

The Registrar
National Electric Power Regulatory Authority (NEPRA)
NEPRA Office Building
Attaturk Avenue (E), G-5/1
Islamabad

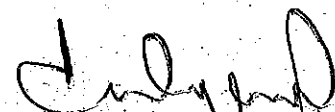
**SUBJECT: Application for Grant of a Distribution Licence for 25.00 MW –
Aujla & Associates Town Developers (Private) Limited for its Royal Palm
City Housing Scheme, Gujranwala**

I, Ahmad Waqas Aujla, Chief Executive, Aujla & Associates Town Developers (Private) Limited, Gujranwala, being the duly authorized representative of Aujla & Associates Town Developers (Private) Limited, Gujranwala by virtue of Board Resolution dated February 26, 2018, hereby apply to the National Electric Power Regulatory Authority for the grant of a Distribution Licence to the Aujla & Associates Town Developers (Private) Limited, Gujranwala for its Royal Palm City Housing Scheme, Gujranwala to be located at Grand Trunk Road, near Chan Da Qila, Gujranwala, in the Province of Punjab pursuant to Section 20 of the Regulation of Generation, Transmission and Distribution of Electric Power Act, 1997.

2. I certify that the documents-in-support attached with this application are prepared and submitted in conformity with the provisions of the National Electric Power Regulatory Authority Licensing (Application and Modification Procedure) Regulations, 1999, and undertake to abide by the terms and provisions of the above-said regulations. I further undertake and confirm that the information provided in the attached document-in-support is true and correct to the best of my knowledge and belief.

3. A Pay Order in the sum of Rupees 15,56,880/-, being the non-refundable licence application fee calculated in accordance with Schedule-II to the National Electric Power Regulatory Authority Licensing (Application and Modification Procedure) Regulations, 1999, is also attached herewith.

Dated: May 14, 2018.


(AHMAD WAQAS AUJLA)
Chief Executive
AHMAD WAQAS AUJLA
(Chief Executive)
Aujla & Associates
Town Developers (Pvt) Ltd.
Gujranwala

May 14, 2018

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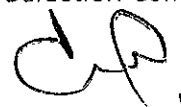
**SUBJECT: Application for Grant of a Distribution Licence for 25.00 MW –
Aujla & Associates Town Developers (Private) Limited for its Royal Palm
City Housing Scheme, Gujranwala**

Aujla & Associates, Town Developers (Pvt.) Limited, is the sponsor of Royal Palm City Housing Scheme, Gujranwala (hereinafter called as “**Royal Palm City**”) located at Grand Trunk Road, near Chan Da Qilla, Gujranwala. The Gujranwala Development Authority, Gujranwala has accorded approval of layout plan of Royal Palm City Housing Scheme, Gujranwala vide its Memo No. GDA/D(TP)/333 dated 09.06.2016 (**Annex-I**).

2. Electricity is one of the basic amenities to be provided to the residents of a housing scheme. M/s Aujla & Associates, the sponsors of the Royal Palm City have also promised to customers who have purchased plots in the housing scheme to provide all the basic amenities including electricity facility. The sponsors had planned to provide electricity to the residents Royal Palm City from Gujranwala Electric Power Company (GEPCO). In this regard an agreement for supply of power to the residents of Royal Palm City Housing Scheme, Gujranwala has been signed with GEPCO on 04.11.2016 (**Annex-II**).

3. Through the aforesaid agreement, it has been agreed between Gujranwala Electric Power Company Limited (GEPCO and Aujla & Associates Town Developers (Pvt.) Limited that:

“(3) The sponsor shall transfer a piece of land measuring 48 Kanals inside or near to his Housing Scheme free of cost in the name of GEPCO duly completing all formalities for mutation of land as per prevailing land revenue rules etc. subject to the approval of offered site by the GEPCO Site Selection Committee earmarked for the construction of 132kV Grid Station.



(21) As the ultimate load demand of Royal Palm City is more than 20 MW, the Sponsor may apply to NEPRA as per new SRO 1134 (2015) duly issued by

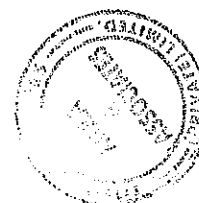
NEPRA, for obtaining Distribution Licence from NEPRA. During the intervening period of getting the Distribution Licence from NEPRA, the Sponsor will be allowed to proceed for self-execution of electrification of his scheme as per GEPCO/WAPDA Policy in vogue after approval of the design and completing all required formalities as mentioned in above clauses.

(22) After obtaining the Distribution Licence by Sponsor from NEPRA for the approved area of the housing scheme, the sponsor will be given Electricity Connection at 132 kV under Tariff as approved by NEPRA, GEPCO will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or grid sharing cost will be adjusted against security charges as set by the NEPRA. The Sponsor will construct the Grid Station at his own cost as per design approved by GEPCO/NTDC and will also be responsible for its operation and maintenance or through GEPCO on monthly cost deposit basis or in accordance the decision of NEPRA while issuing the licence to sponsor."

4. As above, application for grant of Distribution Licence to Aujla & Associates, Town Developers (Pvt.) Limited for its Royal Palm City Housing Scheme, Gujranwala is hereby submitted before NEPRA pursuant to Section 20 of Regulation of Generation, Transmission and Distribution of Electric Power Act, 1997. The application for grant of Distribution Licence has been prepared in accordance with the provision of Regulation 3 of NEPRA Licensing (Application and Modification Procedure) Regulation, 1999 (hereinafter referred to as "the Regulations").

5. Following documents-in-support are submitted as per the requirement of the Regulations:

Regulation	Information/Documents	Status
	Application for grant of Distribution Licence	Attached is Annex-A .
3(1)	Authorization from Board Resolution for submission of Distribution Licence application	Board Resolution dated 27.01.2018 is attached Annex-B .

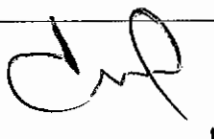
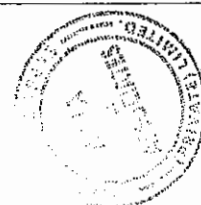


Regulation	Information/Documents	Status
3(2)	Application fee (including Indexation)	Pay Order amounting to Rs. 15,56,880/- inclusive of CPI is attached Annex-C .
3(4)	Three copies of Application	The application is being submitted in triplicate
3(5)(a)(i)	Certificate of incorporation	Certified copies of Certificate of Incorporation No. 0048377 dated 08.09.2004 is attached Annex-D .
3(5)(a)(ii)	Memorandum and articles of association	Certified Copy of Memorandum and Article of Association is attached Annex-D .
3(5)(a)(iii)	Annual Return statements or in lieu thereof	Copy of Annual Return Statement and Form 29 are attached as Annex-E .
3(5)(b)	Profile of experience of the applicant its management, staff and its members in power sector.	Profile of the sponsor of the project and its management is placed at Annex-F .
3(5)(c)	CVs of applicant's Senior Management and Technical professionals	CVs of M/s Aujla & Associates senior management and technical professional are placed at Annex-G .
3(5)(d)	Adequate evidence of financial and technical resources.	<p>The audited financial statement of the M/s Aujla & Associates is attached at Annex-H.</p> <p>Certified copy of documents (register haq daran-e-zameen) pertaining to purchase of 4085 Kanals of land in the name of the applicant is also attached at Annex-H.</p> <p>M/s Aujla & Associates hired the services of M/s Jansons Engineering Services, Lahore, who has prepared the design for external underground electrification for Royal Palm City, Gujranwala. However, the construction of the project will be done by the applicant itself, having the sufficient experience. The detail of technical expertise of the Applicant has been given in the profile Annex-F.</p>

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Regulation	Information/Documents	Status
3(5)(d)(i)	Cash balance & bank certificates	Bank certificate of M/s Aujla & Associates is placed at Annex-I .
3(5)(d)(ii)	Expression of interest to provide credit or financing along with sources and details thereof	No credit facility for the provision of underground electrification for Royal Palm City is required as the sponsors have sufficient financial resources
3(5)(d)(iii)	Latest financial statements	Latest financial statement of the applicant is attached as Annex-H .
3(5)(d)(iv)	Employment records of Engineers & Technical Staff	CVs of Engineers and Technical Staff is attached at Annex-J .
3(5)(d)(v)	Profile of Sub-contractors (if any)	No sub-contractor has been hired so far.
3(5)(d)(vi)	Verified references w.r.t. experience of the Applicant and its sub-Contractors	Please refer Annex-F . The detail of references and experiences of the applicant has detailed in Profile of the sponsors However, no sub-contractor has been hired so far.
3(5)(e)	Encumbrances on assets	There is no charge or encumbrances on the assets of the company. In this regard a certificate is attached at Annex-K .
3(5)(f)	Operation, maintenance, planning and development of the distribution facility.	Attached as Annex-L .
3(5)(g)(b)(i)	The type, technology, model technical details and design of the facilities proposed to be acquired, constructed, developed or installed	90% underground & 10% over head. The design as approved by GEPCO is attached as Annex-M .
3(5)(g)(b)(ii)	A territorial map of the service area proposed to be covered;	Attached as Annex-N
3(5)(g)(b)(iii)	Particulars in respect of the availability, sources, rates and evidence of commitments from the sources of electric power.	An agreement for supply of Approximately 25.00 MW power to Royal Palm City Housing Scheme has been signed with GEPCO on 04.11.2016. Copy of the same is attached as Annex-O
3(5)(h)	Feasibility Report	Attached at Annex-P .
3(5)(i)	Prospectus	Prospectus is attached at Annex-Q .

Regulation	Information/Documents	Status
SCHEDULE-III		
1.	Distribution system configuration, service territory, right of way, feeder maps.	Distribution network of Royal Palm City is underground external electrification and overhead feeders. Feeder Map is attached at Annex-R.
2.	Voltage levels, regulation	Voltage regulation will be same as that of GEPCO System i.e. 11/KV/400/V/220V with permissible limit of $\pm 2.5\%$. To achieve this transformer with off load tap changing facility will be installed and the same are adjusted for local area voltage requirement.
3.	Type of distribution system	Distribution network of Royal Palm City is underground external electrification and overhead feeders.
4.	Line equipment characteristics	The proposed line characteristics are 11kV Al XLPE cables 500 mm ² and 120 mm ² , LT Al PVC Cables, 3 way, 4 way 11kV ring main switches for connecting feeder and transformer in ring. Pad mounted transformers of capacity 100kVA, 200kVA, 630kVA & 1250kVA based on load requirement.
5.	Power quality control	<p>Royal Palm City will be fed from GEPCO under one point supply as such the power quality is generally the same as that of WAPDA/GEPCO. However off-load transformer taps are adjusted for supply voltage if so require. Moreover, for power quality control regulator maintenance is to be carried out including but limited to following:</p> <p>Load is to be balanced on the all transformers phases at regular intervals particularly in summer to avoid unbalancing of load on transformers phases.</p>



Regulation	Information/Documents	Status
		<p>Tree trimming is to be done to avoid monetary tripping or break downs on feeders.</p> <p>PG connectors and joints are to be tightened during routine maintenance.</p>
6.	Back-up/express feeder provision	The distribution system of Royal Palm City will be consisting of 05 Nos. 11kV feeders, feeders feeding system in open ring. The distribution system shall be fed from Royal Palm City's own 132/11kV Grid Station with IN & OUT arrangements and 11kV out going feeders are interconnected through loops and ¼ way ring main switches are backup arrangement to cater for any emergency.
7.	Accident protection/prevention procedure	All equipment will be installed is enclosed insets to avoid accident system. System is operated through a central operation room when all open points of feeders and day to day change in position are marked. No work on any equipment will be allowed without proper shut down earthing of equipment and issuance of PTW (permit to work).
8.	Maintenance plans and procedures	Routine maintenance of equipment will be carried out as per manufacturers recommendation chart for each equipment on regular basis and also in accordance with the standards/guidelines given by WAPDA/GEPCO.
9.	Fault location/trouble-shooting procedures	Earth fault indicators will be installed to help in quick isolation of faulty portion. Fault localization equipment is to be procured to localizing the fault & help in early repair.

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Regulation	Information/Documents	Status
10.	Emergency provision	To cater for emergency, sufficient spares and line material will be kept in inventory. Further, to meet any emergency, specialized staff will rush immediately at the problem site and will take necessary measures.
11.	Patrolling and inspection procedure	The operators patrol the area vigilantly & carry out visual inspection of equipment for any physical damage and/or fault on regular basis.
12.	Customer service data/manuals	<p>At present the Royal Palm City is at construction phase, therefore, so far no customer data is available. We have planned to establish separate customer services department who will be responsible for all kind of consumer support.</p> <p>As require under Rule 9 of NEPRA Licensing (Distribution) Rules, 1999, we assure to submit within forty-five days after the date of issue of the distribution licence, consumer service manual to the Authority for approval.</p>
13.	Billing and collection procedure	Meter readers will record reading on the date fixed for the purpose. Accordingly, the Bills will be provided to the customers on their premises as well as through SMS/WhatsApp etc. The customers will be at their choice to deposited in bank assigned for this purpose or in the office.
14.	Protection, control and measuring instruments	Sensitive earth fault and overload protection will be provided on 11kV feeder at grid where all individual transformers are fuse protected.
15.	Metering and testing facilities	Meters will be provided by the approved supplier of WAPDA/GEPCO and will be as per standards approved by GEPCO for its

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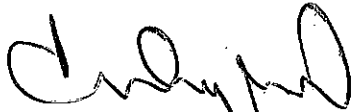


Regulation	Information/Documents	Status
16.	Communication systems	accuracy. However, in case of any challenge the same is tested at site with testing equipment. In case of dispute, outsource facility for testing is to be utilized. All the latest communication system will be utilized including but not limited to PTCL, Mobile Phone, Inter or intra net etc.
17.	Training and development	Will hire well trained staff for fault localization, operation and maintenance of system. However, adequate training will be provided on as and when required basis.

6. Enclosed please find herewith, application for grant of a Distribution licence in triplicate, prepared in accordance with National Electric Power Regulatory Authority Licensing (Application and Modification Procedure) Regulations, 1999. A pay order in the sum of Rupees 15,56,880/-, being the non-refundable licence application fee calculated in accordance with Schedule-II to the National Electric Power Regulatory Authority Licensing (Application and Modification Procedure) Regulations, 1999, is also attached herewith.

