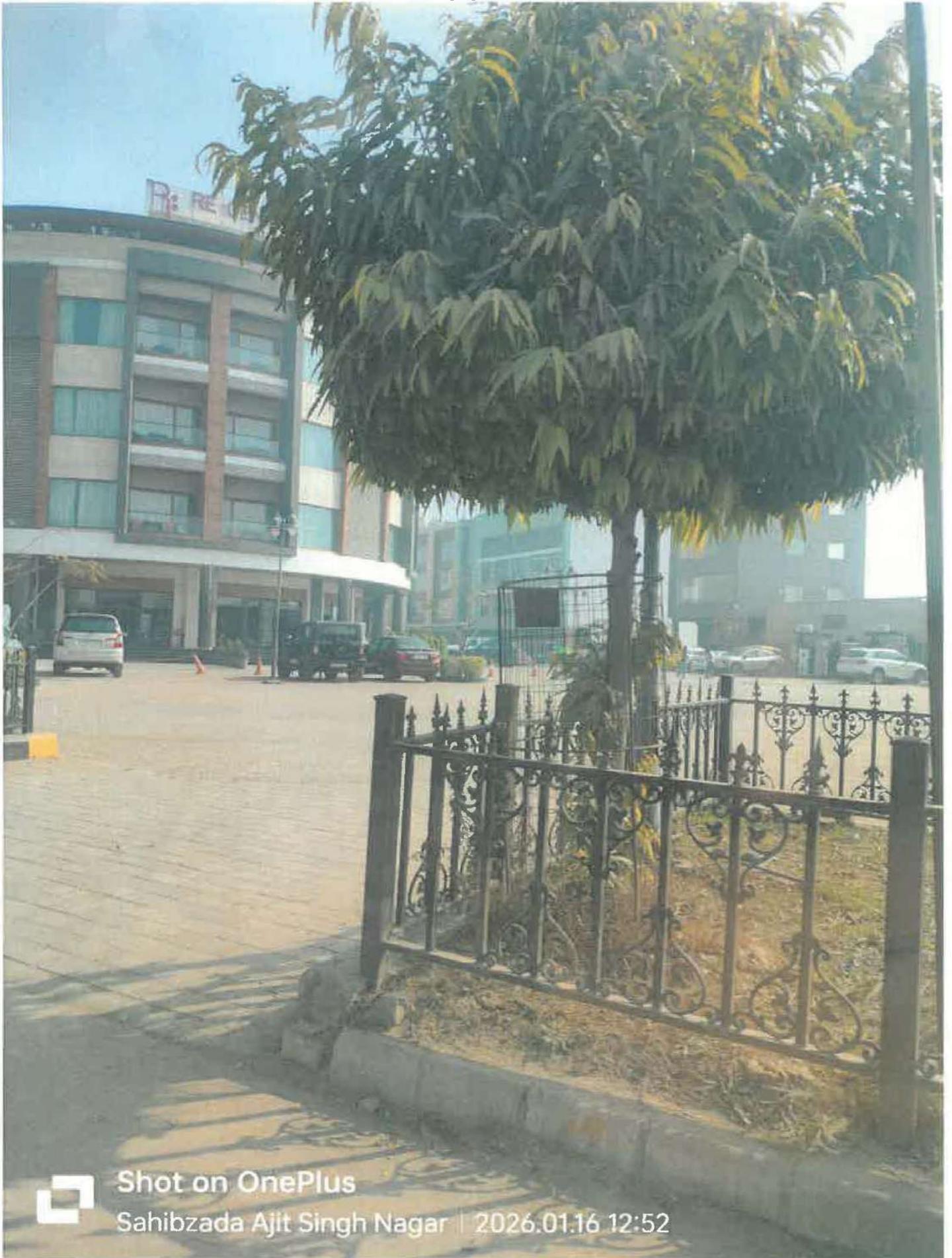
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