## VIVIDHA INFRASTRUCTURE PVT. LTD.













HIMACHAL PRADES

SHIMLA

AMBALA

NH-1

U.F

SONIPAT

BHANUR CHANDIGARH

KARNAL

**PANIPAT** 

**WUNA** 

RAJPURA

PATIALA

NH-21

HARYANA

ROHTAK

JALAN DHAR

SANGRUR

NH-10

FATEHABAD

NH-1

**LUDHIANA** 

LOCATION & CONNECTIVITY

AMRITSAR .

FIROZPUR

NH-15

BATHINDA

FARIDKOT

KAPURTHALA

PUNJAB

BARNALA

M/s Vividha Infrastructure Private Limited is a private limited company incorprated under the Companies Act, 1956 and has its registered office at Mohali, in the State of Punjab. The Company is under the same Management and forms a part of the premier 'QuarkCity Group' having diverse business interests. The group has affilliate offices in many countries including India. The Group is a conglomerate with business interest in various fields across different industries including construction development projects. The group has already developed world-class infrastructure integrated townships in US, Germany, Switzerland, UK, India and in other countries.

M/s Vividha Infrastructure Private limited with this rich and diverse knowledge base and strong group backing is poised to provide best infrastructure for manufacturing industry, warehouses, educational institutes and other commercial uses.

CHANDIGARH AIRPORT

VIVIDHA INFRASTRUCTURE PVT LTD, RAJPURA

### DISTANCES FROM VIVIDHA

CHANDIGARH INTERNATIONAL AIRPORT - 35KM AMBALA CITY - 22KM LUDHIANA - 102KM DELHI -227KM **RAJPURA JUNCTION - 11KM** 

'QuarkCity' is multi-faceted and socially responsible international group that produces balance between the business, social and environmental accomplishment. M/s QuarkCity India Private Limited, the Flagship Company of the Group is developing Punjab's first operational SEZ for IT & ITes sector. The Company has developed projects that offer:

- Dream Destination for IT professionals worldwide.
- IT Park with state of art Office Space, Residential and Commercial facilities.
- Reliable, cost effective & world class infrastructure facilities.
- Catalyst to attract IT & other knowledge based industry in this region.
- Social Development of Region.