7. It is requested to kindly process our subject application and grants us distribution licence for expeditiously completion of the project.

8. We will remain available for any further query.


 (AHMAD WAQAS AUJLA)
 Chief Executive
 AHMAD WAQAS AUJLA
 (Chief Executive)
 Aujla & Associates
 Town Developers (Pvt) Ltd.
 Gujranwala



GUJANWALA DEVELOPMENT AUTHORITY
DIRECTORATE OF TOWN PLANNING
TRUST PLAZA, G.T. ROAD, GUJANWALA, Ph9201014

No. GDA / D (TP) / 333

Dated: 09/06/2016

To

Mr. Ahmad Waqas Aujla s/o Ghazanfar Iqbal Aujla (Chief Executive),
Aujla & Associates, Town Developers Pvt. Ltd.
Gujranwala.

Subject:

SANCTION OF ROYALPALM CITY HOUSING SCHEME SITUATED AT
MOUZA ADHORAI QILA NOHID SINGH, ATTAWA, MEHLOWALA &
MUSAPUR SITUATED AT CHAN DA QILA NEAR ATTAWA, G.T.ROAD
GUJANWALA.

The scheme plan submitted by you for an area measuring 4084.94 Kanals in Mouza Adhorai Qila Nohid Singh, Attawa, Mehlowala and MusaPur in Tehsil Saddar, District Gujranwala has been sanctioned by Gujranwala Development Authority, Gujranwala.

This sanction of the scheme is subject to the following conditions:

1. No change in land use of plots will be allowed at later stage in violation of any prevailing Laws for the time being enforced.
2. The approval of designs of services such as water supply, sewerage and drainage systems and of roads shall be obtained from the agencies responsible for its approval.
3. The approval of design of electrification and street lights shall be obtained from WAPDA or other agency designated for it.
4. The development works in the scheme shall be completed in accordance with the approved designs and specifications.
5. All development works shall be completed within a period of five years from the date of issue of this letter.
6. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/Bye-Laws.
7. Proportionate cost for the provision of trunk services on proportionate area basis shall be paid by the plot owners as and when demanded by the concerned agency.
8. Provision of horticulture and landscaping of the scheme area will be done as per approved plans.
9. The operation and maintenance of the schemes after completion of development works shall be responsibility of the plot owners association.
10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Gujranwala Development Authority shall not be a party in this issue. You will be responsible to settle any dispute about ownership of land if arises at any stage.
11. The plot owners shall pay any betterment charges as and when levied by the concerned agency.
12. In case of any complaint from the plot owners you or plot owners association shall be responsible to settle the issue.

Contd...



13. You will display a copy of approved scheme plan, a copy of sanction letter and a list of mortgaged plots in your office.
14. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed/Performance Agreement and Bank Guarantee.
15. No revision in layout plan and design specification etc. to be done without the approval of concerned agency.
16. You will make arrangements to hand over the possession of the areas to Gujranwala Development Authority as per Transfer Deed.
17. You shall get the approved scheme transferred in revenue record within six months after the sanction of the scheme.
18. The advertisement and publicity material shall include:
- i. Total area and location;
 - ii. Total number of residential and commercial plots of various sizes;
 - iii. detail of mortgaged plots.
 - iv. Period for completion of development works.
 - v. Method of allocation of plot numbers.
19. Sale or commitment of plots over and above the total number of plots provided in the approved scheme is not allowed.
20. Sale or commitment of mortgaged plots is not allowed before their redemption.
21. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
22. You will take up the case regarding the proposed acquisition of land if any with the concerned authority; The Plan approving authority has nothing to do with it.
23. You shall include all the general terms and conditions under these Rules in your application forms.
24. The sanction will be cancelled / withdrawn if the development work is not initiated and completed within the prescribed time.
25. Developer shall be responsible for the mutation of transfer deed. Developer will also be responsible of correct registration of Mortgage Deed. In failure of any above matters sanction letter will be withdrawn.
26. Developer will be responsible in all aspects for provision of complete disposal system.

CC to the:-

✓ SO to DG GDA Gujranwala.

Tania Rauf
Director Town Planning
Gujranwala Development Authority
Gujranwala





✓
To
Mr. Ahmed Waqas Aujla,
Chief Executive,
AUJLA & Associates,
Developer of "ROYAL PALM CITY" Housing Scheme,
Situated at Chand Da Qilla, G.T Road, Gujranwala

No. GDA/DDE 833

Dated 15 March, 2017

Subject: **Design of Services In Respect of "ROYAL PALM CITY" Housing Scheme**
Situated at Chand Da Qilla, G.T Road, Gujranwala

Reference:

- i) Director Town Planning, GDA Letter No GDA / D / TP / 116 Dated 24-10-2016.
- ii) This Office Letter No GDA / DDE/752 dated 04-11-2016.
- iii) AUJLA & Associates Reference No 8031/AA-151-VIII Dated 17/02/2017

On the
subject cited
above

It is intimated that the design of services in respect of housing scheme cited as subject has been approved by the Director Engineering, GDA according to plan of the scheme submitted by you duly approved by the Director Town Planning, GDA, Gujranwala vide No. GDA /D/TP/333 dated 09.06.2016, under Punjab Private Housing Scheme and Land Sub-Divisions Rules 2010 subject to the following conditions:-

1. Earth work brought from outside of the scheme for embankment should be compacted in layers with 95% AASHTO density.
2. Minimum thickness of sub base, aggregate base course, asphaltic base and asphaltic concrete at all roads (from A-type roads upto H-type roads) should be as per approved typical roads sections prepared & certified by the structure Engineer of consultant registered with the Pakistan Engineering Council
3. Sewer Pipes of 9",12",15",18",21",24",27" and 30" etc dia according to ASTM standards & Specifications as per approved plan.
4. Disposal of the Sewage to the nearby existing drain by construction of Disposal pumping station having maximum capacity along with treatment plant.
5. Construction of Manholes of sewer lines with different depth according to the Government Approved standards & Specifications'.
6. Construction of Water reservoirs having at least 1,00,000 gallons capacity.
7. P/L Minimum 3" dia water supply pipes through approved Government Makers at 3' minimum depth from N.S.L as per Government approved standards & specifications.
8. Pakistan Engineering Council Registration number in respect of Civil, Public Health Engineer & Structure Engineer engaged by the developer should be provided to GDA.
9. During execution of all nature of works the developer shall be entirely responsible to arrange all types of precautionary measures to avoid any misshape. In case of any misshape, developer will be responsible for the same during and after execution of all works.
10. In case of any failure developer and consulting firm will be entirely responsible for designs and specifications.
11. Inspection reports during execution of all development works should be submitted to GDA along-with snapshots etc:.

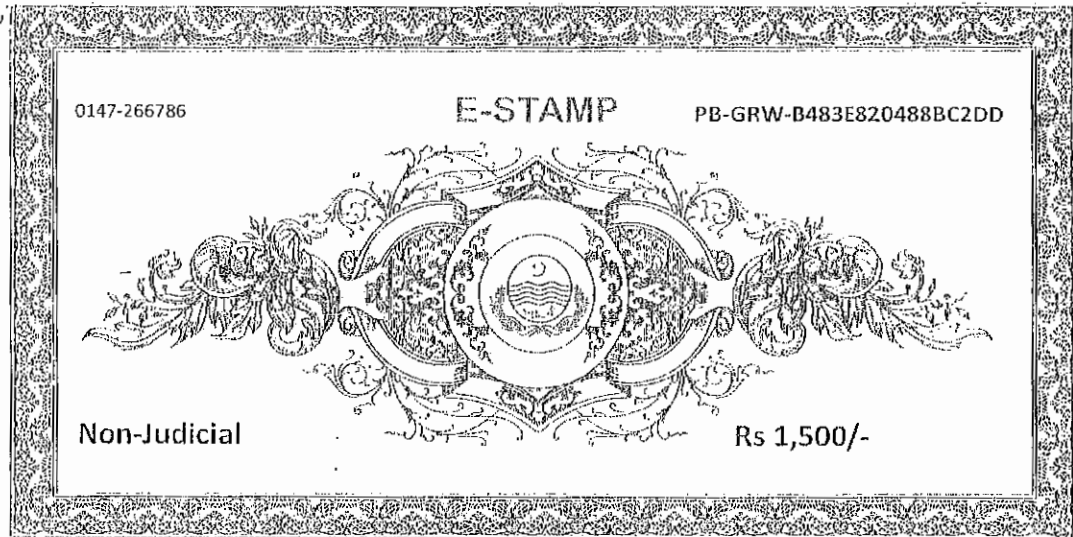
As per Rule 25(a), it is responsibility of the developer to complete the works under the supervision of engaged qualified Civil, Public Health Engineer & Structure Engineer according to approved specifications. The Consulting Engineers shall entirely be responsible for structural stability and shall provide structural stability certificates before and after the completion of works particularly, Public Health Engineer for Water Supply & Sewerage/Drainage System and Structure Engineer for Roads / Walkways and buildings. The developer is responsible for smooth functioning of water supply and sewerage / drainage system including its proper dispose off to the ultimate end along-with treatment plant. The Developer is responsible to arrange vetting of all stability certificates by a Professional Engineer registered with the Pakistan Engineering Council and provide the same to GDA.

Design of electricity and Sui Gas should be prepared and approved by the concerned department's i.e SNGPL & GEPCO. Design of Railway underpass should be prepared and approved by the Pakistan Railways.

Deputy Director Engineering
Gujranwala Development Authority
Gujranwala

CC:

- 1 The Director Town Planning, GDA
- 2 The Director Engineering, GDA



Description	: CONTRACT - 22A(a)(v)
First Party	: CHIEF EXECUTIVE [00000-0000000-0]
Second Party	: AHMAD WAQAS CHIEF EXECUTIVE [34101-2363832-7]
Agent	: IRFAN AHMAD [34101-2431116-5]
Stamp Duty Paid by	: AHMAD WAQAS CHIEF EXECUTIVE [34101-2363832-7]
Issue Date	: 04-Nov-2016, 12:30:28 PM
Amount in Words	: One Thousand Five Hundred Rupees Only

Attention to Mr. Colpa

Dy: Manager (P&E)
GEPCO Gujranwala.

Please Write Below This Line

7/7/17 (Page 1 of 4)

AGREEMENT

The agreement is entered into at Gujranwala the 15th day of December, 2016 in between Gujranwala Electric Power Company (Here in after called as GEPCO) and M/s Aujla & Associates, Town Developers (Pvt) Ltd, 206-Sector-2, Canal View, Gujranwala, sponsor of Royal Palm City Housing Scheme, Gujranwala (here-in-after called as Sponsor). This Agreement will cater for supply of Power to Royal Palm City Housing Scheme, Gujranwala. The terms and conditions will be as under:-

1. The total land of Royal Palm City Housing Scheme, Gujranwala is 4085 Kanals as per layout plan of the housing scheme duly approved by GDA which has been provided by the sponsor through Mgr. Mian Abdul Haque, Chief Executive, M/s Jansons Engineering Services, Consultants, Lahore. As per documents submitted, the GDA has accorded approval of the housing scheme vide its Memo No. GDA/D(TP)/333 dated 09-06-2016.
2. The ultimate load demand of Royal Palm City Housing Scheme Gujranwala has been assessed by the Consultant as 25 MW.
3. The sponsor shall transfer a piece of land measuring 48 Kanal inside or near to his Housing Scheme free of cost in the name of GEPCO duly completing all formalities for mutation of land as per prevailing land revenue rules etc., subject to the approval of offered site by the GEPCO Site Selection Committee earmarked for the construction of 132 KV Grid Station.
4. The "Registered Sale Deed" on stamp papers, after getting the needful done by the Revenue Department, Government of the Punjab, shall be furnished by the sponsor to GEPCO.
5. In compliance with WAPDA/GEPCO Policy, the sharing cost of the Grid shall be assessed as Rs. 1.97 Million per MW of the ultimate load demand of the Royal Palm City as cost of Grid Station, Transmission Line and Equipment etc. However only 25% of the cost @ Rs. 1232.50 per KW of total ultimate load demand shall be paid by the Sponsor in lump-sum in advance whereas 25% of the cost total ultimate load demand shall be recovered from the plot owners at the time of giving new connections to them.
6. Being GEPCO grid station as referred in above clause-3, the power will also be dispersed to other customers as well and in order to provide relief to its Grids in the area, GEPCO may also add more Power Transformers at this Grid. However within the ambit of rules and regulations, GEPCO will give preference to cater for the future applied additional load of Royal Palm City even if it has to enhance the capacity of this grid.
7. Sector wise or Phase-wise self-execution of underground External Electrification will be the Sponsors provided:

[Signature]

[Signature]



Attached to the copy

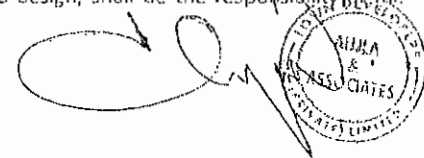
Dy: Manager (P&E)
GEPCO Gujranwala.