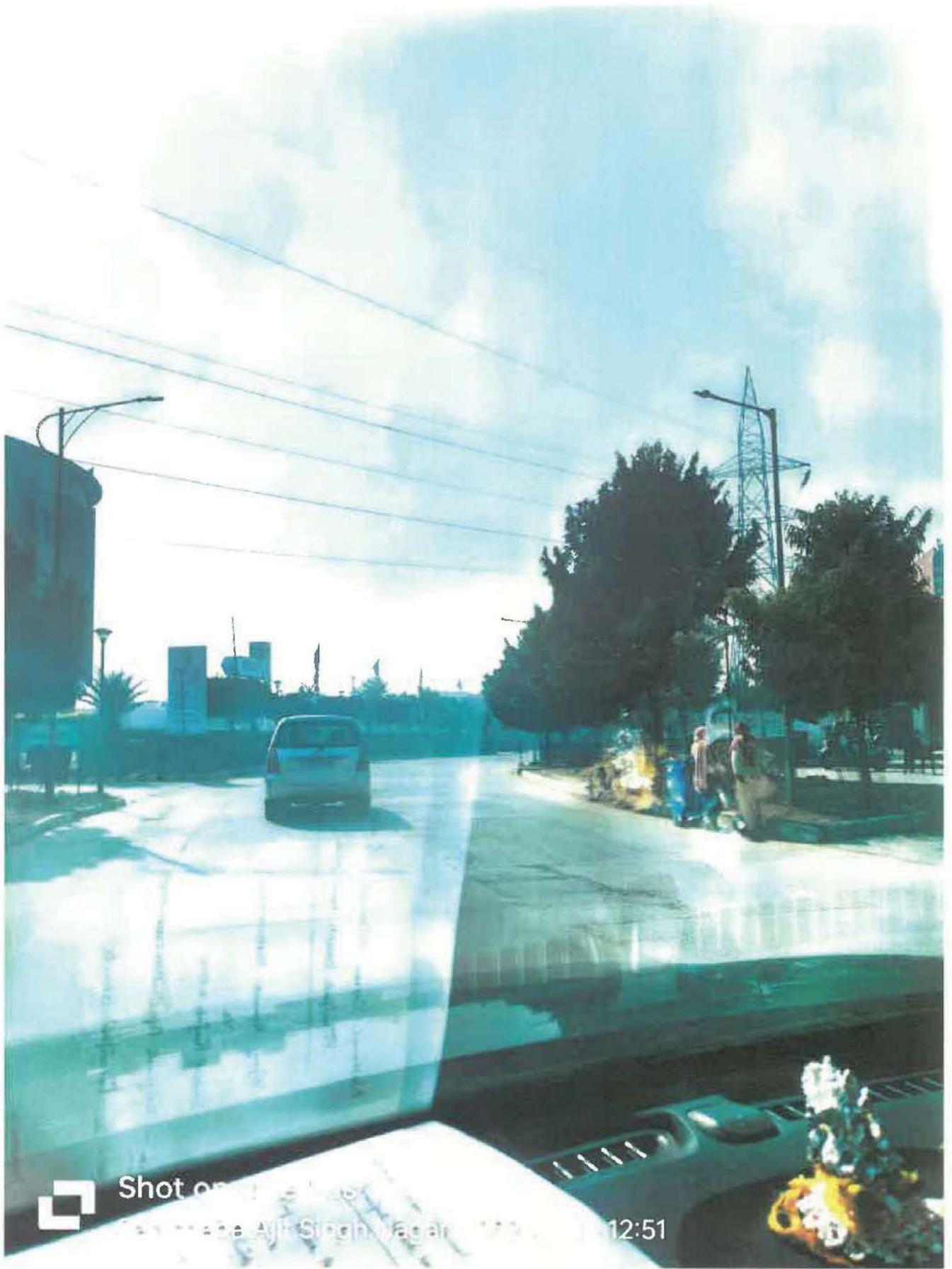
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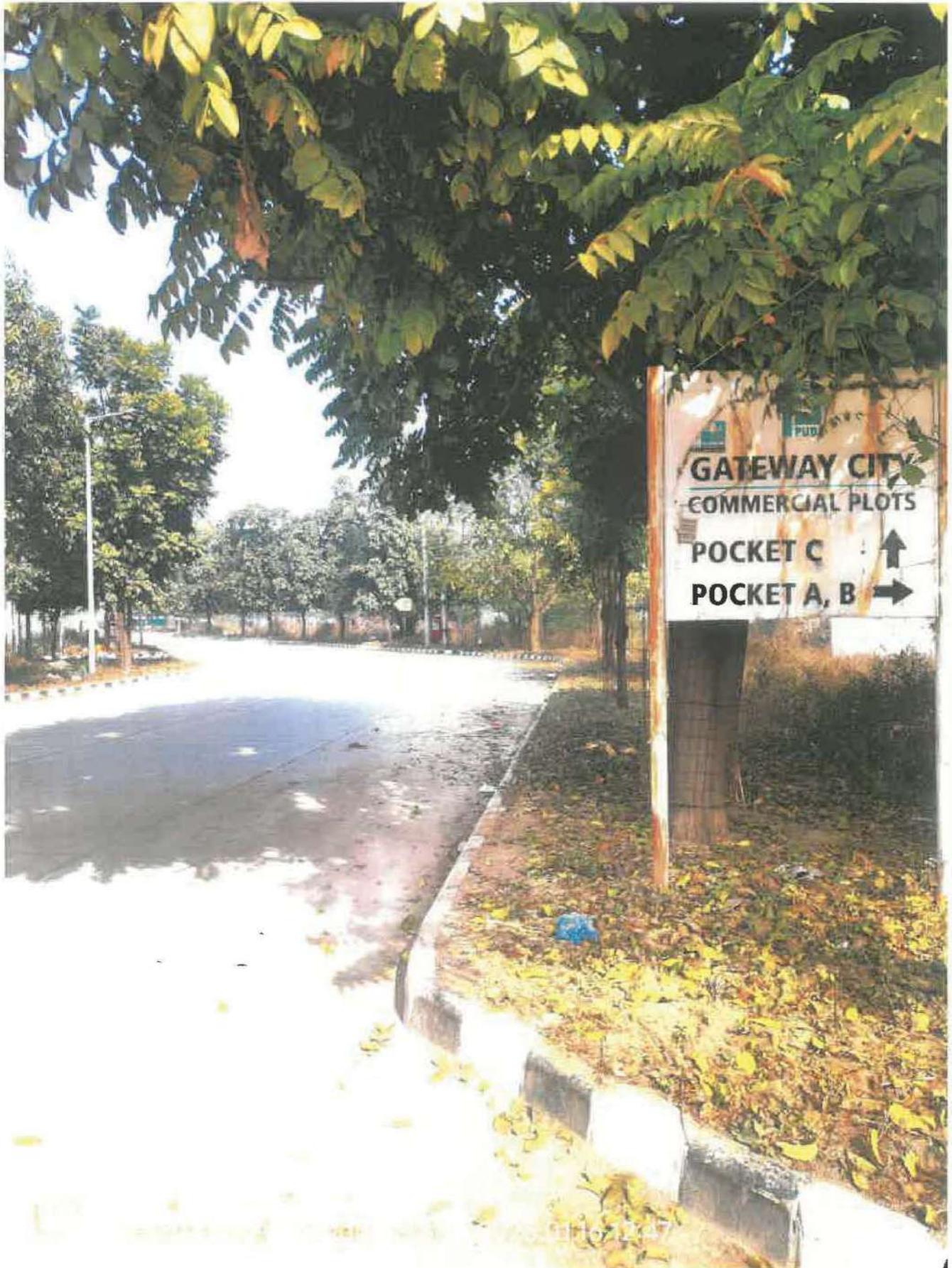