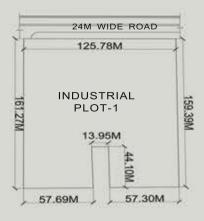


## ABOUT QUARKCITY GROUP

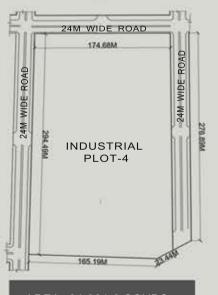




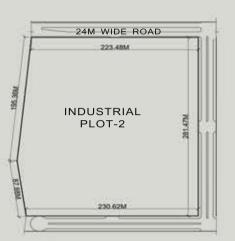




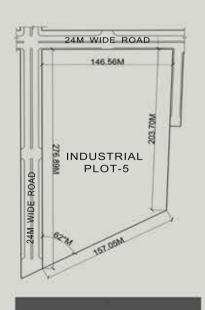
AREA- 23,677.28 SQYDS 4.892 ACRES



AREA- 64,081.6 SQYDS 13.24 ACRES



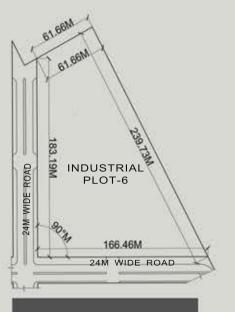
AREA- 78,848.45 SQYDS 16.291 ACRES



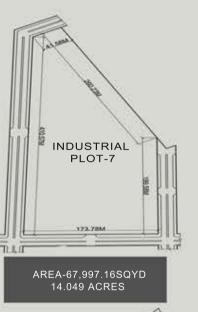
AREA- 40,835.08 SQYDS 8.437 ACRES



AREA-67,324.4SQYD 13.91 ACRES



AREA- 27,074.96 SQYDS 5.594 ACRES





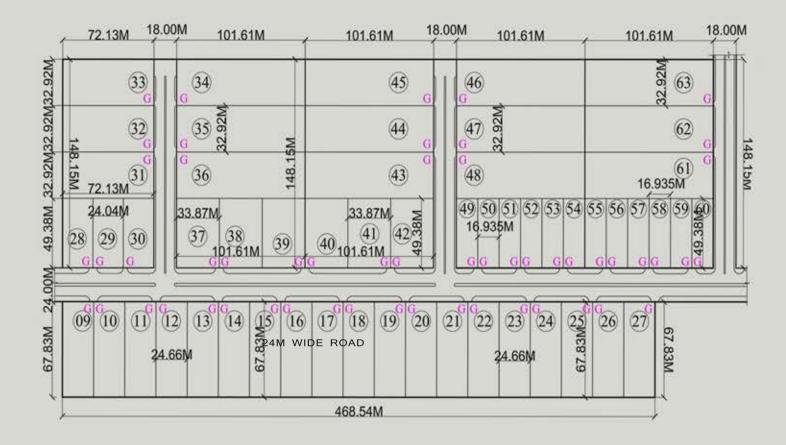


AREA- 2,27,843 SQYDS 47.075 ACRES

KEY PLAN

## PLOT DETAILS





PLOT 9 TO 27 Area 2,000.53 Sqyd	PLOT 28 TO 30 Area 1,419.77 Sqyd	PLOT 31 TO 33 Area 2,840 Sqyd
PLOT 34 TO 36 43-48 & 61-63 Area 4,000.62 Sqyd	PLOT 37 TO 42 Area 2,000.31 Sqyd	PLOT 49 TO 60 Area 1,000.16 Sqyd

### PLOT DETAILS VIVIDHA 242.86M 99.66M PLOT 65 Area 64 23,024.03 Sqyd 65 4.575 ACRES BOREWELL 156.62M 49.17M , 8 72.58M 99.62M 118.12M 217,74M 72.58M PLOT 64 Area 50,844.67 Sqyd 10.505 ACRÉS 72.58M SCHOOL 72.64M DISPENSARY 1.13ACRES 121,75M TEMPLE SCHOOL SITE Area 60,244.03 Sqyd 12.447 ACRÉS DISPENSARY Area 5,488.61 Sqyd KEY PLAN 1.134 ACRES

# TRUNK INFRASTRUCTURE



# TRUNK INFRASTRUCTURE



- Road network for transportation
- Strom water piping
- Water supply piping
- Waste water pipe line
- Sewerage treatment plant
- Borewell
- Dedicated 66KV Sub station
- 11 KV Power distribution system
- Gated Secutity
- CCTV Survillance
- Street Lighting
- Landscaping
- Administration Building

















- CLU from Housing & Urban Development Athority
- National Highway Authority of India
- Certificate of Non Encumbrance
- Real Estate Regulatory Authority (RERA)
- Certificate of Registration as Promoter
- Environmental Impact Analysis (EIA)
- Approved Master Plan
- NOC of Abstract Ground Water
- Forest NOC
- Mining NOC
- NOC of Punjab Pollution Control Board
- Copy of Receipt (PAPRA)
- Infrastructure Development Certificate

## **APPROVALS**





CLU from Housing & Urban Development Authority



National Highway Authority of India



#### Certificate of Non-Encumbrance

This is to certify that I Gurcharan Singh, Advocate have been practicing in the complex of Denuty Commissioner , S.A.S. Nagar (Mohali) for the last over ten years.