E-STAMP
CONTINUATION SHEET

- A. Area included in a phase will be contiguous and ultimate load demand of each phase will be above 5 MW. Complete plan for electrification of the scheme will be submitted through Consultant.
- B. Phase-wise electrification will be allowed if the housing scheme has provided/mutated 48 Kanals of suitable land for a Grid Station to GEPCO and all required formalities regarding mutation of 48 kanals one piece of land has been completed at the cost of the sponsor.
- C. The sponsor will provide Bank Guarantee equal to 25% of the estimated cost of electrification of the phase they intend to electrify at one time. Alternatively mortgage of plots of equal value of 25% of the estimated cost of electrification for the phase intended to be electrified may also be acceptable.
- D. The sponsor is signing this Agreement expressly according to the terms and conditions for the splitting up of the Royal Palm City into phases subject to condition that ultimate load of each phase should be more than 5 MW to avoid any legal complications at any later stage.
- E. The work will be executed through WAPDA/GEPCO Approved Contractors subject to supervision of work by an Electrical Consultant duly registered with PEC.
- F. On the satisfactory completion of each phase the work will be duly inspected and taken over for the purpose of grant of connections which will be allowed only in the area falling in the particular phase that has been electrified and the network taken over by GEPCO. This in no way will establish the right of the Sponsor or prospective consumers to get electric connections in other phases of Royal Palm City where electrification is yet to be undertaken or the network has not been taken over GEPCO due to any reason.
- G. On satisfactory completion and energization of first phase, the Bank Guarantee shall be transferred to the next phases subject to updation according to the ultimate load demand of that phase and shall be released on the satisfactory completion and energization of the last phase of the scheme.
8. Till the commissioning of the new Grid Station, if the Sponsor needs electric power for the construction work or upon completion of electrification in one or more phases of the housing scheme, electric supply will be given to the housing scheme through new 11 KV feeder(s) constructed by the sponsor at his own cost under GEPCO rules with single or double circuit of Osprey emanating from nearest Grid Station. The Sponsor shall also pay the cost of the 11 KV Panel(s) for the feeder(s) at the Grid Station.
9. After construction of 11 KV feeder(s) by the Sponsor at his cost, it will become the responsibility of GEPCO to cater for the gradually increasing load demand from the proposed new grid station which will be constructed by GEPCO on top priority basis as per GEPCO schedule.
10. The Sponsor shall not be asked again to provide land for another Grid Station if, the area of Royal Palm City is increased by including adjoining and contiguous land and after getting revised plan of the housing scheme approved from Gujranwala Development Authority (GDA), the case will be submitted by the Sponsor to GEPCO for the approval of electrification of the additional area of the scheme from the proposed Grid Station as mentioned above.
11. The Sponsor will be responsible for the operation and maintenance of the underground Distribution Network in the housing scheme at his own cost. Proper record of periodic testing and scheduled maintenance of the HT Source Feeders, Control Panels, Ring Main Units, Mains Cables, Pad-mounted Transformers, Service Boxes, Service Cables and Earthing System shall be maintained by the Sponsor. The Panels and Transformers shall not be loaded beyond 80% of their rated capacity. In case any cable or equipment / distribution pad mounted transformer etc, is damaged or becomes unserviceable due to any reason or is stolen away at any stage, the sponsor will get the supply restored through installation of serviceable cable or equipment of approved make, quality and rated capacity at his own cost.
12. The actual load requirement of Commercial Area, Mosques and Schools etc. shall be re-assessed when construction is completed and additional Transformation Capacity if required, shall be made available at the cost of Sponsors/Consumers since load of only single storey building has been included in the load assessment.
13. The Grid Station shall be maintained and operated by GEPCO whereas Sponsor will be responsible for provision of Right of Way from the proposed 132/11 KV Grid Station.
14. The Sponsor will never extend the system outside the approved scheme without prior permission of GEPCO along with formal approval from GDA. In case the load develops over and above the approved Transformation Capacity at any stage, the Sponsor will be bound to make necessary provision for Transformation Capacity accordingly and get it approved from GEPCO.
15. Due to underground electrification, GEPCO shall receive the cost of energy meters, security deposit and 25% share of grid cost from the prospective consumers applying for electricity connections while proper laying of service cables from the Service Boxes upto the points of energy meters, strictly according to GEPCO approved design, shall be the responsibility of the Sponsor subject to satisfaction of GEPCO.

[Signature]



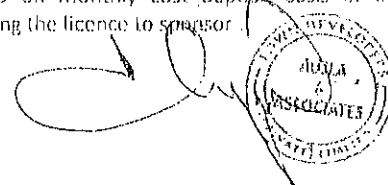
Attested to the Power of Attorney
Dy: Manager (P&E)
GEPCO Gujranwala.



E-STAMP
CONTINUATION SHEET
(Page 3 of 4)

16. The Electrification Work inside the housing scheme shall be carried out by the Sponsor at his own cost after proper vetting of the design by GEPCO and as per Terms and Conditions of Vetting, applicable for execution of underground electrification work by the Sponsor as per criteria given below:
- A. The Sponsor will be fully responsible for the procurement and installation of quality material according to WAPDA's Approved Specifications from the manufacturers approved by WAPDA. The Colour Code of such material shall be different from that of WAPDA (e.g Blue Colour for HI Switchgear, Ring Main Panels, LT Distribution Boxes and Transformers).
 - B. The Sponsor will not purchase/use any material bearing WAPDA/GEPCO's Colour Code Scheme or Identification.
 - C. The procurement of material will be done by the Sponsor from WAPDA's Approved manufacturers. Alternatively the Contractor appointed by the Sponsor may also purchase the material after getting the purchase order endorsed by the sponsor and vetted by GEPCO. However responsibility for the purchase made by the contractor will rest with the sponsor.
 - D. Sponsor will keep and pass on the following record to GEPCO while procuring the material:
 - I. Purchase Order showing clearly the name of the manufacturer, quantity, type and make, cost and equipment identification.
 - II. Invoice bearing the name of the project, with cost of material and sales tax etc.
 - III. Delivery Order
 - IV. Gate Pass.
 - V. The Sponsor will prepare a bank cheque/demand draft/pay order in favour of the manufacturer and will pass on its copy, duly acknowledged by the manufacturer, to GEPCO.
 - VI. The name of the project, purchase order No. with date, year of manufacturing and serial No. of the transformer shall be clearly punched/embossed/ engraved on the body of the transformer and name plate with the other relevant information.
 - VII. Name of the sponsor and the manufacturer, place of manufacturer, serial No. of pole, purchase order No. and date of manufacturer shall be embossed on wet concrete in case of PCC poles.
 - VIII. After procuring the material, sponsor will give information to GEPCO that the material procured bears all the identification marks as described above.
17. The Committee comprising of Manager (Operation) GEPCO concerned, Manager (MM) GEPCO and Deputy Manager (Operations) concerned, in association with the authorized representative of the sponsor/consultant, shall examine the documents to ensure that legitimate material has been utilized before energization of the said Housing Scheme.
18. The sponsor shall pay 1.5% of the total estimated cost of external electrification for Design Vetting and 1.5% as supervision charges at the prevailing GEPCO store issue rates as and when demanded by GEPCO. Inspection charges @ 2.5% shall also be payable to Chief Engineer (MI), NTDC or GEPCO. The purchased material shall also be inspected by GEPCO, after delivery at site, prior to its installation at site.
19. Sponsor will also abide by the rules of WAPDA/GEPCO changing from time to time. If the documents (Approved Plan, Sanction letter & verification letter) provided by sponsor found bogus/fictitious at any stage, the sponsor will be dealt under departmental and legal proceedings.
20. Formal approval/design vetting along with required Demand Notice for electrification of the said Housing Scheme shall be issued by GEPCO on signing of this agreement.
21. As the Ultimate Load Demand of Royal Palm City is more than 20 MW, the Sponsor may apply to NEPRA as per new SRO /1134 (2015) duly issued by NEPRA, for obtaining Distribution Licence from NEPRA. During the intervening period of getting the Distribution Licence from NEPRA, the Sponsor will be allowed to proceed for self-execution of electrification of his scheme as per GEPCO/WAPDA Policy in vogue after approval of the design and completing all required formalities as mentioned in above clauses.
22. After obtaining the Distribution Licence BY sponsor from NEPRA for the approved area of the housing scheme, the sponsor will be given Electricity Connection at 132 KV under Tariff as approved by NEPRA, GEPCO will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or grid sharing cost will be adjusted against security charges as set by the NEPRA. The Sponsor will construct the Grid Station at his own cost as per Design approved by GEPCO/NTDC and will also be responsible for its operation and maintenance OR through GEPCO on monthly cost deposit basis or in accordance with the decision of NEPRA while issuing the licence to sponsor.

[Signature]





E-STAMP
CONTINUATION OF SUBJECT

23. However in case the Application submitted by the sponsor to NEPRA for the Distribution Licence is finally rejected by NEPRA, due to any reason, the Sponsor will be allowed to revert back and follow the GEPCO Policy in vogue.
24. If the sponsor is found acting in contravention of Agreement, or any of his acts adjudged or liable to the adjudged prejudicial to any of the clauses contained herein or any other fresh instructions issued from time to time by NEPRA/Federal Government, GEPCO reserves the right to revoke any or all the clauses of the agreement unilaterally or to impose a penalty as may be deemed fit.
25. Any dispute arising out of the implementation/interpretation of terms of agreement will be referred to Arbitration Committee consisting of two Arbitrators, each of them to be appointed by one of the parties. In case of failure of the Arbitration Committee to arrive at a constructive conclusion in an amicable matter, the matter will be decided in accordance with the law of the land.
26. The provisions of NEPRA Act, NEPRA Rules and Government Policy (amended or changed from time to time) regarding subject relates to this agreement will be followed accordingly by the Sponsor as well as GEPCO.

3. Chief Engineer (P&E)
GEPCO, Gujranwala

4. Chief Executive Officer,
GEPCO, Gujranwala

1. Mr. Ahmad Wadood Aujla
CFO, Aujla & Associates
Royal Palm City Housing Scheme,
Gujranwala

2. Engr. Mian Abdul Haque
Consultant,
Jansons Engineering Services, Lahore

Application to be from copy

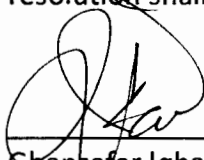
Dy. Manager (P&E)
GEPCO Gujranwala.

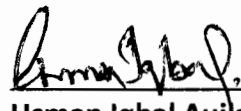
**BOARD RESOLUTIONS BY CIRCULATION PASSED BY THE BOARD OF
DIRECTORS ON JANUARY 27, 2018**

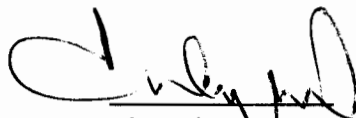
The meeting of the Board of Directors of Aujla and Associates Town Developers (Private) Limited, Gujranwala ("Aujla & Associates") was held at the registered office of the company i.e. 206-A, Sector-2, Canal View Housing Scheme, Gujranwala on January 27, 2018 and passed the following resolutions:

1. Resolved that Mr. Ahmad Waqas Aujla, Chief Executive, is hereby given the mandate to proceed with the submission of the Application for Grant of Distribution Licence for 25.00 MW for Royal Palm City Housing Scheme Project before National Electric Power Regulatory Authority (NEPRA).
2. Resolved further that Mr. Ahmad Waqas Aujla, Chief Executive, is also hereby given the mandate to proceed with the submission of the application for seeking determination of consumer end tariff before National Electric Power Regulatory Authority (NEPRA).
3. Resolved further that Mr. Ahmad Waqas Aujla, Chief Executive is hereby authorized to sign the application for grant of Distribution Licence and petition for determination of tariff and any other document/communication thereof for and on behalf of the M/s Aujla & Associates.

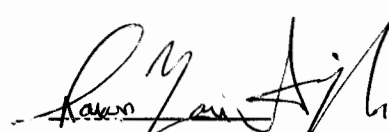
This Board Resolution shall remain in full force and effect until an amending resolution shall be passed by the Board.


Ghanzafar Iqbal Aujla
Director


Usman Iqbal Aujla
Director


Ahmad Waqas
Director




Hasan Nazir Aujla
Director


Sameera Aujla
Director



SECURITIES AND EXCHANGE COMMISSION OF PAKISTAN

CERTIFICATE OF INCORPORATION

[Under section 32 of the Companies Ordinance, 1984 (XLVII of 1984)]

Company Registration No.00000013877/20040902

I hereby certify that "**AUJLA & ASSOCIATES TOWN DEVELOPERS (PRIVATE) LIMITED**" is this day incorporated under the Companies Ordinance, 1984 (XLVII of 1984) and that the company is limited by Shares.

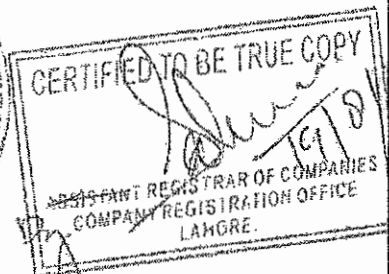
Given under my hand at LAHORE this 08th day of September two thousand and four.

Fee Rs.7,200/=

Z. Ah.
(ZAHUR AHMAD)
Joint Registrar Of Companies

NO.JRL/ 5616

DATED: 8/9/04





Securities and Exchange Commission of Pakistan
Company Registration Office
Lahore

No. ARL/CUIN/A-1859

July 25, 2007

The Chief Executive
AUJLA AND ASSOCIATES TOWN DEVELOPERS (PVT.) LIMITED
8TH FLOOR MUGHAL PLAZA MAIN WAPDA TOWN ROAD, GUJRANWALA
Gujranwala
0554283401

Subject: New Company Registration Number - CUIIN

Date of Registration: 08-Sep-2004
Current Registration Number: 00000013877/20040902
New CUIIN Registration Number: 0048377

N.B: New CUIIN Number is valid from 1st August, 2007.

FAISAL LATIF KHAWAJA
Deputy Registrar

Note: - This is a computer generated communication and does not require to be signed by the sender.

THE COMPANIES ORDINANCE, 1984

(COMPANY LIMITED BY SHARES)

**MEMORANDUM AND
ARTICLES OF ASSOCIATION
OF**

**Aujla & Associates
Town Developers
(Private) Limited**



THE COMPANIES ORDINANCE, 1984

(PRIVATE COMPANY LIMITED BY SHARES)

Articles of Association
of
AUJLA & ASSOCIATES
TOWN DEVELOPERS (PRIVATE) LIMITED

PRELIMINARY

1. Subject as hereinafter provided, the Regulations contained in Table 'A' of the First Schedule to the Companies Ordinance, 1984, (hereinafter referred to as Table 'A') shall apply to the Company so far as those are applicable to Private Companies, with the exception of the Regulations which are modified, altered or added hereunder.

PRIVATE LIMITED COMPANY

2. The Company is a Private Company within the meaning of Clause (28) of Section 2(1) of the Companies Ordinance, 1984 and accordingly :-

- (a) No invitation shall be issued to the public to subscribe for any shares, debentures or debenture-stocks of the Company.
- (b) The number of members of the Company (exclusive of persons in the employment of the Company) shall be limited to fifty provided that for the purpose of this provision when two or more persons hold one or more shares in the Company jointly they shall for the purposes of this clause be treated as a single member ; and
- (c) The right to transfer shares in the Company is restricted in the manner and to the extent hereinafter appearing.