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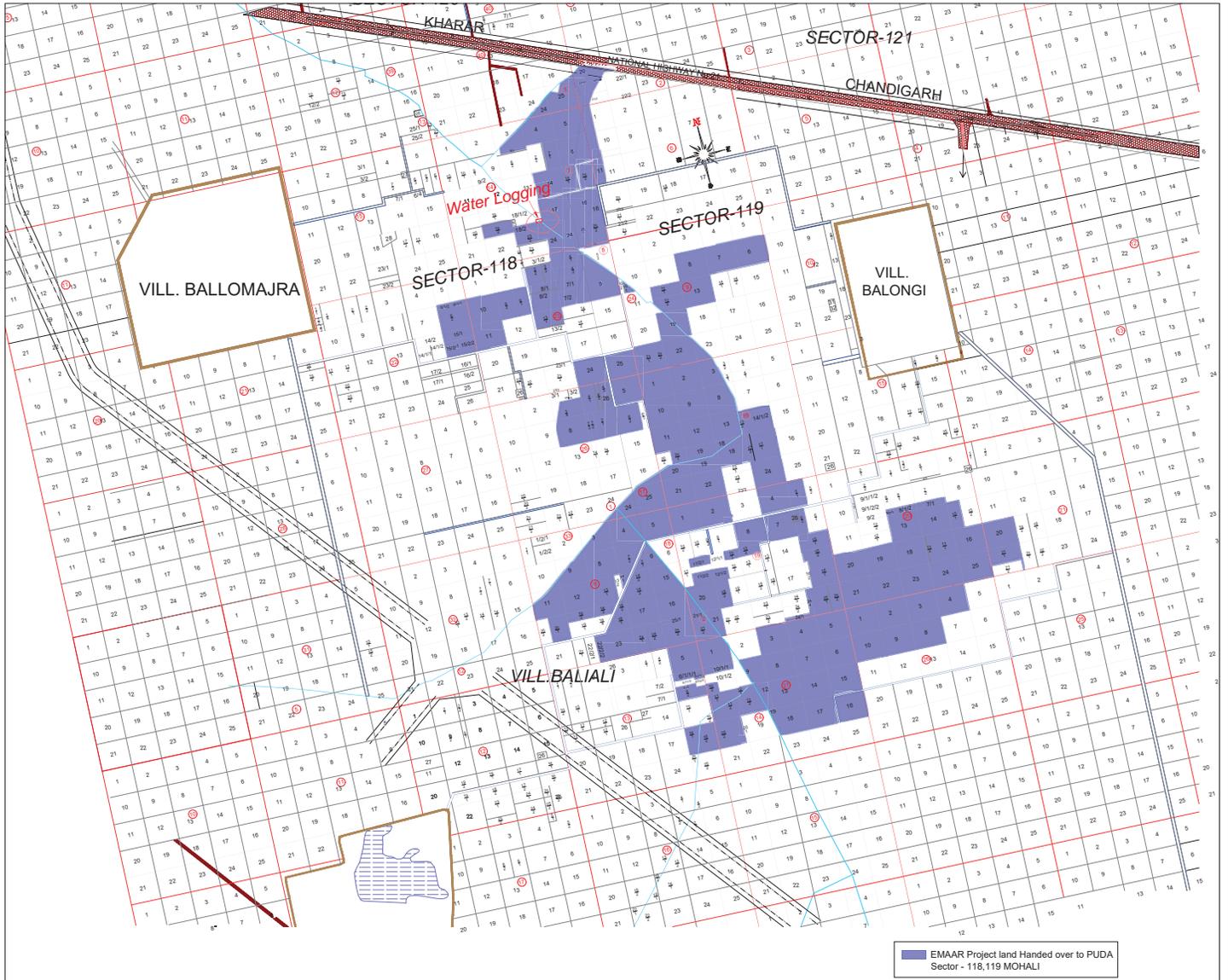