I have thoroughly inspected the relevant revenue record of land, measuring 255.28 Acres consisting of Khasra Nos. 648/2, 649/1, 635.634.646.645.647.699,702,701,700,705/2, 644, 1990/704, 1996/725, 1994/727/1, 1992/728, 636, 637, 638, 639, 640, 641, 642, 643, 706, 707, 708, 709, 710(min), 711, 705/1 712, 633, 649/2, 632, 631, 611/2, 612, 613, 614, 597, 598, 1692/599, 1691/599/2, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 542, 543, 548, 549, 550, 551, 552, 553, 558, 559, 560, 561, 562, 563, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 596, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 539, 540, 541, 500, 1691/599/1, 611/1, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 628, 629, 630, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 583, 584, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 648/1, 500/2, 501, 502/2, 504, 505, 506, 507, 1896/509, 519, 703, 1991/704, 1997/725, 726, 1995/727/1, 1993/728, 729, 730, 731. 732, 1635/723, 724, 721, 1816/722, 1815/722, 1634/723, 718, 719, 720, 2417/499, 498/3, 2414/497, 2415/498, 1708/714, 1710/715, 1712/717, 353, 354, 1706/355, 360, 356, 357, 358, 1705/355, 359, 930/604, 932/605, 934/606, 929/604, 931/605, 933/606, 607, 608, 609, 610, 613, at village Chamaru(H.No. 79) & Mehtabgarh(H. No. 77) Tehsil Rajoura Distr. Patials for the past about more than 11 years in the office of Halka Patwari, Kanungo and sub Registrar, Rajpura. I am satisfied from the inspection of the relevant revenue record that the property above mentioned has no encumbrance of any Bank/Institution/Party/Parties or person. The said property is non-encumbrance in all respect.

The said property now belongs to 'Vividha Infrastructure Private Limited' and is now in the possession of the 'Vividha Infrastructure Private Limited'

Date 5th March, 2018.

**GURCHANIAN SINGH** ACMOCATE Gurcharan Wingh MORALI Enrolment No. P/1719/2003

4-9888035812

Certificate of Non- Encumbrance

#### REAL ESTATE REGULATORY AUTHORITY Camp Office- PUDA Bhawan Sector-62, SAS Nagar.

Memo No.RERA/2018/ 3/3

Dated: 20 07 2418

M/s. Vividha Infrastructure Pvt. Ltd., Village- Chamaru & Mehtaboarh. Tehsil Raipura, District Patiala-140401

(Mobile No. 70870-00637) Email: vehauhan@quarkeity.com

Registration of Real Estate Project- Area 255.28 Acres Industrial Project -"Industrial Estate Project" situated at Villages Chamaru & Mehtabgarh, Tehxil Rajpura, District Patials-140401.

This is to inform you that this Authority has accepted your application for a registration of your Industrial Project, as follows:

INDUSTRIAL ESTATE PROJECT

Location

Villages Chamaru & Mehtabgarh, Tehsil Rajpura, District Patiala-140401.

255.28 Acres Total Area

Industrial Plots 1 62 Nos.

Registration No. : PBRERA-PTL65-PI0005

: 31.03.2022 Valid Upto

The registration certificate of the project will be issued to you subsequently, along with Login ld. and user password, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay GST or any other taxes, as applicable, levied by Government of India/State Government in this regard, within 30 days from the issue of demand notice by this office, regarding the same.

Your attention is drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

Note: The Registration of the Project shall be subject to the approval of licence to develop a colony by the competent authority of PUDA.

> (J.S.Khushdift, Member Real Estate Regulatory Authority, Punjab.

Real Estate Regulatory Authority (RERA)

### **APPROVALS**





#### GREATER MOHALI AREA DEVELOPMENT AUTHORITY

#### S.A.S. NAGAR.

### CERTIFICATE OF REGISTRATION AS PROMOTER

This Certificate of registration is hereby granted to Vividha Infrastructure Pvt. Ltd. having its Registered Office at A-40, Industrial Focal Point, Phase-8, S.A.S.Nagar as a qualification to obtain a license u/s 5 of the Punjab Apartment and Property Regulation Act, 1995 and the rules made there under for developing a colony and constructing apartments, which would be subject to the following terms -