BUSINESS

3. The Company is entitled to commence business from the date of its incorporation.

4. The business of the Company shall include all or any of the objects enumerated in the Memorandum of Association.



5. The business of the Company shall be carried out at such place or places in the whole of Pakistan or elsewhere as the Directors may deem proper or advisable from time to time.

CAPITAL

6. The Authorized Capital of the Company is Rs. 1,000,000/- (Rupees One Million Only) divided into 10,000 (Ten Thousand) ordinary shares of Rs. 100/- (Rupees One Hundred only) each with powers to increase, reduce, consolidate, sub-divide or otherwise re-organize the share capital of the Company.

7. The shares shall be under the control of the Board of Directors who may allot or otherwise dispose of the same to such persons, firms, corporation or corporations on such terms and conditions and at any such time as may be thought fit.

8. The shares in the capital of the Company may be allotted or issued in payment of any property, land, machinery or goods supplied or any services rendered to the Company or promotion or formation of the Company or conduct of its business and any shares so allotted may be issued as fully paid shares.

SHARES, TRANSFER AND TRANSMISSION

9. Every person whose name is entered as a member in the Register of Members shall without payment, be entitled to a certificate under the Common Seal of the Company specifying the shares held by several persons. The Company shall not be bound to issue more than one certificate and delivery of a share certificate to any one of several joint holders shall be sufficient delivery to all.

10. The Directors may decline to register any transfer of share to transferee of whom they do not approve and shall not be bound to show any reasons for exercising their discretion subject to the provisions of Sections 77 and 78 of the Companies Ordinance, 1984.

11. No share can be mortgaged, pledged, sold, hypothecated, transferred or disposed off by any member to a non-member without the previous sanction of the Board of Directors.

12. The legal heirs, executors or administrators of a deceased holder shall be the only persons to be recognised by the Directors as having title to the shares. In case of shares registered in the name of two or more holders the survivors and the executors of the deceased shall be the only persons to be recognised by the Company as having any title to the shares.

GENERAL MEETING

13. The First Annual General Meeting shall be held within 18 months from the date of incorporation of the Company in accordance with the provisions of Section 158 and thereafter once at least in every year and within a period of six months following the close of its financial year and not more than fifteen months after the holding of its last preceding Annual General Meeting as may be determined by Directors. The Directors may, whenever they think fit, call an Extraordinary General Meeting of the shareholders in terms of Section 159 of the Companies Ordinance, 1984.

PROCEEDINGS AT GENERAL MEETING

14. Twenty one days' notice atleast specifying the place, day and hour of the General Meeting and in case of special business the general nature of such business, shall be given to the members in the manner provided in Table "A" but accidental omission to give such notice to or non-receipt of such notice by the member shall not invalidate the proceedings of the General Meeting.

15. The Chairman, with the consent of a meeting at which quorum is present and shall if so directed by the meeting may adjourn the meeting from time to time and from place to place; but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

QUORUM

16. No business shall be transacted at any General Meeting unless a Quorum of members is present at the time when the meeting proceeds to business. Two members, present in person, representing not less than 25% of the total voting power either on their own account or as proxies, shall form a Quorum for a General Meeting.

VOTES OF MEMBERS

17. At any General Meeting a resolution put to the vote of the General Meeting shall be decided on a show of hands, unless a poll is demanded in accordance with the provisions of Section 167 of the Companies Ordinance, 1984.

18. On a show of hands every member present shall have one vote and on a poll, every member present in person or by proxy shall have one vote in respect of each share held by him.

19. The instrument appointing a proxy and the power of attorney or other authority under which it is signed or notarially certified copy of that power of attorney or authority shall be deposited at the Registered Office of the Company not less than forty eight hours before the time for holding the meeting at which the person named in the instrument proposes to vote and in default, the instrument of proxy will not be treated as valid.



CHAIRMAN

20. The Directors may from time to time appoint one of their members to be the Chairman of the Company for a period not exceeding three years on such terms and conditions as they deem fit. The Chairman shall preside over the meetings of the Board of Directors and members of the Company. In his absence, the Directors may elect one of them to preside over Board's / General Meetings. The questions arising at the meeting of the Directors shall be decided by a majority of votes. In the case of equality of votes, the Chairman or the Director presiding over the meeting, as the case may be, shall have a casting vote. If the Chief Executive is selected among the directors/ members, the functions of Chairman shall also be performed by him.

CHIEF EXECUTIVE

21. The first Chief Executive of the Company will be appointed by the Board of Directors within fifteen days from the date of incorporation of the Company who shall hold office till the first Annual General Meeting and thereafter shall be eligible for re-appointment. Salary / remuneration/ and other requisite benefits of the Chief Executive shall be decided by the Board of Directors from time to time.

DIRECTORS

22. Unless otherwise determined, the number of Directors shall not be less than two. The following are the first Directors of the Company

1. GHAZANFAR IQBAL AUJLA
2. CHAUDHARY MAZHAR MEHMOOD GONDAL
3. MUHAMMAD ASLAM CHEEMA
4. MUHAMMAD AHSAN
5. MEHMOOD IQBAL
6. RIAZ AHMAD

23. The election of the Directors shall be held in accordance with the provisions of Section 183 of the Companies Ordinance, 1984.

24. The first Directors, including the Chief Executive, shall hold office upto the First Annual General Meeting in accordance with the provisions of the Companies Ordinance, 1984, unless any one of them resigns earlier or becomes disqualified for being Director or otherwise ceases to hold office.

25. A resolution for removing a Director shall not be deemed to have been passed if the number of votes against him is equal to, or less than the number of votes that would have been necessary for the election of Directors at the immediately preceding annual election of Directors in the manner aforesaid but as provided under Section 181 of the Companies Ordinance, 1984.

26. The remuneration of Directors except regularly paid Chief Executive and full time working Directors shall, from time to time, be determined by the Board of Directors but it shall not exceed Rs. 500/- per meeting at which the Directors are present.

27. The Directors may sanction the payment of such additional sums as they may think fit to any Director for any special service he may render to the Company or be thought capable of rendering either by fixed sum or in any other form as may be determined by the Directors subject to the provisions of the Companies Ordinance, 1984.

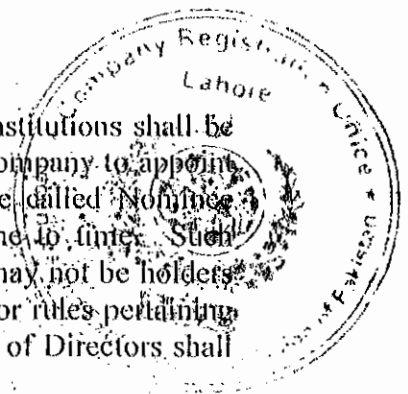
28. The Director who resides out of station shall also be entitled to be paid such travelling and other expenses for attending the meeting for the Company as may be fixed by the Directors from time to time according to the provisions of the Companies Ordinance, 1984.

29. Any casual vacancy occurring on the Board of Directors shall be filled in by a resolution of the Board of Directors and the person so appointed shall hold office for the remainder of the term of the Directors in whose place he is appointed.

30. No Director shall be disqualified from his office by contracting with the Company either as vendor, purchaser or otherwise nor shall any Director be liable to account for any profit released from any such contract or arrangement or the fiduciary relation thereby established, but the nature of his interest must be disclosed by him at the first meeting of the Directors after acquisition of his interest.

NOMINEE DIRECTOR

31. In addition to the elected Directors, the Financial Institutions shall be entitled, during the currency of their respective loan(s) to the Company to appoint one person on the Board of Directors of the Company to be called Nominee Director and to recall and/or replace such a person from time to time. Such Nominee Director on the Board of Directors of the Company may not be holders of share(s) in the Capital of the Company and regulations and/or rules pertaining to the election, retirement, qualification and/or disqualification of Directors shall not apply to him.



NOTICES

32. Notices for every meeting of the Board of Directors will be given in writing and there must be given a reasonable time in advance. The nature of the business to be transacted at an intended Board meeting will be specified in the notice.

MANAGEMENT

33. The whole business and affairs of the Company shall, subject to the control and supervision of the Board of Directors, be managed and controlled by the Chief Executive.

34. Subject to the limit fixed by the Directors, the Chief Executive may from time to time raise or borrow any sums of money for and on behalf of the Company from other companies, banks or financial institutions on such terms as may be approved by the Board of Directors from time to time.

35. Without prejudice to the powers conferred by these Articles, the Board of Directors shall have the following powers :-

- (a) To take on lease, purchase, erect or otherwise arrange for the Company any assets, stocks, lands, buildings, property, rights or privileges which the Company is authorised to acquire at such price and generally on such terms and conditions as they think fit.
- (b) To let, mortgage, sell, exchange or otherwise dispose of absolutely or conditionally all or any part of the assets, stocks, raw materials, properties, privileges and undertaking of the Company upon such terms and conditions and for such consideration as they think fit.
- (c) To appoint any person or persons to be attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions and for such period and subject to such conditions as they may, from time to time, think fit.
- (d) To make rules, regulations and bye laws including amendments for the internal affairs of the company.
- (e) To enter into, carry out, rescind or vary all financial arrangements with any bank, person, company, firm or corporation or in connection with such arrangements to deposit, pledge or hypothecate property of the Company or the documents representing or relating to the same.
- (f) To make and give receipts, release and discharge all moneys payable to the Company and for the claims and demands of the Company.

- (g) To compound or allow time to the payment or satisfaction of any debt due to or by the Company and any claim and demands by or against the Company and to refer claims or demands by or against the Company to arbitration and observe and perform the awards.
- (h) To institute, prosecute, compromise, withdraw or abandon any legal proceedings by or against the Company or its affairs or otherwise concerning the affairs of the Company.
- (i) To raise and borrow money from time to time for the purposes of the Company, on the mortgage of its property or any part thereof and/or on any bond or debenture payable to bearer otherwise repayable in such a manner and generally upon such terms as they think fit.
- (j) To open, operate and maintain bank/banks account(s) individually or jointly as the Board may authorise or to any other person on its behalf.

BORROWING POWERS

36. The Directors may from time to time raise, borrow or secure the payment of any sums for the purposes of the Company in such manner and upon such terms and conditions as they think fit and in particular by the issue of debentures, debenture-stock or other securities charged upon all or any part of the property of the Company present or future.

37. Debentures, debenture-stock, or other securities may be issued, with any special privileges as to redemption, surrender, allotment of shares, attending and appointment of Directors or other privileges subject to any permission required by law.

THE SEAL

38. The Company shall have a Common Seal and the Directors shall provide for the safe custody of the same. The Seal shall not be applied on any instrument except by the authority of the Board of Directors and in the presence of at least two Directors who shall sign every instrument to which the Seal shall be affixed in their presence. Such signatures shall be conclusive evidence of the fact that the Seal has been properly affixed.

ACCOUNTS

39. The Directors shall cause to be kept proper books of account as required under Section 230 of the Companies Ordinance, 1984.

40. The books of account shall be kept at the registered office of the Company or at such other place as the Directors shall think fit subject to the provisions of Section 230 of the Companies Ordinance, 1984.



A U D I T

41. Once at least in every year the accounts of the Company shall be audited and correctness of the Balance Sheet shall be ascertained by one or more Auditors. The Auditors shall be appointed and their duties regulated in accordance with the provisions of Section 252 to 255 of the Companies Ordinance, 1984.

I N D E M N I T Y

42. In connection with carrying on the business of the Company, the Chief Executive, every Director, or other officers of the Company shall be indemnified by the Company for all losses and expenses occasioned by error of judgement or oversight on his part, unless the same happens through his own dishonesty or wilful act and defaults.

A D J U S T M E N T O R D E F F E R M E N T

43. The Board of Directors may defer, allow concession or adjustment in investment or account of any of the Directors / Chief Executive, without effecting the shares proportion in lieu of his technical expertise or goodwill.

S E C R E C Y

44. No member shall be entitled to visit and inspect the Books of the Company without the permission of the Chief Executive or one of the Directors or to require discovery of any information regarding any detail of the Company's business or any matter which is or may be in the nature of trade secret, or secret process which may relate to the conduct of the Company's business and which in the opinion of the Directors, will not be in the interest of the members of the Company to communicate to the public.

A R B I T R A T I O N

45. Whenever any difference arises between the Company on the one hand and the members, their executors, administrators or assignee on the other hand, touching the true intent or construction or the incident or consequence of these present or of the statutes or touching any thing thereafter done, executed, omitted or suffered in pursuance of these presents or otherwise relating to these presents or to any statutes affecting the Company, every such difference shall be referred for the decision of the arbitrator who will be qualified in Islamic law.

46. The cost incidental to any such reference and award shall be at the discretion of the arbitrator or umpire respectively who may determine the amount thereof and direct the same to be shared between the attorney and client or otherwise and may award by whom and in what manner the same shall be borne and paid.

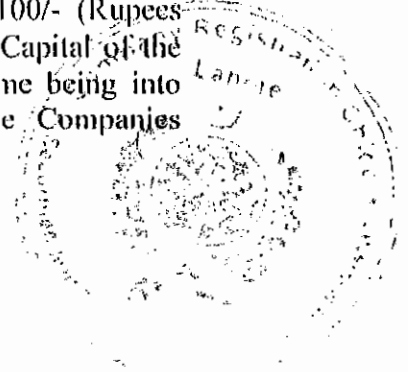
W I N D I N G U P

47. If the Company is wound up whether voluntarily or otherwise the liquidator may, with the sanction of a special resolution, divide among the contributories in specie any part of the assets and liabilities of the Company, subject to Section 421 and other provisions of the Companies Ordinance, 1984 as may be applicable.