Saptan Engineering

Sahibzada Mirza Asim Najar | 9925 0116 12 47



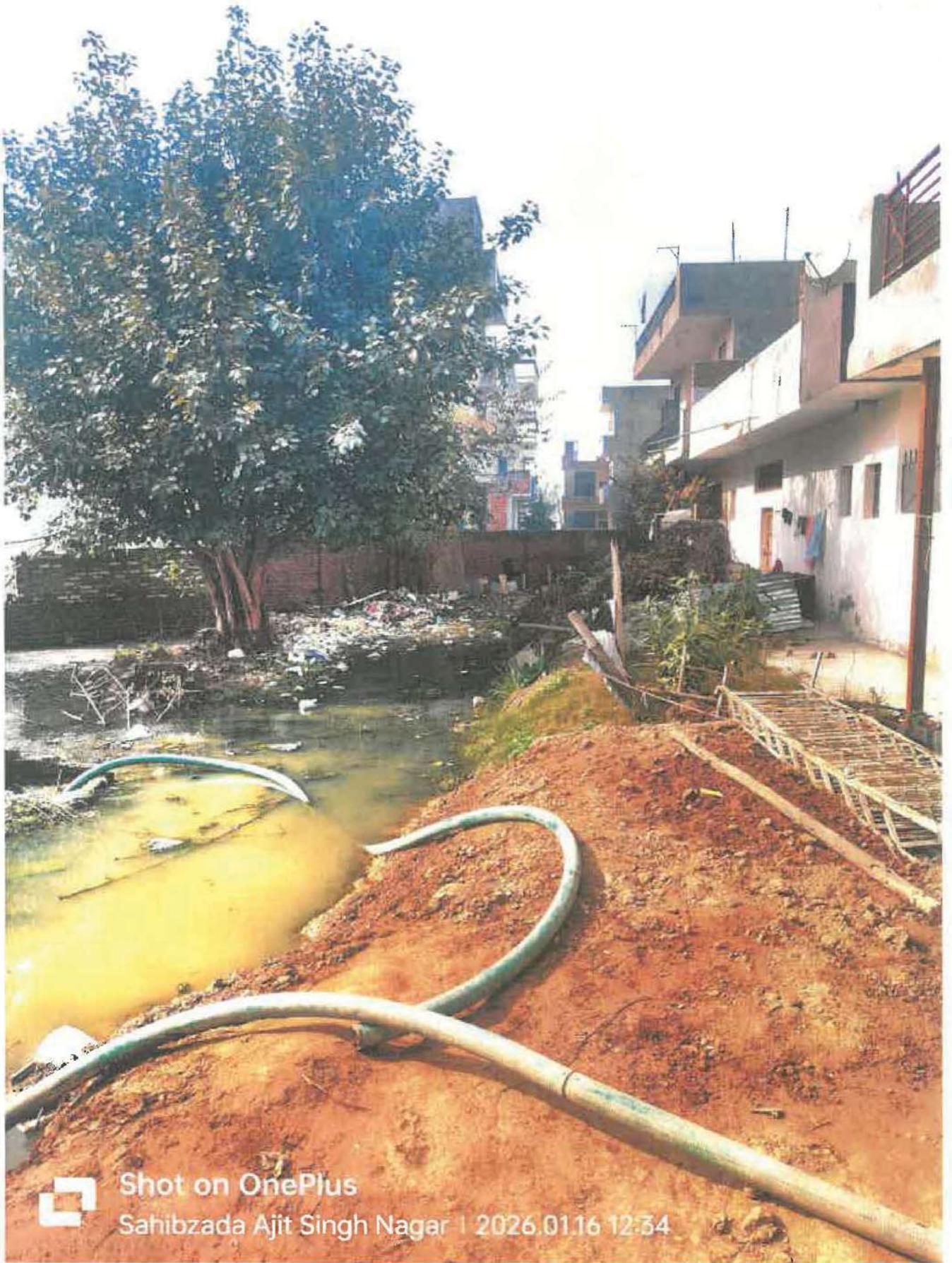






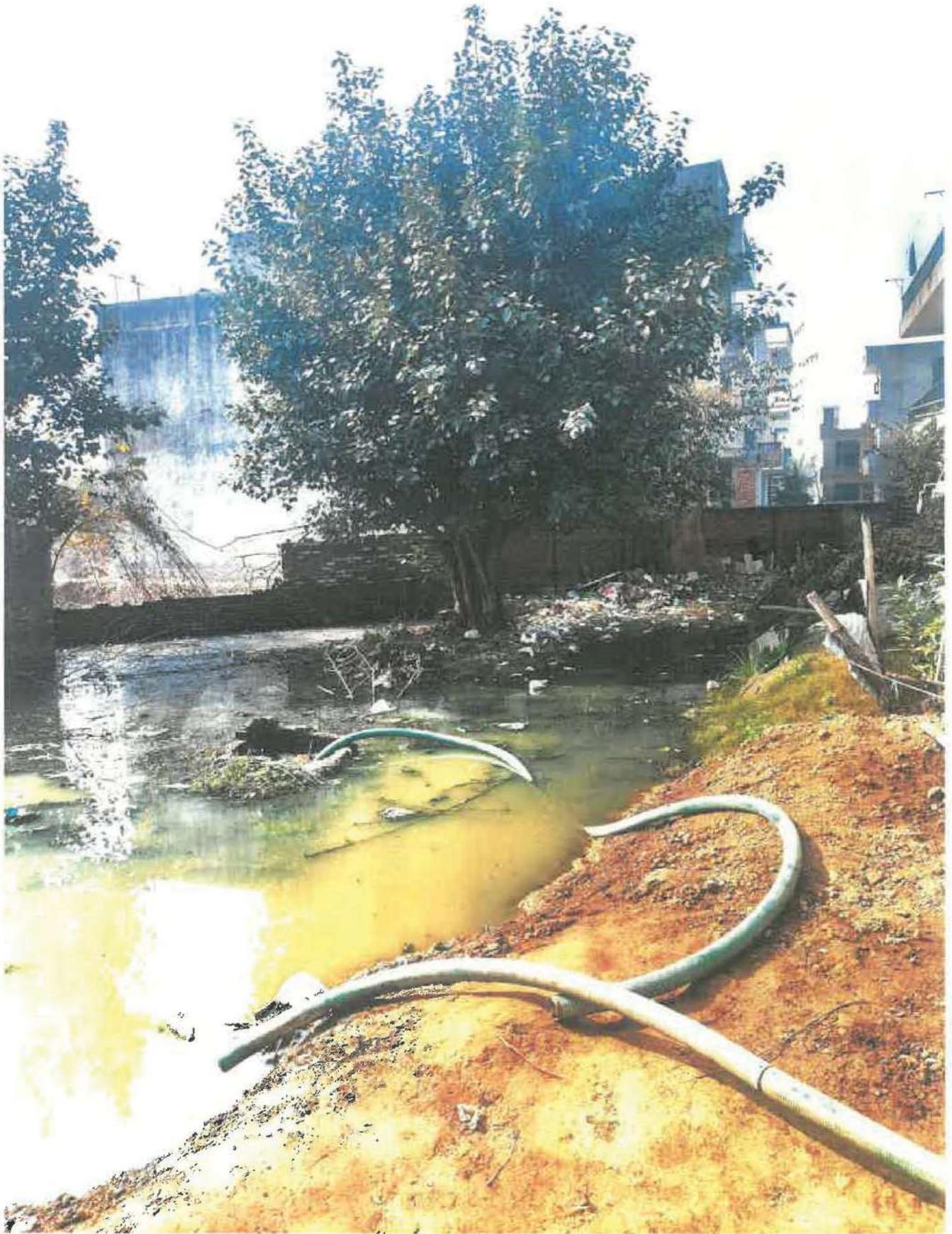