- The Certificate shall be operative in the jurisdiction of GMADA.
- The Certificate doesnot entitle the promoter to set up a Colony without obtaining the requisite license as mandated under the Punjab Apartment & Property Regulation Act, 1995.
- The Certificate shall remain valid from the date of application for renewal of promoter registration i.e. 15-02-2017 to 14-02-2022.
- The Certificate may be renewed on submission of fresh application alongwith prescribed fee provided that the application has been submitted three months before the date of expiry, as mentioned above.
- The Promoter shall inform GMADA in case development of any colony/apartment is undertaken by it in any area which is outside the urisdiction of GMADA
- The Promoter shall maintain a website which shall exhibit the details of alipprovals taken by with regard to any project undertaken by the promoter. which include this certificate, approved layout plans, payment terms etc. or any other documents/information which requires to be disseminated to the prospective buyers.
- The undersigned reserves the right to withdraw or cancel this Certificate at any time during the tenure of its validity, if it is found that the promoter:
- has given any wrong information in his application for registration, or
- has been adjudicated as inscivent or is under-charged insolvent, or
- has been convicted under the Act or any other law relating to construction or use of premises, or has contravened any of the terms and conditions of this Certificate or any of the provision of the Act or the rules made thereunder or any other Law enacted by the Central or the State



No.E O (RV2017/53) Date of issue: 17-X-2017

ADDL. CHIEF ADMINISTRATOR. Exercising the powers of Competent Authority

Certificate of Registration as Promoter

Item No.131.04: Application for environmental clearance under EIA notification dated 14.09.2006 for Integrated Industrial Estates namely "Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala by M/s Vividha Infrastructure Pvt. Limited (Proposal No. SIA/PB/NCP /17956/2016)

The SEIAA observed as under:-

M/s Vividha Infrastructure Pvt. Limited was issued Terms of Reference to the project proponent vide letter no. 337 dated 24.04.2017 for preparing EIA report for the project namely "Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala

The project proponent has submitted EIA report online on 07.03.2018.

The case was considered by SEAC in its 163rd meeting held on 13.03.2018, which was attended by the following on behalf of project proponent:

- (i) Sh. Amninder Singh Rathore, Chief Liaisoning Officer, Promoter Company
- Sh. Sumitava Dutta, FAA, M/s CPTL, Chandigarh, Environmental Consultant of the promoter Company.

Environmental consultant of the promoter company presented the salient features of the project. The SEAC observed that drainage pattern of the project has not been studied properly and also disposal arrangement suggested for storm water is not proper. EIA study report and presentation given by the project proponent is not satisfactory.

After detailed deliberations, SEAC decided to defer the case till the project proponent submits the amended EIA report incorporating the above observations of the SEAC.

Accordingly, the decision of SEAC was conveyed vide letter No. 408 dated 27.03.2018 to the project proponent.

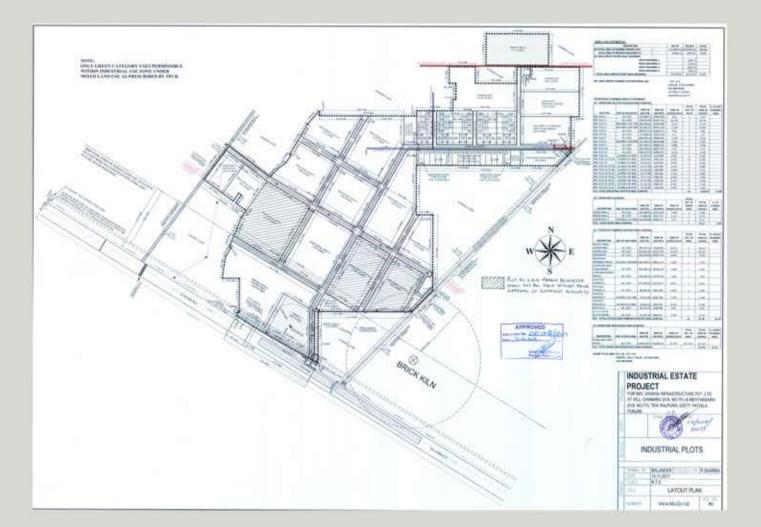
The project proponent submitted (offline) drawings of the drainage pattern and storm water layout along with its disposal arrangements of the project. Revised EIA has also been submitted (online) in reply to the aforesaid observations.