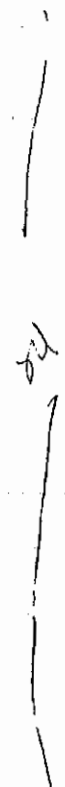
57. It is further declared that the company would not indulge in any sort of real estate business, housing colonies/purchase and sale of plots and development of land and housing finance company business as mentioned in NBFC Rules, 2003.
58. It is undertaken that the Company shall not by advertisement, pamphlets, other means or through negotiation, offer for sale or take advance money for the further sale of plots, houses, flats etc., to the general public or individuals unless such plots, houses or flats etc., are owned and have been developed by the Company.
59. It is declared that the Company shall comply with the provisions relating to prospectus and deposits contained in the Companies Ordinance, 1984 and the Companies (Invitation and Acceptance of Deposits) Rules, 1987 and not to make any advertisement in electronic or print media except with the prior approval of the Commission.

IV. The liability of the members is limited.

- V. The Authorised Capital of the Company is Rs. 1,000,000/- (Rupees One Million only) divided into 10,000 ordinary shares of Rs. 100/- (Rupees Hundred only) each with powers to increase and reduce the Capital of the Company and to divide the shares in the Capital for the time being into several classes in accordance with the provisions of the Companies Ordinance, 1984.



We, the several persons whose names and addresses are subscribed below, are desirous of being formed into a Company, in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the Capital of the Company as set opposite to our respective names.

Name and Surname (Present & Former) in Full (In Block Letters)	Father's Name in Full	Nationally with any former Nationality	Occupation	Residential Address (In Full)	Number of shares taken by each sub- scriber	Signature
1. GHAZANFAR IQBAL AUJLA N.I.C. No. 34101-2363725-3	Nazir Hussain	Pakistani	Engineer	19 - B / 1, Wapda Town, Gujranwala.	510	
2. CHAUDHARY MAZHAR MEHMOOD GONDAL N.I.C. No. 34201-2695167-9	Chaudhary Muhammad Asghar Gondal	Pakistani	Construction Business	House No. 35, Block B-1, Wapda Town, Gujranwala.	60	
3. MUHAMMAD ASLAM CHEEMA N.I.C. No. 34101-7764000-3	Muhammad Sharif Cheema	Pakistani	Construction Business	Talwandi Moosa Khan, Teh & Distt, Gujranwala.	60	
4. MUHAMMAD IHSAN N.I.C. No. 34101-6386304-3	Chaudhary Muhammad Ashraf	Pakistani	Construction Business	House No.470, Block A-1, Wapda Town, Gujranwala.	60	
5. MEHMOOD IQBAL N.I.C. No. 34101-2613833-3	Ghulam Haider	Pakistani	Construction Business	P.O. Aado Rai Teh & Distt, Gujranwala.	60	
6. RIAZ AHMAD N.I.C. No. 34101-2675190-1	Mian Khan	Pakistani	Construction Business	Village Kolowala, Teh & Distt, Gujranwala.	250	
				Total Number of Shares Taken	1,000 One Thousand	

Dated this 28/8/04 day of

Witness to the above Signatures :

Full Name : MS. RUBINA KAUSAR CHAUDHARY

Father's/Husband's

Full Name : Chaudhary Muhammad Ramzan

Signature 

Nationality : Pakistani

Occupation : Advocate

Full Address :

208 - Second Floor, Jalil Plaza,

Court Road, Gujranwala.

1
THE COMPANIES ORDINANCE, 1984

(PRIVATE COMPANY LIMITED BY SHARES)

Articles of Association
of
AUJLA & ASSOCIATES
TOWN DEVELOPERS (PRIVATE) LIMITED

PRELIMINARY

1. Subject as hereinafter provided, the Regulations contained in Table 'A' of the First Schedule to the Companies Ordinance, 1984, (hereinafter referred to as Table 'A') shall apply to the Company so far as those are applicable to Private Companies, with the exception of the Regulations which are modified, altered or added hereunder.

PRIVATE LIMITED COMPANY

2. The Company is a Private Company within the meaning of Clause (28) of Section 2(1) of the Companies Ordinance, 1984 and accordingly :-

- (a) No invitation shall be issued to the public to subscribe for any shares, debentures or debenture-stocks of the Company.
- (b) The number of members of the Company (exclusive of persons in the employment of the Company) shall be limited to fifty provided that for the purpose of this provision when two or more persons hold one or more shares in the Company jointly they shall for the purposes of this clause be treated as a single member ; and
- (c) The right to transfer shares in the Company is restricted in the manner and to the extent hereinafter appearing.

BUSINESS

3. The Company is entitled to commence business from the date of its incorporation.

4. The business of the Company shall include all or any of the objects enumerated in the Memorandum of Association.



5. The business of the Company shall be carried out at such place or places in the whole of Pakistan or elsewhere as the Directors may deem proper or advisable from time to time.

CAPITAL

6. The Authorized Capital of the Company is Rs. 1,000,000/- (Rupees One Million Only) divided into 10,000 (Ten Thousand) ordinary shares of Rs. 100/- (Rupees One Hundred only) each with powers to increase, reduce, consolidate, sub-divide or otherwise re-organize the share capital of the Company.

7. The shares shall be under the control of the Board of Directors who may allot or otherwise dispose of the same to such persons, firms, corporation or corporations on such terms and conditions and at any such time as may be thought fit.

8. The shares in the capital of the Company may be allotted or issued in payment of any property, land, machinery or goods supplied or any services rendered to the Company or promotion or formation of the Company or conduct of its business and any shares so allotted may be issued as fully paid shares.

SHARES, TRANSFER AND TRANSMISSION

9. Every person whose name is entered as a member in the Register of Members shall without payment, be entitled to a certificate under the Common Seal of the Company specifying the shares held by several persons. The Company shall not be bound to issue more than one certificate and delivery of a share certificate to any one of several joint holders shall be sufficient delivery to all.

10. The Directors may decline to register any transfer of share to transferee of whom they do not approve and shall not be bound to show any reasons for exercising their discretion subject to the provisions of Sections 77 and 78 of the Companies Ordinance, 1984.

11. No share can be mortgaged, pledged, sold, hypothecated, transferred or disposed off by any member to a non-member without the previous sanction of the Board of Directors.

12. The legal heirs, executors or administrators of a deceased holder shall be the only persons to be recognised by the Directors as having title to the shares. In case of shares registered in the name of two or more holders the survivors and the executors of the deceased shall be the only persons to be recognised by the Company as having any title to the shares.

GENERAL MEETING

13. The First Annual General Meeting shall be held within 18 months from the date of incorporation of the Company in accordance with the provisions of Section 158 and thereafter once at least in every year and within a period of six months following the close of its financial year and not more than fifteen months after the holding of its last preceding Annual General Meeting as may be determined by Directors. The Directors may, whenever they think fit, call an Extraordinary General Meeting of the shareholders in terms of Section 159 of the Companies Ordinance, 1984.

PROCEEDINGS AT GENERAL MEETING

14. Twenty one days' notice atleast specifying the place, day and hour of the General Meeting and in case of special business the general nature of such business, shall be given to the members in the manner provided in Table "A" but accidental omission to give such notice to or non-receipt of such notice by the member shall not invalidate the proceedings of the General Meeting.

15. The Chairman, with the consent of a meeting at which quorum is present and shall if so directed by the meeting may adjourn the meeting from time to time and from place to place; but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

QUORUM

16. No business shall be transacted at any General Meeting unless a Quorum of members is present at the time when the meeting proceeds to business. Two members, present in person, representing not less than 25% of the total voting power either on their own account or as proxies, shall form a Quorum for a General Meeting.

VOTES OF MEMBERS

17. At any General Meeting a resolution put to the vote of the General Meeting shall be decided on a show of hands, unless a poll is demanded in accordance with the provisions of Section 167 of the Companies Ordinance, 1984.

18. On a show of hands every member present shall have one vote and on a poll, every member present in person or by proxy shall have one vote in respect of each share held by him.

19. The instrument appointing a proxy and the power of attorney or other authority under which it is signed or notarially certified copy of that power of attorney or authority shall be deposited at the Registered Office of the Company not less than forty eight hours before the time for holding the meeting at which the person named in the instrument proposes to vote and in default, the instrument of proxy will not be treated as valid.



CHAIRMAN

20. The Directors may from time to time appoint one of their members to be the Chairman of the Company for a period not exceeding three years on such terms and conditions as they deem fit. The Chairman shall preside over the meetings of the Board of Directors and members of the Company. In his absence, the Directors may elect one of them to preside over Board's / General Meetings. The questions arising at the meeting of the Directors shall be decided by a majority of votes. In the case of equality of votes, the Chairman or the Director presiding over the meeting, as the case may be, shall have a casting vote. If the Chief Executive is selected among the directors/ members, the functions of Chairman shall also be performed by him.

CHIEF EXECUTIVE

21. The first Chief Executive of the Company will be appointed by the Board of Directors within fifteen days from the date of incorporation of the Company who shall hold office till the first Annual General Meeting and thereafter shall be eligible for re-appointment. Salary / remuneration/ and other requisite benefits of the Chief Executive shall be decided by the Board of Directors from time to time.

DIRECTORS

22. Unless otherwise determined, the number of Directors shall not be less than two. The following are the first Directors of the Company

1. GHAZANFAR IQBAL AUJLA
2. CHAUDHARY MAZHAR MEHMOOD GONDAL
3. MUHAMMAD ASLAM CHEEMA
4. MUHAMMAD AHSAN
5. MEHMOOD IQBAL
6. RIAZ AHMAD

23. The election of the Directors shall be held in accordance with the provisions of Section 178 of the Companies Ordinance, 1984.

24. The first Directors, including the Chief Executive, shall hold office up to the First Annual General Meeting in accordance with the provisions of the Companies Ordinance, 1984, unless any one of them resigns earlier or becomes disqualified for being Director or otherwise ceases to hold office.

25. A resolution for removing a Director shall not be deemed to have been passed if the number of votes against him is equal to, or less than the number of votes that would have been necessary for the election of Directors at the immediately preceding annual election of Directors in the manner aforesaid but as provided under Section 181 of the Companies Ordinance, 1984.

26. The remuneration of Directors except regularly paid Chief Executive and full time working Directors shall, from time to time, be determined by the Board of Directors but it shall not exceed Rs. 500/- per meeting at which the Directors are present.

27. The Directors may sanction the payment of such additional sums as they may think fit to any Director for any special service he may render to the Company or be thought capable of rendering either by fixed sum or in any other form as may be determined by the Directors subject to the provisions of the Companies Ordinance, 1984.

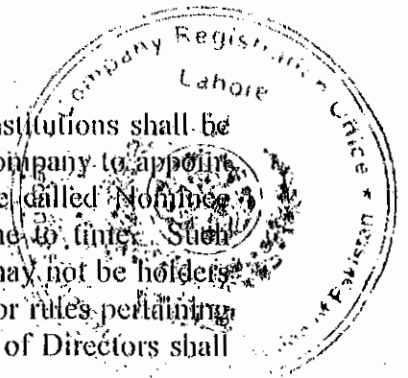
28. The Director who resides out of station shall also be entitled to be paid such travelling and other expenses for attending the meeting for the Company as may be fixed by the Directors from time to time according to the provisions of the Companies Ordinance, 1984.

29. Any casual vacancy occurring on the Board of Directors shall be filled in by a resolution of the Board of Directors and the person so appointed shall hold office for the remainder of the term of the Directors in whose place he is appointed.

30. No Director shall be disqualified from his office by contracting with the Company either as vendor, purchaser or otherwise nor shall any Director be liable to account for any profit released from any such contract or arrangement or the fiduciary relation thereby established, but the nature of his interest must be disclosed by him at the first meeting of the Directors after acquisition of his interest.

NOMINEE DIRECTOR

31. In addition to the elected Directors, the Financial Institutions shall be entitled, during the currency of their respective loan(s) to the Company to appoint one person on the Board of Directors of the Company to be called Nominee Director and to recall and/or replace such a person from time to time. Such Nominee Director on the Board of Directors of the Company may not be holders of share(s) in the Capital of the Company and regulations and/or rules pertaining to the election, retirement, qualification and/or disqualification of Directors shall not apply to him.



NOTICES

32. Notices for every meeting of the Board of Directors will be given in writing and there must be given a reasonable time in advance. The nature of the business to be transacted at an intended Board meeting will be specified in the notice.

MANAGEMENT

33. The whole business and affairs of the Company shall, subject to the control and supervision of the Board of Directors, be managed and controlled by the Chief Executive.

34. Subject to the limit fixed by the Directors, the Chief Executive may from time to time raise or borrow any sums of money for and on behalf of the Company from other companies, banks or financial institutions on such terms as may be approved by the Board of Directors from time to time.

35. Without prejudice to the powers conferred by these Articles, the Board of Directors shall have the following powers :-

- (a) To take on lease, purchase, erect or otherwise arrange for the Company any assets, stocks, lands, buildings, property, rights or privileges which the Company is authorised to acquire at such price and generally on such terms and conditions as they think fit.
- (b) To let, mortgage, sell, exchange or otherwise dispose of absolutely or conditionally all or any part of the assets, stocks, raw materials, properties, privileges and undertaking of the Company upon such terms and conditions and for such consideration as they think fit.
- (c) To appoint any person or persons to be attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions and for such period and subject to such conditions as they may, from time to time, think fit.
- (d) To make rules, regulations and bye laws including amendments for the internal affairs of the company.
- (e) To enter into, carry out, rescind or vary all financial arrangements with any bank, person, company, firm or corporation or in connection with such arrangements to deposit, pledge or hypothecate property of the Company or the documents representing or relating to the same.
- (f) To make and give receipts, release and discharge all moneys payable to the Company and for the claims and demands of the Company.

- (g) To compound or allow time to the payment or satisfaction of any debt due to or by the Company and any claim and demands by or against the Company and to refer claims or demands by or against the Company to arbitration and observe and perform the awards.
- (h) To institute, prosecute, compromise, withdraw or abandon any legal proceedings by or against the Company or its affairs or otherwise concerning the affairs of the Company.
- (i) To raise and borrow money from time to time for the purposes of the Company, on the mortgage of its property or any part thereof and/or on any bond or debenture payable to bearer otherwise repayable in such a manner and generally upon such terms as they think fit.
- (j) To open, operate and maintain bank/banks account(s) individually or jointly as the Board may authorise or to any other person on its behalf.

BORROWING POWERS

36. The Directors may from time to time raise, borrow or secure the payment of any sums for the purposes of the Company in such manner and upon such terms and conditions as they think fit and in particular by the issue of debentures, debenture-stock or other securities charged upon all or any part of the property of the Company present or future.