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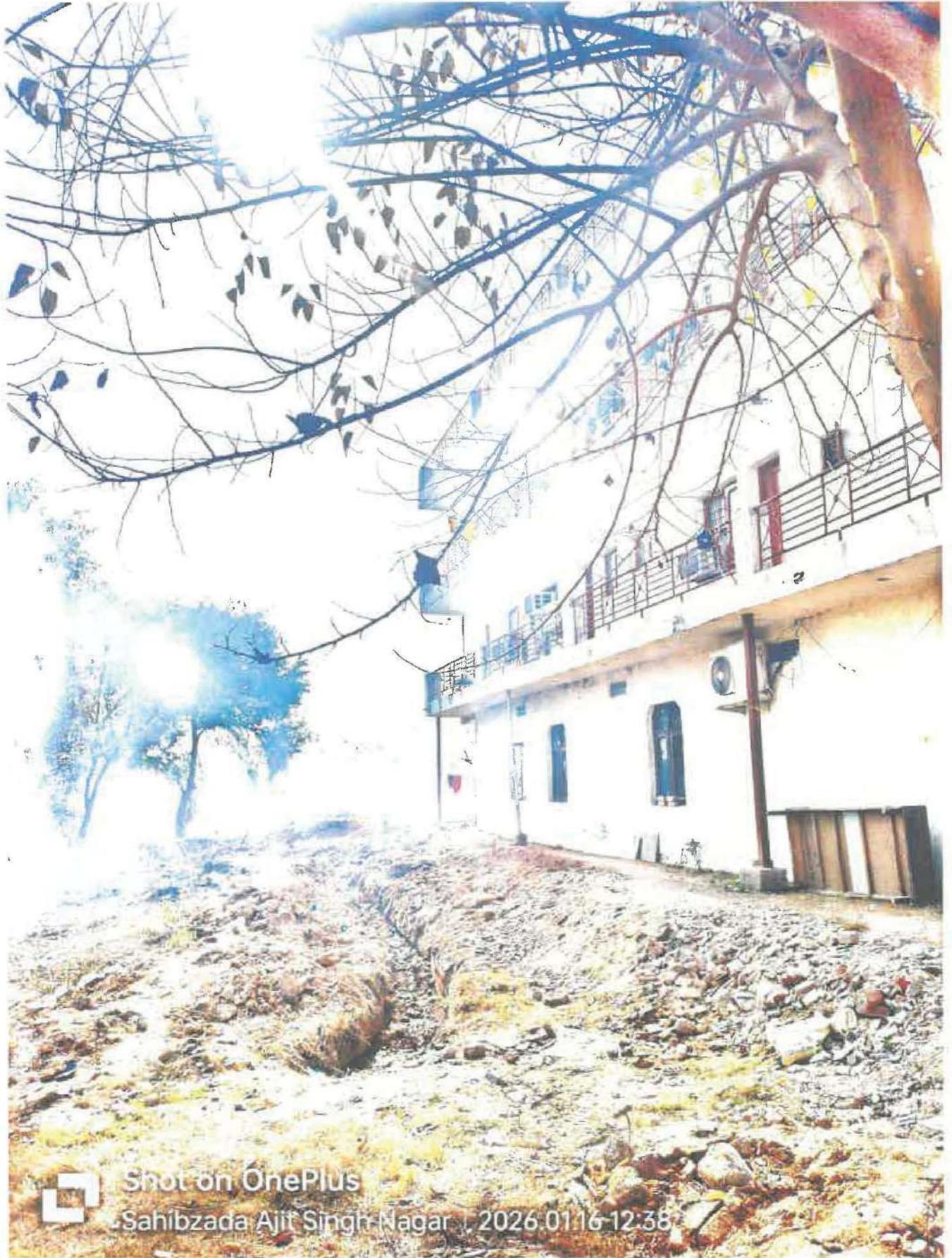
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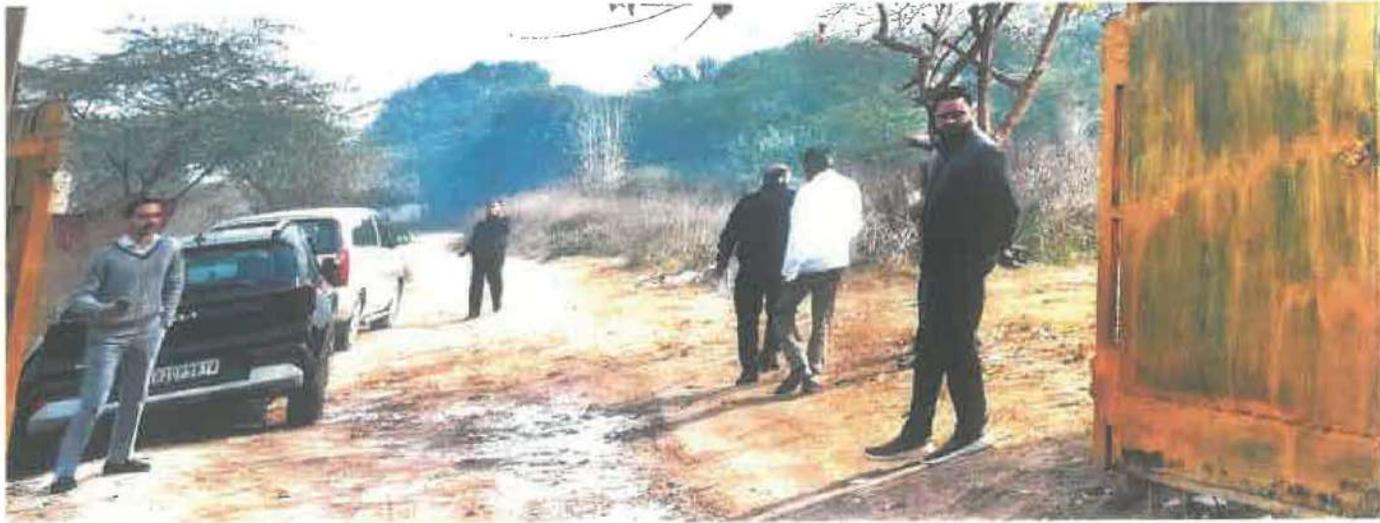