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of project proponent:

1) Sh. Rajesh Sharma, COO, Promoter Company

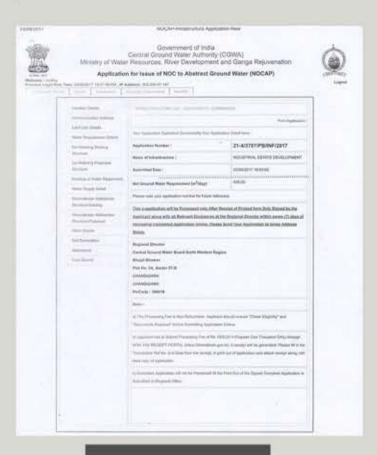
**Environmental Impact Analysis** (EIA)





# APPROVALS





NOC of Abstract Ground Water

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	55 	CL U Chief Conservator of Formets (FC) & Nodal Officer (FCA). Parents S.A.S. Nagas.

Approved Master Plan

Forest NOC





VIVIDHA INFRASTRUCTURE PVT. LT

Date 18th September, 2017,

To

The Mining Officer, District Industry Centre, Patiala.

Subject

Permission/NOC and intimation of Excavation & Filling of ordinary earth for the purpose of construction of road infrastructure, Filling of Low level Areas of Land and innéscaping for gardens. for developing industrial\_Estate at Village Chamaru & Méhtabgach, Tehsil Rajpura, Distr. Patiala. Punjab.

Dear Sy

We "Widha Infrostructure Private Limited" an infrastructure development company situated at Village Chamaru & Mehabigarh, Tehsil Raipura, Distt. Patiale. Punjab and registered under "The Budding and Other Construction Worker". Rieputation of Employment and Constitions of Service Act. 1995.

Vividile Infrastructure Private Limited have to develop an Industrial Estate at Village Chamaru & Mehtabparh, Tehsil Rajpura, Diett. Patiala. Punjah. We have to construct reads, filling of lowland areas, landscaping for gardens and the installment of STP, drainage and sewage system for the setting up of our industrial Estate.

We have to provide slope leveling of the project land and increase the height of road levels of the project. For the purpose we have to excavate ordinary earth of our project to raise the road levels and lowland areas of the project. We will also utilize the excavated soil for our landscaping and formal gardens within project premises.

We make it clear that we don't dispose of the excevated soil of our land outside our project premises.

Detail of excavation & utilization of ordinary earth of our Project.

(SQ.M.)	(M)	(CU.M.
ececciscan)	0.5	30450
	Total	30450
Son of Excavated On	Smary Earth:	

Roadworks, Landscaping Lowland Areas Fillings (CU.M.) (CU.M.)

30450

Works: Village Chamare & Moltabgath Toloil-Rajapors, Distr. Patieta Ragi. Office: A-40A, Industrial Food Point, Phase VIII Stan. Mohali - 160039, Panjah, India Tal: +91 172 502 707 Par. +91 172 507 1736. CIN No. U10000082000970009600

Sympolish C

(CU.AA.) 20450

Mining NOC



Issued To: M/s. Vividina Infrastructure Pvs. Ltd., Distr. Pariala. Ref No.: PBIP/LDRC1/1507165073



#### II. CONSENT TO ESTABLISH (NOC) OF PUNJAB POLLUTION CONTROL BOARD

JECT: Grant of 'Consent to Establish' (NOC) for development of Industrial Park u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 to M/s. Vividha Infrastructure Pvt. Ltd., Village Chamaru, Tehsii Rajpura, Distr. Patiala.

This is in reference to the application of the project proponent for grant of "Consent to Establish" (NOC) for development of Industrial Park over an area of 255.28 Acres, u/a 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.