37. Debentures, debenture-stock, or other securities may be issued with any special privileges as to redemption, surrender, allotment of shares, attending and appointment of Directors or other privileges subject to any permission required by law.

THE SEAL

38. The Company shall have a Common Seal and the Directors shall provide for the safe custody of the same. The Seal shall not be applied on any instrument except by the authority of the Board of Directors and in the presence of at least two Directors who shall sign every instrument to which the Seal shall be affixed in their presence. Such signatures shall be conclusive evidence of the fact that the Seal has been properly affixed.

ACCOUNTS

39. The Directors shall cause to be kept proper books of account as required under Section 230 of the Companies Ordinance, 1984.

40. The books of account shall be kept at the registered office of the Company or at such other place as the Directors shall think fit subject to the provisions of Section 230 of the Companies Ordinance, 1984.



A U D I T

41. Once at least in every year the accounts of the Company shall be audited and correctness of the Balance Sheet shall be ascertained by one or more Auditors. The Auditors shall be appointed and their duties regulated in accordance with the provisions of Section 252 to 255 of the Companies Ordinance, 1984.

I N D E M N I T Y

42. In connection with carrying on the business of the Company, the Chief Executive, every Director, or other officers of the Company shall be indemnified by the Company for all losses and expenses occasioned by error of judgement or oversight on his part, unless the same happens through his own dishonesty or wilful act and defaults.

A D J U S T M E N T O R D E F F E R M E N T

43. The Board of Directors may defer, allow concession or adjustment in investment or account of any of the Directors / Chief Executive, without effecting the shares proportion in lieu of his technical expertise or goodwill.

S E C R E C Y

44. No member shall be entitled to visit and inspect the Books of the Company without the permission of the Chief Executive or one of the Directors or to require discovery of any information regarding any detail of the Company's business or any matter which is or may be in the nature of trade secret, or secret process which may relate to the conduct of the Company's business and which in the opinion of the Directors, will not be in the interest of the members of the Company to communicate to the public.

A R B I T R A T I O N

45. Whenever any difference arises between the Company on the one hand and the members, their executors, administrators or assignee on the other hand, touching the true intent or construction or the incident or consequence of these present or of the statutes or touching any thing thereafter done, executed, omitted or suffered in pursuance of these presents or otherwise relating to these presents or to any statutes affecting the Company, every such difference shall be referred for the decision of the arbitrator who will be qualified in Islamic law.

46. The cost incidental to any such reference and award shall be at the discretion of the arbitrator or umpire respectively who may determine the amount thereof and direct the same to be shared between the attorney and client or otherwise and may award by whom and in what manner the same shall be borne and paid.

W I N D I N G U P

47. If the Company is wound up whether voluntarily or otherwise the liquidator may, with the sanction of a special resolution, divide among the contributories in specie any part of the assets and liabilities of the Company, subject to Section 421 and other provisions of the Companies Ordinance, 1984 as may be applicable.

We, the several persons whose names and addresses are subscribed below, are desirous of being formed into a Company, in pursuance of these Articles of Association, and we respectively agree to take the number of shares in the Capital of the Company as set opposite to our respective names.

Name and Surname (Present & Former) In Full (in Block Letters)	Father's Name in Full	Nationality with any former Nationality	Occupation	Residential Address (in Full)	Number of shares taken by each sub- scriber	Signature
1. GHAZANFAR IQBAL AUJLA N.I.C. No. 34101-2363725-3	Nazir Hussain	Pakistani	Engineer	19 - B / 1, Wapda Town, Gujranwala.	510	
2. CHAUDHARY MAZHAR MEHMOOD GONDAL N.I.C. No. 34201-2695167-9	Chaudhary Muhammad Asghar Gondal	Pakistani	Construction Business	House No. 35, Block B-I, Wapda Town, Gujranwala.	60	
3. MUHAMMAD ASLAM CHEEMA N.I.C. No. 34101-7764000-3	Muhammad Sharif Cheema	Pakistani	Construction Business	Talwandi Moosa Khan, Teh & Distt, Gujranwala.	60	sd
4. MUHAMMAD IHSAN N.I.C. No. 34101-6386304-3	Chaudhary Muhammad Ashraf	Pakistani	Construction Business	House No.470, Block A-I, Wapda Town, Gujranwala.	60	
5. MEHMOOD IQBAL N.I.C. No. 34101-2613833-3	Ghulam Haider	Pakistani	Construction Business	P.O. Aado Rai Teh & Distt, Gujranwala.	60	
6. RIAZ AHMAD N.I.C. No. 34101-2675190-1	Mian Khan	Pakistani	Construction Business	Village Kolowala, Teh & Distt, Gujranwala.	250	
Total Number of Shares Taken					1,000 One Thousand	

28th August, 2004
Dated this day of

Witness to the above Signatures :

Full Name : MS. RUBINA KAUSAR CHAUDHARY

Father's/Husband's

Full Name : Chaudhary Muhammad Ramzan

Signature

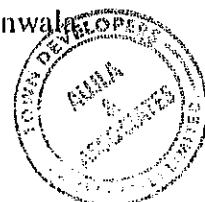
Nationality : Pakistani

DEPUTY REGISTRAR OF COMPANIES
COMPANY REGISTRATION OFFICE
Occupation : Advocate

Full Address :

208 - Second Floor, Jalil Plaza,

Court Road, Gujranwala



THE COMPANIES ORDINANCE, 1984
(Section 205)

PARTICULARS OF DIRECTORS AND OFFICERS, INCLUDING THE CHIEF EXECUTIVE, MANAGING AGENT, SECRETARY, CHIEF ACCOUNTANT, AUDITORS AND LEGAL ADVISER, OR OF ANY CHANGE THEREIN

Please complete in typescript or in bold black capitals.

1. Name of the Company

0 0 4 8 3 7 7

2. Name of the Company

AUJLA & ASSOCIATES TOWN DEVELOPERS (PRIVATE) LIMITED

3. Fee Paid (Rs.)

0 6 2 5

MCB BANK LIMITED
CHALLA MANDI [219]
GUJRANWALA

4. Receipt No.

Date

1 9

1 2

2 0 1 7

5. Mode of payment (Indicate)

CASH

6. Particulars:

Present Name in Full	NIC No or passport No. in case of Foreign National	Father's/Husband's Name	Usual residential address	Designation	Nationality**	Business Occupation*** (if any)	Date of present appointment or change	Mode of appointment / change / any other Remarks
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
6.1 New appointments/election:								
DIRECTORS								
Ghazanfar Iqbal Aujla	34101-2363725-3	S/O Nazir Hussain	House No. 19/B-1, Wapda Town, Gujranwala	Director	Pakistani		15-12-2017	Retired & Re Elected in EGM
Usman Aujla	34101-2365403-9	Ghazanfar Iqbal Aujla	House No. 19/B-1, Wapda Town, Gujranwala	Director	Pakistani		15-12-2017	Retired & Re Elected in EGM
Ahmad Waqas	34101-2363832-7	Ghazanfar Iqbal Aujla	House No. 19/B-1, Wapda Town, Gujranwala	Director	Pakistani		15-12-2017	Retired & Re Elected in EGM
Hasan Aujla	34101-2512288-5	Ghazanfar Iqbal Aujla	House No. 19/B-1, Wapda Town, Gujranwala	Director	Pakistani		15-12-2017	Retired & Re Elected in EGM

THIRD SCHEDULE

(See section 156)

FORM A- ANNUAL RETURN OF COMPANIES HAVING SHARE CAPITAL

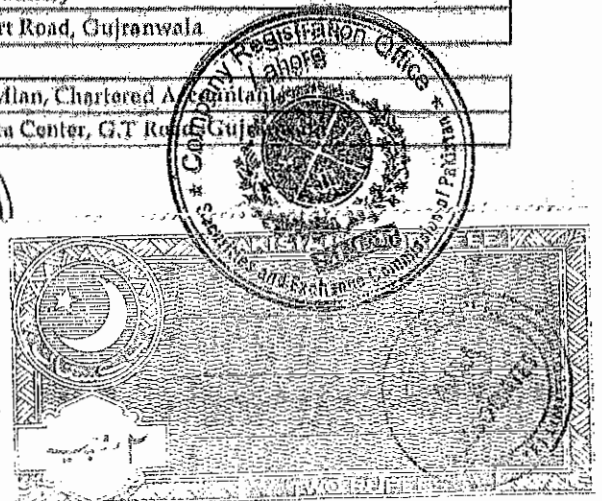
1	Registration No.	0048377		
2	Name of Company	AJILA AND ASSOCIATES TOWN DEVELOPERS (PRIVATE) LIMITED		
3	Form A made upto (Day/Month/Year)	28	10	2017
4	Date of AGM (Day/Month/Year)	28	10	2017

PART-A

5	Registered office Address:			
	206-A, SECTOR 2, CANAL VIEW HOUSING SCHEME GUJRANWALA			
6	Email Address:	ajila@brain.net.pk		
7	Office Tel.No.:	055-4800031		
8	Office Fax No.:	055-4800034		
9	Nature of Business:	DEVELOPMENT OF HOUSING SCHEMES		
10	Authorized Share Capital			
	Types of Shares	No of Shares	Amount	Face Value
	Ordinary Shares	10,000	1,000,000	100
11	Paid up Share Capital			
	Types of Shares	No. of Shares	Amount	Face Value
	Ordinary Shares	10,000	1,000,000	100
12	Amount of indebtedness on the date upto which form A is made in respect of all Mortgages/Charges			
13	Particulars of the holding company			
	Name	N.A		
	Registration No.	N.A	% Shares Held	N.A
14	Chief Executive			
	Name	Almad Waqas	NIC	
	Address	19-B/I, Wapda Town, Gujranwala	34101-236332-7	
15	Chief Accountant			
	Name	Shams-ul-Haq	NIC	
	Address	Muhallah Sarfraz Abad, khaili, Crw	34101-7951839-1	
16	Secretary			
	Name	Hasan Nazir Ajila	NIC	
	Address	19-B/I, Wapda Town, Gujranwala	34101-2512200-5	
17	Legal Adviser			
	Name	Rubina Kausar Chaudhary		
	Address	208-Jalil Plaza, Court Road, Gujranwala		
18	Auditors			
	Name	Akhter Mahmood Mian, Chartered Accountant		
	Address	6-A 3rd Floor, Bhutta Center, G.T Road Gujranwala		

[Handwritten Signature]

AJILA & ASSOCIATES
TOWN DEVELOPERS (PRIVATE) LIMITED



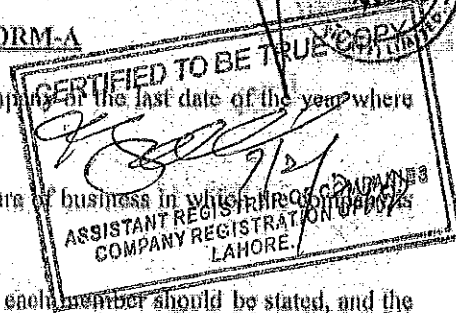
22. I certify that this return and the accompanying statements state the facts correctly and completely as on the date upto which this Form-A is made

Date

Day	Month	Year	Signature	Designation (Please Tick)
28	10	2017		Chief Executive

INSTRUCTIONS FOR FILLING FORM-A

1. The Form shall be made up to the date of last AGM of the Company or the last date of the year where no AGM is held during the year.
2. Under nature of business, please state the specific nature of business in which the company is engaged.
3. Under S. No.20 above, the aggregate number of shares held by each member should be stated, and the aggregates must be added up so as to agree with the number of shares stated against NO. 11.
4. When the shares are of different classes the columns should be subdivided so that the number of each class held, or transferred, is shown separately against S. Nos. 10, 11, 20 and 21.
5. If the space provided in the Form is insufficient, the required particulars should be listed in a separate statement attached to this return which should be similarly certified and signed.
6. The return and any statement attached hereto shall be signed by the chief executive or the secretary.
7. In case a body corporate is a member, NIC number may be omitted to be given.
8. In case of foreign nationals, indicate "passport number" in the space provided for "NIC No." Pakistani nationals will only indicate "NIC NO."
9. This form is to be filed within 30 days (45 days in case of listed company) of the date indicated in S.No.3 above.



OPERATION, MAINTENANCE, PLANNING AND DEVELOPMENT OF THE DISTRIBUTION FACILITY.

M/s Aujla & Associates will be responsible for the operation and maintenance of the underground Distribution Network in the housing scheme at his own cost. Proper record of periodic testing; and schedule maintenance of the HT Source Feeders, Control Panels, Ring Main Units, Main Cables, Pad-mounted Transformers, Service Boxes, Service Cables and Earthing System shall be maintained by the sponsors. The Panels and transformers shall not be loaded beyond 80% of their rated capacity. In case any cable or equipment / distribution pad mounted transformer etc. is damaged or becomes unserviceable due to any reason or is stolen away at any stage, the sponsor will get the supply restored through installation of serviceable cable or equipment of approved make, quality and rate capacity at his own cost.

The 132kV Grid Station shall be maintained and operated by GEPCO whereas Sponsor will be responsible for provision of Right of Way for the proposed 132/11 kV Grid Station.

The sponsor will be fully responsible for the procurement and installation of quality material according to WAPDA's Approved Specifications from the manufacturers



approved by WAPDA. The Colour Code of such material shall be different from that of WAPDA (e.g. Blue Colour for HT Switchgear, Ring Main Panels, LT Distribution Boxes and Transformers).

The procurement of material will be done by the sponsor from WAPDA's Approved manufactures. Alternatively the Contractor appointed by the Sponsor may also purchase the material after getting the purchase order endorsed by the sponsor and vetted by GEPCO. However responsibility for the purchase made by the contractor will rest with the sponsors.

After obtaining the Distribution Licence from NEPRA for the approved area of the housing scheme, GEPCO will give Electricity Connection at 132kV under Tariff as approved by NEPRA. GEPCO will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the sponsor or grid sharing cost will be adjusted against security charges as set by the NEPRA.