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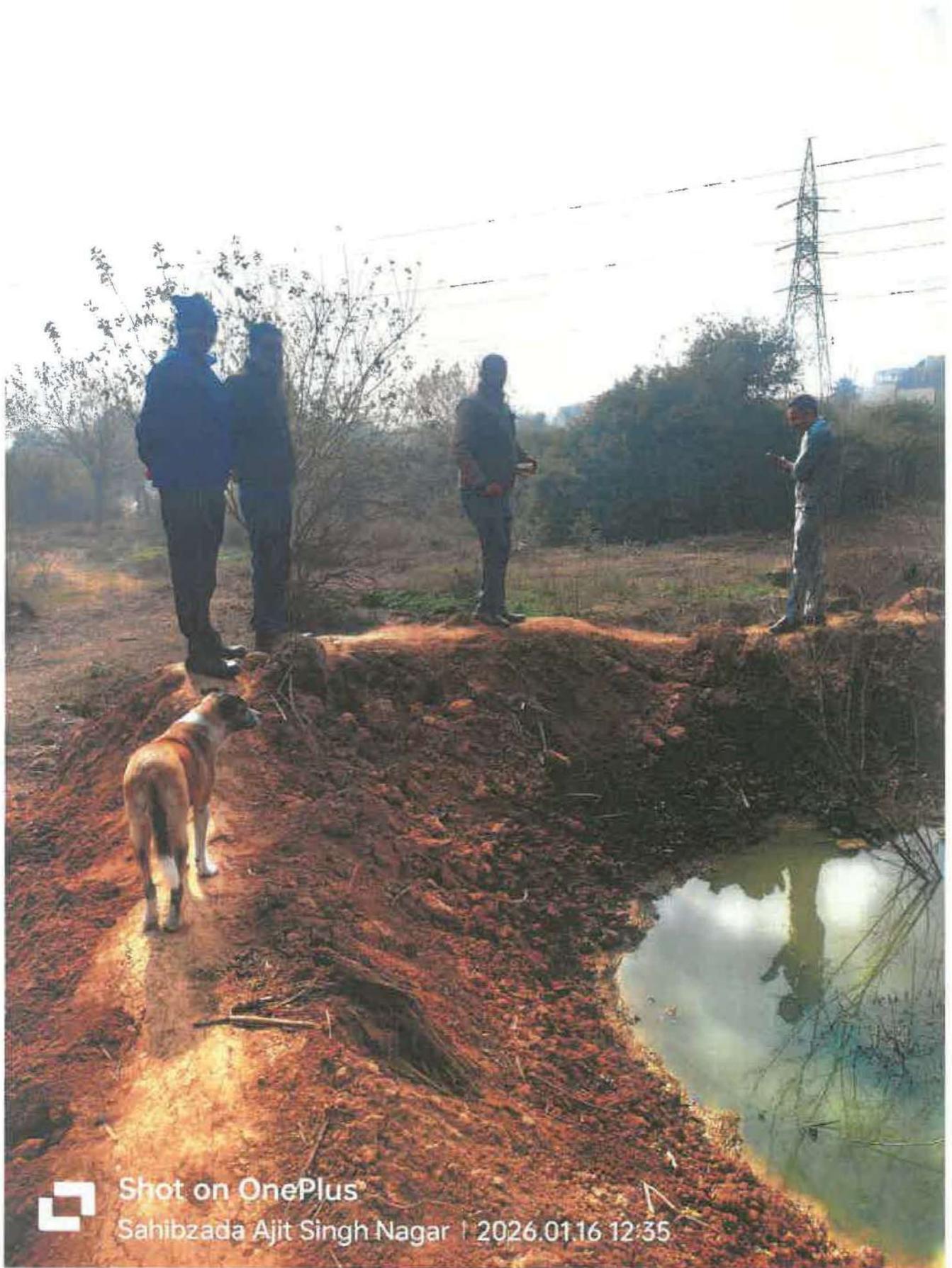