The Project Proponent is, hereby, permitted for development of industrial Park and to discharge the effluent(s) & emission(s) arising out of its premises subject to the following conditions:-

Name of the Applicant	Sh. Rajesh Sharma
Name of the Director	Sh. Farhad Fred Ebrahimi
Name & Location of the Project	M/s. Vividha Infrastructure Pvt. Ltd., Village Chamaru, Tehsil Rajpura, Distr. Patiela

A Particulars of the Project:

	D. 4 C. C. 200 (1970)	
Capital investment of the Project	Rs. 170.00 Crores	
Scale / Category of the Project.	Large/ Red	
NOC tee details	Rs. 1,80,500/- deposited vide PPCB Receipt no. 951 dated 18/11/2016.	
Description of the Project.	Industrial Park having Industrial plots @ 62 no., Recreational area, Industrial Training Centre, School, Dispensary etc.	
Total plot area of Project.	255.28 Acres	
Quantity of effluent in KLD	Description Quantity	

PUNJAS BUREAU OF INVESTMENT PROMOTION DEFARTMENT OF INVESTMENT PROMOTION ADDRESS LICYON SHAWARL SECTOR 17, CHARDMARK

Trade efficient

Domestic efficient

NOC of Punjab Pollution Control Board







Dated: 11th April, 2018

Tido

The Competent Authority, Sector – 62, PUDA Bhawan, SAS Nagar Mohali, Punjab.

lifelect:

Application for Literase for Setting IIII an Industrial Colony, "Industrial Estate Project" (WS S., Ruis 10 of FAPIK Act., 1995) by M/s "Widths Infrastructure Private Limited" at village Chamaru & Mehsabgath, Tehull Rejoura, Dist: Patiala, Punjah

aspected Six.

This is with inference to the above cited subject for the grant of License for setting up an lockutrial Coboy, 'Industrial Estate Project' at village Chamaca & Nechtaligaria, Tehail Rajpura, Date, Manaia, Poviyab, Total area of the proposed industrial colony a 255-28 Acres.

We hereby submit that there is no intestion pending against the company "Vivide infrastructure Private Limited" and against the said project land at village Chamara. & Mahtabaseh, Tefridi Rajmura, Olist, Patrala, Punjab where the proposed industrial project is to be set up.

There are no payments or dues outstanding/ pending against the company from the Government of India, State Government or any other local authority.

We humbly request you to consider our application for the issuance of tallst Exerce for usual up of industrial colony at village Chameru & Mehtabgarth, Tehsii Ropoira. Distr. Pattals, Punyah

Your couperation and early action will be highly appreciated in this regard.

Thanking You.

For Vibidha Infrastructure Priyate limited



Nicks (Village Chattars & Meltistigath Tokal Rayspers, Drav. Persols Blast Office: A 43A, Johannal Food Print, Plant VIII Teln. Mobil 1 (1905), Parjoit Tella (Nr. + 9, 172 302 7627 Feb. + 9) 172-508 FF66 — CM No. 1 (Trans

> Copy of Receipt (PAPRA)

## FORM -XIII See Rule 233(1) REGISTRATION CERTIFICATE

No. R/50/2011

Date: 02.68.2011

#### GOVERNMENT OF PUNJAB Office of Registering Officer

A Certificate of registration is hereby granted under sub Section (3) of Section 7 of the Building & Other Construction Work (Regulation Employment and Conditions Service) Act, 1996 and the Rules made there-under:-

### TO:- M/s Vividha Infrastructure Pvt. Ltd. #A-40A. Industrial Area, Phase VIII-B, Mohli, Puniah.

Sr. No.	Particulars		
1	Postal address/location where building or other construction work is to be carried by the employer	M/s Vividha Infraștructure Pvt. Ltd. 8 A-40A, Industrial Area, Phase VIII-B, Mohli, Punjab.	
2	Name and address of employer including location of the building and other construction work.	Mr. Ajesh Gupta C/o M/s Vividha Infrastructure Pvt. Ltd. # A-40A, Industrial Area, Phase VIII-B, Mohli, Punjah.	
3	Name and permanent address of the establishment,	-De-	
4	Nature of work in which building workers are employed or are to be employed.		
5	Maximum number of building workers to employed on any day the employer	50	
6	Probable date of commencement or work	2 <sup>rd</sup> August, 2011	
7	Probable date of completion of work.	r e	
8	Other particulars relevant to the employment of building.	Challan No. 90, Fee Rs. 500/- Dt. 02.08.2011	

Assistant Lagor Charlet A Supranture and Seal of Registering Authority

America (BOX

Infrastructure Development Certificate