GUJRANWALA ELECTRIC POWER COMPANY LIMITED

Ph#055-9200519-26
Fax:055-9200122
www.gepc.com.pk

OFFICE OF CHIEF EXECUTIVE OFFICER, GEPCO LTD.
555-A, MODEL TOWN GEPCO HEADQUARTERS G.T. ROAD GUJRANWALA
(PLANNING SECTION)

No. 73767-80 /File No. 54/H.S/New

Dated: 12/02/2018

Ahmed Waqas Aujla
S/O Ghazanfar Iqbal Aujla
Chief Executive
Royal Palm City Housing
Scheme Gujranwala.

SUB: APPROVAL OF DESIGN AGAINST UNDERGROUND EXTERNAL ELECTRIFICATION OF ROYAL PALM CITY HOUSING SCHEME GUJRANWALA (BLOCK A,B,C,D,E,F,G AND H) SPONSOR NAME MR. AHMED WAQAS AUJLA S/O GHAZANFAR IQBAL AUJLA CHIEF EXECUTIVE AUJLA AND ASSOCIATES, TOWN DEVELOPERS (PVT) LTD. GUJRANWALA WHERE WORK EXECUTED THROUGH WAPDA/GEPCO APPROVED PRIVATE CONTRACTOR AGAINST APP: NO. 54/HS/NEW DATED 11-08-2016

The Chief Executive Officer GEPCO has been pleased to accord admin approval and technical sanction for underground external electrification of the Housing Scheme captioned as subject covering 4085 Kanals area consisting of. residential plots, Mosques, schools, commercial area / shops, play grounds, public parks, offices, hospital, public buildings, water tanks / disposal work tanks and street lights having total ultimate load demand as **24183 KW** as per attached Design Book prepared by M/S Jansons Engineering Services, office No.312,3rd floor Eden Tower ,82-E/1,Main Boulevard Gulberg-3 ,Lahore with the following terms and conditions:-

TERMS AND CONDITIONS:-

1. A **Provisional** demand notice for **Rs. 56,619,000/-** (Five Crore Sixty Six Lac and Nineteen Thousand Rupees Only) is being issued for payment in Bank of Punjab Limited, Trust Plaza, G.T. Road, Gujranwala, in the account of Chief Executive Officer GEPCO, Gujranwala, within **one month** from the date of issuance of Demand Notice (attached). Cost for Electrification of the said Housing scheme is estimated as noted below :-

SR. NO.	DESCRIPTION	COST (RS.)
1	Cost of HT/LT Distribution Network inside the housing scheme and overhead HT line part 1, 2 and cost of Grid end material to be executed through private contractor	643,313,034/-
2	1.5% Design Vetting Charges	9,649,696/-
3	1.5% Super-Vision Charges	9,649,696/-
4	Grid Sharing Cost @ RS.1233/-per KW (for 24183 KW LOAD)	29,817,639/-
5	COST OF FIVE NOs 11 KV COSUMER GRID PANEL (Proposed Grid Station)	7,500,000/-
6	TOTAL (2+3+4+5)	56,617,031/-
7	LUM SUM	1969/-
Total Recoverable Amount from the sponsor		56,619,000/-

2. The colony consists of 4085 Kanal area and the ultimate load demand of Residential Plots, Commercial Area, Water Tank, Disposal Work, Street Lights has been calculated as 24.183 MW by M/S Jansons Engineering Services, office No.312,3rd floor Eden Tower, 82-E/1,Main Boulevard Gulberg-3 ,Lahore (WAPDA approved consultant) in accordance with G.M (PE&S) WAPDA Lahore Memo No.2163-81 dated 26.10.1993. However the load of commercial Area Mosques, Schools and other public buildings will be re-assessed after completion of buildings at site & distribution Transformers will be proposed accordingly before giving the connection. The load of the said scheme has been managed through 05 No. 11 KV under ground independent feeders and 02 No. stand by feeders with following parameters:

Sr. No	Name of 11 KV Feeder	Ultimate Load Demand (KW)	Demand (KVA)	Current (Amps.)	%age A.E Loss	%age Voltage Drop
1	Feeder -1	5157	7584	319	1	2.7
2	Feeder -2	4545	6684	281	1	2.1
3	Feeder -3	4837	7113	299	1	3.4
4	Feeder -4	4587	6746	283	1	3.5
5	Feeder -5	5057	7437	312	2	4.2
Total Load		24183	35563	1493		

Total ultimate Load Demand of Housing Scheme (Block A,B,C,D,E,F,G and H) (24183 KW)
= (1493 Amps.)

3. The distribution system inside the Housing scheme will be constructed by sponsor at his own cost through GEPCO/WAPDA approved contractor according to the design approved by this office.
 4. The cost of 05 Nos. 11 KV consumer panel has been included in the estimate which will be installed by GEPCO.
 5. Sponsor will be fully responsible for right of way for construction of 11 KV lines on permanent basis.
 6. Sponsor will not extend the electrical network outside the approved scheme without obtaining prior permission / approval from GEPCO.
 7. After construction of the electrical network, a completion report alongwith as built map will be prepared by your Consultant showing proper inventory of lines and equipment installed compared with the approved BOQ. This inventory should indicate the value of each asset and before submitting the completion report to this office, Consultant must check and certify that the installation is strictly in accordance with the design approved by GEPCO.
 8. On receipt of completion report, the constructed electrical network will be inspected by the Committee comprising of S.E concerned, Manager (MM), Manager Project (Const.) and XEN(operation) concerned of GEPCO. On full satisfaction of the Committee about the completed work, documentation and inventory, the system shall be taken over by GEPCO and energized subject to satisfactory report by committee.
 9. Your consultant and the contractor shall associate while stage inspection as well as complete inspection and taking over the work by GEPCO. In case of any discrepancy / defect pointed out by the said committee, sponsor will remove all the defects and inform the committee for revisiting the project for re-inspection. The system will only be taken over when sponsor rectify defects to the satisfaction of the committee.
- All the individual / prospective consumers shall pay their proportionate 25% Grid Sharing cost @ Rs.1233/KW in the concerned Operation Sub Division at the time of getting electricity connections below mentioned rates based on the size of the plot irrespective of applied load but for single storey.

a) **For Domestic Consumers**

Sr. No	Size of Plot (Marlas)	Load (KW)	Ultimate Load	Grid Sharing Cost / KW	Total G/ Sharing Cost Recoverable
1	Upto 5	2.00	1.2	1233	1480
2	7	3.20	1.92	1233	2367
3	10	5.00	3.00	1233	3699
4	12	5.80	3.48	1233	4291
5	15	7.00	4.20	1233	5179
6	20	9.00	5.40	1233	6658
7	22	9.70	5.82	1233	7176
8	25	10.75	6.45	1233	7953
09	40	16	9.60	1233	11837

Note:-

The actual load requirement of commercial area, Masjid, Public Buiding & Schools will be re-assessed when construction is completed and the additional cost, supervision charges, design vetting charges & Grid Sharing Cost will be recovered from the sponsor. However load of single storey building have been included in assessment.

11. Procurement / Inspection of material will be carried out according to the procedure instructions laid down in GM (PE&S) WAPDA letter No. 4467-80 dated 21-05-1998 (F/D). Main features of the said Procedure are illustrated as under.

(A) PROCUREMENT OF MATERIAL

- i. Sponsor will be fully responsible for the procurement and installation of quality material according to WAPDA's approved Specifications from the manufactures approved by WAPDA. The colour code of such material shall be different from that of WAPDA (e.g. transformer to be of blue colour). In case WAPDA's / GEPCO's material is found installed, GEPCO reserves the right to lodge FIR.
- ii. Sponsor will not purchase / use any material bearing WAPDA / GEPCO Monogram or WAPDA's / GEPCO's colour scheme or identifications.
- iii. The procurement of material will be done by the sponsor from WAPDA's approved manufacturers. Alternatively, contractors appointed by the Sponsor may also purchase the material after getting the purchase order endorsed by the sponsors and vetted by GEPCO. However, responsibility for purchase made by the contractor will rest with the sponsor.



- iv. Sponsor will keep and pass on the following record to this office while procuring the material;
 - a. Purchase order showing clearly the name of manufacturer, quantity, type and make, cost and equipment identification.
 - b. Invoice bearing the name of your Housing Scheme with cost of material and sales tax paid etc.
 - c. Delivery Order
 - d. Gate Pass

(B) MODE OF PAYMENT TO MANUFACTURER.

Proof of payment like invoices / demand drafts / checks should also be kept for inspection of the committee at the time of taking over the system.

(C) DISTRIBUTION PAD MOUNTED TRANSFORMERS.

The name of housing scheme, purchase order No. with date, year of manufacturing and serial No. of the transformer shall be clearly punched / embossed / engraved on the body of the transformer and name plate with other relevant information. Sponsor will supply the schedule of production of the article to facilitate stage inspection.

(D) CONDUCTOR.

The manufacturer will engrave the name of Housing Scheme, purchase order No. with date, year of manufacturing on the each Reel of Conductor / Cable. The Reel shall have a different colour than the colour of the reel supplied to WAPDA. Furthermore, the above mentioned information is also to be provided on the cable on every 10th meter.

(E) MATERIAL INSPECTION.

Inspection of material will be carried out by the Chief Engineer (MI) NTDC Lahore alongwith representative of GEPCO for Structures, Transformers and Conductor / Cable. The Committee will record on Inspection Certificate that the above mentioned material has been inspected by him personally at the work premises of the manufacturer.

In case of PCC poles, the inspection will be carried out by XEN (Civil), PCC Poles plants, or his authorized representative.

The Chief Engineer (MI) NTDC Lahore or XEN (Civil) PCC Pole Plant whichever the case may be will charge 2.5 % on the cost of material to be inspected. Committee of GEPCO Engineers or XEN (Civil) PCC Pole Plant will properly seal the material inspected and have it indelibly marked before it is moved to the site of work. The cost of any P.C Pole damaged during inspection will be to the account of sponsoring agency.

(F) After procuring the material, sponsor will give information to this office that the material procured bears all the identification marks as described above.

12. As per policy in vogue of external electrification of Housing Scheme, first of all the design of the scheme is approved and the demand notice is issued pertaining to the recoverable charges. After realization of the payment the sponsor will arrange the inspection of material to be installed in scheme and material will be inspected at Wapda approved manufacturer premises.
13. The construction work of HT/LT lines inside the scheme shall be carried out in accordance with WAPDA/GEPCO SDIs.
14. Sponsor must submit the construction schedule to this office before taking the work in hand.
15. Stage inspection will be carried out by the inspection team comprising of PD (C)/XEN(C) and XEN (Operation) concerned nominated by GEPCO who will ensure that the material is in accordance with the above instructions and that the work is being carried out according to the approved design and as per WAPDA SDIs.
16. In case of variation in prices of material due to escalation or additional material is required or any other charges detected at later stage, sponsor will be liable to pay the same to GEPCO.
17. If the documents (Approved Plan, Sanctioned Letter & verification letter) provided by Sponsor found bogus fictitious at any stage the sponsor will be dealt under departmental & legal proceedings.
18. Electricity connections to the individual consumers will be given by the Assistant Manager / Dy. Manager (Operation) concerned at appropriate place (to be provided by the sponsor) on deposit basis after receiving security & capital cost of meters and other material, when electrification work is completed.
21. At the time of execution of work, if any hindrance from any Government department private land owners is created, it will be your responsibility to clear the same.



22. The Sponsor will be responsible for the operation and maintenance of the underground Distribution Network in the housing scheme at his own cost. Proper record of periodic testing and scheduled servicing of the HT Source Feeders, Control Panels, Ring Main Units, Mains Cables, Pad-mounted Transformers, Service Boxes, Service Cables and Earthing System shall be maintained by the sponsor. The Panels and Transformers shall not be loaded beyond 80% of their rated capacity. In case any cable or equipment is damaged or becomes unserviceable due to any reason or is stolen away at any stage, the sponsor will get the supply restored through installation of serviceable cable or equipment of approved make, quality and rated capacity at his own cost.
23. Sponsor will be responsible to arrange proper watch & ward for the security of the material / equipment and sponsor will also be responsible to pay cost of the material equipment if stolen during execution and/after completion of the work.
24. In case the load develops over and above the proposed transformer capacity at any stage, you will be bound to get approval the same from GEPCO.
25. In case of non payment of the charges as mentioned in para-1 and enclosed demand notice within one month this approval will be stand cancelled.
26. The sponsor shall provide a **Bank Guarantee** equivalent to 25% of the total/Phase wise cost of external electrification work inside the Housing Scheme.
27. The contents of this letter shall be the part of agreement already signed on 15.12.2016 between GEPCO and M/S Royal Palm City Housing scheme and these will strictly be followed by both the parties.
28. If the sponsor is found acting in contravention of agreements any of his acts adjudged or liable to be adjudged prejudicial to any of the clauses contained herein or any other instructions issued from time to time, GEPCO reserves the right to revoke the agreements unilaterally and is also authorised to cancel the approval regarding electrification of the said Housing Scheme.

Chief Engineer (P&E)
GEPCO, Gujranwala

DA/Copy of D.N

C.C:

1. Finance Director GEPCO, Gujranwala along with copy of Demand Notice. He is requested to intimate the receipt of amount from the Sponsor for further allocation.
2. Chief Engineer (MI), NTDC PEPCO, Sunny View Lahore.
3. Chief Engineer (Development,) GEPCO Gujranwala.
4. Chief Engineer/Technical Director GEPCO Gujranwala.
5. Superintending Engineer (GSO) Circle GEPCO Gujranwala.
6. Addl. D.G Legal GEPCO Gujranwala for information please.
7. Manager Project Construction, GEPCO Gujranwala.
8. Superintending Engineer (Operation) City Circle GEPCO Gujranwala for information please.
9. Addl.D.G (MM) GEPCO, Gujranwala.
10. Dy: Manager (Oper:) GEPCO Division No. 3 Gujranwala.
11. SDO (Operation) GEPCO Chan Da Qila Sub Division Gujranwala.
12. Executive Engineer (SS&T) GEPCO Gujranwala.
13. M/S Jansons Engineering Services office No.312
3rd Floor Eden Tower 82-E/1, main Boulevard
Gulberg-III Lahore.