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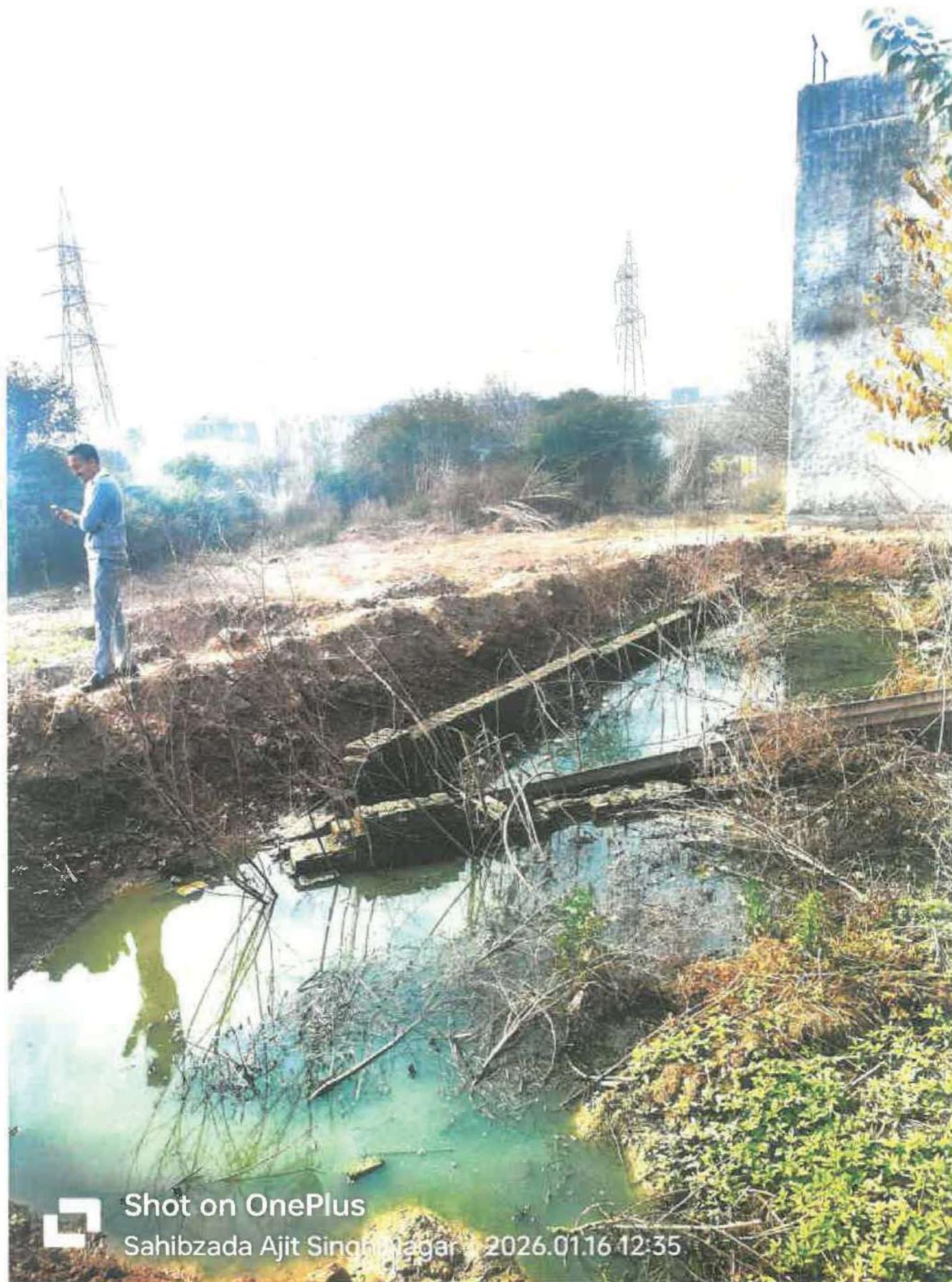
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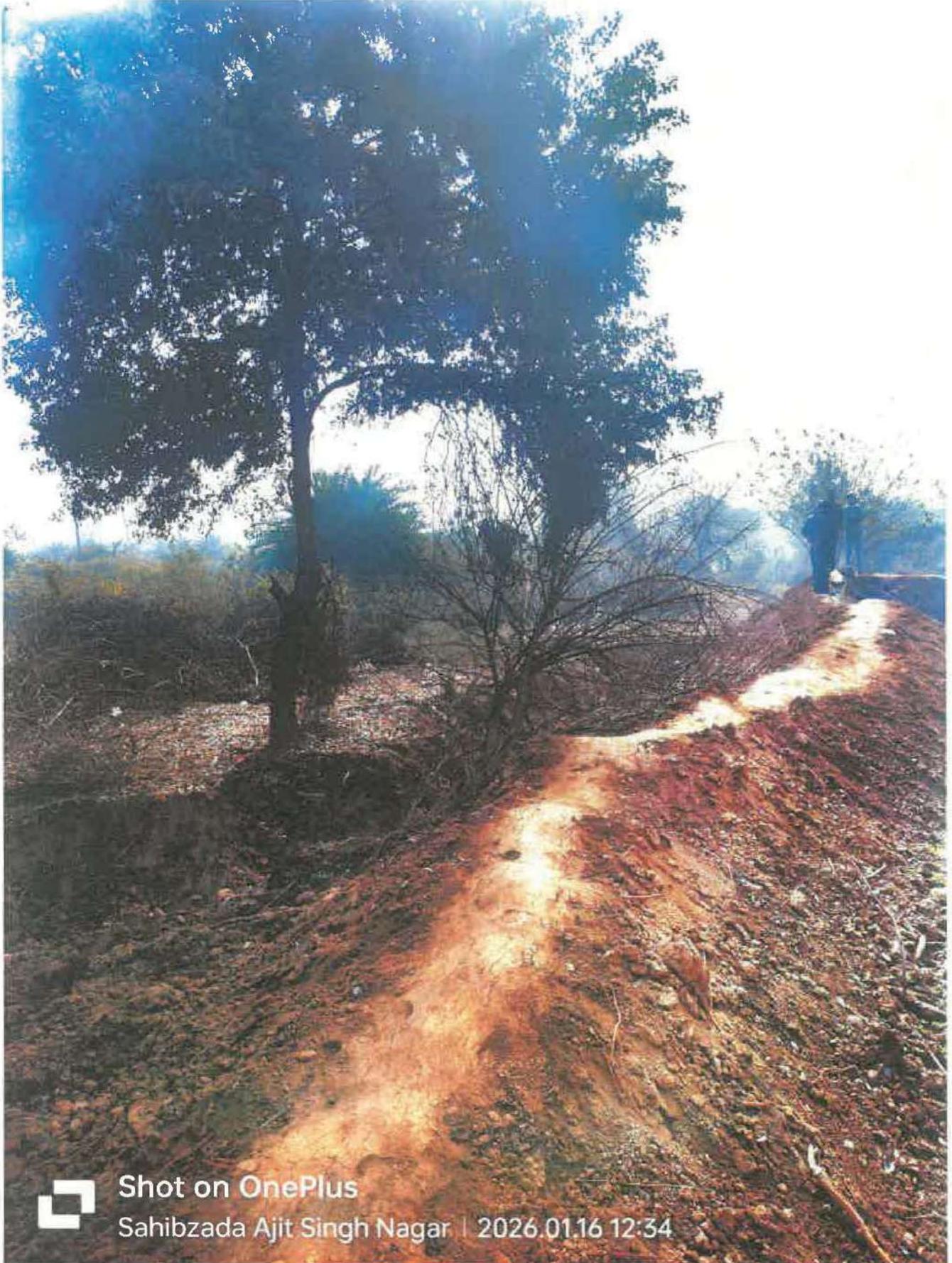






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EMAAR

INDIA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON DECEMBER 10, 2025

"RESOLVED THAT in supersession of the earlier resolutions passed by the Board of Directors of the Company, the consent of the Board be and is hereby accorded to severally authorize following persons, to represent the Company before various courts, tribunals, judicial / quasi-judicial / non-judicial authorities, other government / non-government authorities, for various criminal/civil or such other legal matters by / against the Company and to sign, execute, certify, submit, register, amend and re-submit various documents, papers, submissions, petitions, complaints, writs, cases, complaints, certificates, rejoinders, objections, written statements, applications, representations, caveats, vakalatnama, affidavits, counter affidavits, appeal, revisions, undertakings etc. and to give statements in this regard:

S. No.	Name of Authorised Persons
1	Chief Executive Officer
2	Chief Financial Officer
3	Mr. Aakil Ali
4	Mr. Abhinav Singh
5	Mr. Akshat Maheshwari
6	Mr. Anjani Kumar Sharma
7	Mr. Ankit Singh Rana
8	Mr. Anmol Dandona
9	Mr. Arun Kumar
10	Mr. Bharat Bhushan Garg
11	Ms. Chitra Ahluwalia
12	Ms. Kamakshi Chowdhry
13	Mr. Kuldeep Singh Chauhan
14	Mr. Manish Mahajan
15	Mr. Manoj Kumar Singh
16	Mr. Puneet Popli
17	Mr. Ramesh Chandra Khulbe
18	Mr. Rohit Rawat
19	Ms. Sahiba Ahluwalia
20	Mr. Samarth Dwivedi
21	Mr. Shashank Bhushan
22	Mr. Subrat Kumar Pradhan
23	Mr. Varun Vikas Srivastav
24	Mr. Vasant D Shelke

RESOLVED FURTHER THAT any of the abovementioned persons, be and are hereby severally authorised, for and on behalf of the Company, to appoint Legal counsel and / or Legal Attorney to represent the Company before various courts/authorities and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT Chief Executive Officer or Chief Financial Officer or Company Secretary or Mr. Vasant D Shelke, be and are hereby severally authorized, for and on behalf of the Company, to sign any settlement / compromise agreements in respect of any dispute / notice / litigation etc. by or against the Company and/or any of its subsidiaries, including with vendors / customers / land owners / collaborators etc.

RESOLVED FURTHER THAT Chief Executive Officer or Chief Financial Officer or Company Secretary or Mr. Vasant D Shelke, be and are hereby severally authorized, for and on behalf of the Company, to sub-delegate the powers and authority provided here-in-above, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company and/or any of its subsidiaries.

RESOLVED FURTHER THAT the authority granted herein to the aforesaid Officers shall remain valid and effective till and until such aforesaid persons hold their respective offices in / engagement with the Company and/or any other resolution is passed by the Board modifying or revoking these authorizations, whichever is earlier.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT a certified true copy of this resolution be forwarded wherever required, duly certified under the signatures of any Director or Company Secretary of the Company."

CERTIFIED TRUE COPY
For Emaar India Limited

Bharat Bhushan Garg
Bharat Bhushan Garg
Company Secretary



EMAAR INDIA LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR, SECTOR 28, GURUGRAM -122002, HARYANA.

TEL: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI -110 017. TEL: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES.IN@EMAAR.AE | WWW.IN.EMAAR.COM

IN THE COURT OF NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW DELHI
 Suit /Appeal No./CWP Original Application No. 1084/2024

In re:

VIJAY KUMAR PATHANJA

Plaintiff /Appellants/Petitioner/ Complainant

VERSUS

STATE OF PUNJAB & ORS.

Defendant/Respondent/Accused

KNOW ALL to whom these present shall come that I/We Ramesh Chandra Khulbe S/o Shri. J.D. Khulbe

At 306- 308, Square One, C-2 District Centre, Saket, New Delhi

the above named Respondent No.11 do hereby appoint

GUPTA & ASSOCIATES
 121, AMRIT NAGAR,
 SOUTH EX – 1, NEW DELHI 110 003
 Mob: 9818402326, 011-46140194
 Email: ayush@guptalegal.in

Herein after called the advocate(s) to be my/our Advocate in the above noted case authorized him :-
 To act, appear and plead in the above-noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Court including High Court subject to payment of fees separately for each Court by me/ us.

To sign, file verify and present pleadings, appeals cross objections or petitions for execution review, revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages.

To file and take back documents to admit and/or deny the documents of opposite party.

To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings.

The deposit, draw and receive money, cheques, cash and grant receipts thereof and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution of the said case.

To appoint and instruct any other Legal Practitioner, authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think it to do so and to sign the Power of Attorney on our behalf. And I/We the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own acts, as if done by me/us to all intents and purposes.

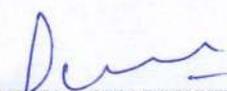
And I/We undertake that I / we or my /our duly authorized agent would appear in the Court on all hearings and will inform the Advocates for appearance when the case is called.

And I /we undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the Court shall be of the Advocate which he shall receive and retain himself.

And I /we the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the Advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settled is only for the above case and above Court. I/We hereby agree that once the fee is paid. I /we will not be entitled for the refund of the same in any case whatsoever. If the case lasts for more than three years, the advocate shall be entitled for additional fee equivalent to half of the agreed fee for every addition three years or part thereof.

IN WITNESS WHEREOF I/We do hereunto set my /our hand to these presents the contents of which have been understood by me/us on this 28 / January 2025.

Accepted subject to the terms of fees.


 (AYUSH GUPTA)  (ADITI AGGARWAL)  (PRERNA CHATURVEDI)
 D/1806/2005 D/5253/2019 UP/00916/2019



I (Aditi Aggarwal)




Ayush Gupta

From: Ayush Gupta <ayush@guptalegal.in>
Sent: 29 January 2026 18:14
To: 'pathaniavkp@gmail.com'; 'ramanshelly123@gmail.com'; 'dcmohali@punjab.gov.in'; 'msppcb@gmail.com'; 'secy.te@punjab.gov.in'; 'dir.hud@puda.gov.in'; 'helpdesk@puda.gov.in'; 'mscb.cpcb@nic.in'
Subject: Ref: Vijay Kumar Pathania v/s District Magistrate, Mohali & Ors - NGT- 02.02.2026
Attachments: R- Reply by Emaar repondent No. 11 Vijay Kumar vs State of Punjab.pdf

Hello,

Please find attached the Reply on behalf of Respondent No. 11 / Emaar in case titled:

Title: Vijay Kumar Pathania v/s District Magistrate, Mohali & Ors

Court: Hon'ble NGT, Delhi

Date of Hearing: 02 February 2026

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