They are directed to recover the Grid Sharing cost in addition to Connection estimate & security from the respective Consumers when they seek electric Connections
(Ref: Para-11)



**GRAND TOTAL B.O.Q "ALL FEEDERS" OF ROYAL PALM CITY HOUSING SCHEME,
GUJRANWALA**

HT CABLES AND MATERIALS

Sr. No.	ALL BLOCKS	11 KV VCB SWITCHGEAR PANEL	11 KV RING MAIN UNIT 4-WAY	11 KV RING MAIN UNIT 3-WAY	HT CONDUCTOR/ CABLES			1000 MCM Term. Kit O/D (No)	1000 MCM Term. Kit I/D (No)	500 MCM Term. Kit O/D (No)	500 MCM Term. Kit I/D (No)	500 MCM Straight Jointing Kit (No)	Self-Powered Earth-Fault Indicators	Earthing Set (No)	Transformer Capacity in KVA			
					ACSR OSPREY (Mtrs)	1000 MCM S/C Mtr.	500 MCM S/C Mtr.								630 KVA	400 KVA	200 KVA	100 KVA
1	FEEDER - 1	1	1	1	3169	1724	25157	6	12	6	99	9	33	138	1	3	24	3
2	FEEDER - 2	1	1	1	3169	1386	25335	6	12	0	114	12	36	147	1	7	23	3
3	FEEDER - 3	1	1	1	3169	4834	24431	6	12	0	114	9	36	147	1	6	23	5
4	FEEDER - 4	1	1	1	3169	5730	20145	6	12	0	93	6	31	132	1	13	15	0
5	FEEDER - 5	1	1	1	3169	7733	22642	6	12	0	102	6	34	141	3	1	25	3
TOTAL		5	5	5	15846	21407	117710	30	60	6	522	42	170	705	7	30	110	14



Engr. Mian Abdul Haque
Chief Executive
Jansons Engineering Services
312-Eden Tower Main Boulevard
Quiberg-III, Lahore



Bill of Quantities LT Under Ground Cable System ROYAL PALM Housing Scheme, Gujranwala.

LT CABLES AND METRIALS

SR. NO.	ALL BLOCKS	PV8 2XS/C 300mm ² (MTR)		PV7 4/C 300mm ² (MTR)		PV6 2XS/C 120mm ² (MTR)		PV4 4/C 120 mm ² (MTR)		PV3 4/C 70 mm ² (MTR)		PV2 4/C 25 mm ² (MTR)		LT Distribution Box (No.)	Earth Set (No.)	No. of Connections
		Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles			
	FEEDER-1	3822	160	2331	92	2933	108	1953	78	1895	76	1419	58	286	572	1316
2	FEEDER-2	2067	102	1686	62	2502	98	2088	86	1265	58	520	26	216	432	930
3	FEEDER-3	2469	104	2564	94	3177	114	2331	92	1160	52	982	46	251	502	1139
4	FEEDER-4	1532	56	901	30	980	34	1308	44	506	18	32	2	92	184	336
5	FEEDER-5	1601	76	1032	42	1902	68	1646	62	1294	54	543	20	161	322	617
TOTAL		11490	498	8514	320	11494	422	9326	362	6120	258	3495	152	1006	2012	4338



Engr. Mian Abdul Haque
Chief Executive
Jansons Engineering Services
312-Eden Tower Main Boulevard
Gulberg-III, Lahore



0147-266786

E-STAMP

PB-GRW-B483E820488BC2DD

Non-Judicial

Rs 1,500/-

Description	: CONTRACT - 22A(a)(iv)
First Party	: CHIEF EXECUTIVE (00000-0000000-0)
Second Party	: AHMAD WAQAS CHIEF EXECUTIVE (34101-2363832-7)
Agent	: BRIHAN AHMAD (34101-2431116-5)
Stamp Duty Paid by	: AHMAD WAQAS CHIEF EXECUTIVE (34101-2363832-7)
Issue Date	: 04-Nov-2016, 12:30:28 PM
Amount in Words	: One Thousand Five Hundred Rupees Only

Handwritten Signature
 Dy. Manager (P&E)
 GEPCO Gujranwala

Please Write Below This Line

(Page 1 of 1)

AGREEMENT

The agreement is entered into at Gujranwala the 15th day of December, 2016 in between Gujranwala Electric Power Company (Here in after called as GEPCO) and M/s Anjla & Associates, Town Development (Pvt) Ltd, 206 Sector 2, Canal View, Gujranwala, sponsor of Royal Palm City Housing Scheme, Gujranwala (here in after called as Sponsor). This Agreement will cater for supply of Power to Royal Palm City Housing Scheme, Gujranwala. The terms and conditions will be as under:-

1. The total land of Royal Palm City Housing Scheme, Gujranwala is **4085 Kanals** as per layout plan of the housing scheme duly approved by GDA which has been provided by the sponsor through Engr. Mian Abdul Haque, Chief Executive, M/s Jansons Engineering Services, Consultants, Lahore. As per documents submitted, the GDA has accorded approval of the housing scheme vide its Memo No. GDA/D(HP)/333 dated 09.06.2016.
2. The ultimate load demand of Royal Palm City Housing Scheme Gujranwala has been assessed by the Consultant as 25 MW.
3. The sponsor shall transfer a piece of land measuring 48 Kanal inside or near to his Housing Scheme free of cost in the name of GEPCO duly completing all formalities for mutation of land as per prevailing land revenue rules etc., subject to the approval of offered site by the GEPCO Site Selection Committee earmarked for the construction of 132 KV Grid Station.
4. The "Registered Sale Deed" on stamp papers, after getting the needful done by the Revenue Department, Government of the Punjab, shall be furnished by the sponsor to GEPCO.
5. In compliance with WAPDA/GEPCO Policy, the sharing cost of the Grid shall be assessed as Rs. 4.00 Million per MW of the ultimate load demand of the Royal Palm City as cost of Grid Station Transmission Line and Equipment etc. However only 25% of the cost @ Rs. 1232.50 per KW of total ultimate load demand shall be paid by the Sponsor in lump sum in advance whereas 75% of the cost total ultimate load demand shall be recovered from the plot owners at the time of giving new connections to them.
6. Being GEPCO grid station as referred in above clause 3, the power will also be dispersed to other customers as well and in order to provide relief to its Grids in the area, GEPCO may also add more Power Transformers at this Grid. However within the ambit of rules and regulations, GEPCO will give preference to cater for the future applied additional load of Royal Palm City even if it has to enhance the capacity of this grid.
7. Sector wise or Phase wise self execution of underground External Electrification will be as per the Sponsors provided.

Handwritten Signature

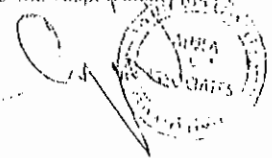
Handwritten Signature
 Dy. Manager (P&E)
 GEPCO Gujranwala

Approved by
 Dy. Manager (P&E)
 GEPCO Gujranwala



- A. Area included in a phase will be contiguous and ultimate load demand of each phase will be above 5 MW. Complete plan for electrification of the scheme will be submitted through Consultant.
- B. Phase wise electrification will be allowed if the housing scheme has provided/mutated 48 kanals of suitable land for a Grid Station to GEPCO and all required formalities regarding mutation of 48 kanals one piece of land has been completed at the cost of the sponsor.
- C. The sponsor will provide Bank Guarantee equal to 25% of the estimated cost of electrification of the phase they intend to electrify at one time. Alternatively mortgage of plots of equal value of 25% of the estimated cost of electrification for the phase intended to be electrified may also be acceptable.
- D. The sponsor is signing this Agreement expressly according to the terms and conditions for the splitting up of the Royal Palm City into phases subject to condition that ultimate load of each phase should be more than 5 MW to avoid any legal complications at any later stage.
- E. The work will be executed through WAPDA/GEPCO Approved Contractors subject to supervision of work by an Electrical Consultant duly registered with PEC.
- F. On the satisfactory completion of each phase the work will be duly inspected and taken over for the purpose of grant of connections which will be allowed only in the area falling in the particular phase that has been electrified and the network taken over by GEPCO. This in no way will establish the right of the Sponsor or prospective consumers to get electric connections in other phases of Royal Palm City where electrification is yet to be undertaken or the network has not been taken over by GEPCO due to any reason.
- G. On satisfactory completion and energization of last phase, the Bank Guarantee shall be transferred to the next phases subject to updation according to the ultimate load demand of that phase and shall be released on the satisfactory completion and energization of the last phase of the scheme.
8. Till the commissioning of the new Grid Station, if the sponsor needs electric power for the construction work or upon completion of electrification in one or more phases of the housing scheme, electric supply will be given to the housing scheme through new 11 KV feeder(s) constructed by the sponsor at his own cost under GEPCO rules with single or double circuit of O/Sprey emanating from nearest Grid Station. The sponsor shall also pay the cost of the 11 KV Panel(s) for the feeder(s) at the Grid Station.
9. After construction of 11 KV feeder(s) by the sponsor at his cost, it will become the responsibility of GEPCO to cater for the gradually increasing load demand from the proposed new phase of the scheme which will be constructed by GEPCO on top priority basis as per GEPCO schedule.
10. The sponsor shall not be asked again to provide land for another Grid Station if, the area of Royal Palm City is increased by including adjoining and contiguous land and after getting revised plan of the housing scheme approved from Gujranwala Development Authority (GDA), the case will be submitted by the sponsor to GEPCO for the approval of electrification of the additional area of the scheme from the proposed Grid Station as mentioned above.
11. The Sponsor will be responsible for the operation and maintenance of the underground Distribution Network in the housing scheme at his own cost. Proper record of periodic testing and scheduled maintenance of the 11 KV Source Feeders, Control Panels, Ring Main Units, Main Cables, Pad mounted Transformers, Service Boxes, Service Cables and Earthing System shall be maintained by the Sponsor. The Panels and Transformers shall not be loaded beyond 80% of their rated capacity. In case any cable or equipment / distribution pad mounted transformer etc. is damaged or becomes unserviceable due to any reason or is stolen away at any stage, the sponsor will get the supply restored through installation of serviceable cable or equipment of approved make, quality and rated capacity at his own cost.
12. The actual load requirement of Commercial Area, Mosques and Schools etc. shall be re assessed when construction is completed and additional Transformation Capacity if required, shall be made available at the cost of Sponsors/Consumers since load of only single storey building has been included in the load assessment.
13. The Grid Station shall be maintained and operated by GEPCO whereas sponsor will be responsible for provision of Right of Way from the proposed 132/11 KV Grid Station.
14. The sponsor will never extend the system outside the approved scheme without prior permission of GEPCO along with formal approval from GDA. In case the load develops over and above the approved Transformation Capacity at any stage, the Sponsor will be bound to make necessary provision for Transformation Capacity accordingly and get it approved from GEPCO.
15. Due to underground electrification, GEPCO shall receive the cost of energy meters, security deposit and 25% share of grid cost from the prospective consumers applying for electrical connections while proper laying of service cables from the Service Boxes upto the points of energy meters, strictly according to GEPCO approved design, shall be the responsibility of the Sponsor subject to satisfaction of GEPCO.

[Handwritten signature]



4/10/2014
Dy. Manager (P&E)
GEPCC, Gujranwala.



16. The Electrification Work inside the housing scheme shall be carried out by the Sponsor at his own cost after proper vetting of the design by GEPCC and as per Terms and Conditions of Vetting, applicable for execution of underground electrification work by the Sponsor as per criteria given below:
- The Sponsor will be fully responsible for the procurement and installation of quality material according to WAPDA's Approved Specifications from the manufacturers approved by WAPDA. The Colour Code of such material shall be different from that of WAPDA (e.g. Blue Colour for HT Switchgear, Ring Main Panels, LT Distribution Boxes and Transformers).
 - The Sponsor will not purchase/use any material bearing WAPDA/GEPCC's Colour Code Scheme or Identification.
 - The procurement of material will be done by the Sponsor from WAPDA's Approved manufacturers. Alternatively the Contractor appointed by the Sponsor may also purchase the material after getting the purchase order endorsed by the sponsor and vetted by GEPCC. However responsibility for the purchase made by the contractor will rest with the sponsor.
 - Sponsor will keep and pass on the following record to GEPCC while procuring the material:
 - Purchase Order showing clearly the name of the manufacturer, quantity, type and make, cost and equipment identification
 - Invoice bearing the name of the project, with cost of material and sales tax etc
 - Delivery Order
 - Gate Pass.
 - The Sponsor will prepare a bank cheque/demand draft/pay order in favour of the manufacturer and will pass on its copy, duly acknowledged by the manufacturer, to GEPCC.
 - The name of the project, purchase order No. with date, year of manufacturing and serial No. of the transformer shall be clearly punched/embossed/engraved on the body of the transformer and name plate with the other relevant information.
 - Name of the sponsor and the manufacturer, place of manufacturer, serial No. of pole, purchase order No. and date of manufacturer shall be embossed on wet concrete bases of PCC poles.
 - After procuring the material, sponsor will give information to GEPCC that the material procured bears all the identification marks as described above.
17. The Committee comprising of Manager (Operation) GEPCC concerned, Manager (P&E) GEPCC and Deputy Manager (Operations) concerned, in association with the authorized representative of the sponsor/consultant, shall examine the documents to ensure that legitimate material has been utilized before energization of the said Housing Scheme.
18. The sponsor shall pay 1.5% of the total estimated cost of external electrification for Design, Vetting and 1.5% as supervision charges at the prevailing GEPCC store issue rates as and when demanded by GEPCC. Inspection charges @ 2.5% shall also be payable to Chief Engineer (MI), NEDC or GEPCC. The purchased material shall also be inspected by GEPCC, after delivery at site, prior to its installation at site.
19. Sponsor will also abide by the rules of WAPDA/GEPCC changing from time to time. If the documents (Approved Plan, Sanction letter & verification letter) provided by sponsor found bogus/fictitious at any stage, the sponsor will be dealt under departmental and legal proceedings.
20. Formal approval/design vetting along with required Demand Notice for electrification of the said Housing Scheme shall be issued by GEPCC on signing of this agreement.
21. As the Ultimate Load Demand of Royal Palm City is more than 70 MW, the Sponsor may apply to NIPRA as per new SRO /11.4 (2015) duly issued by NIPRA, for obtaining Distribution Licence from NIPRA. During the intervening period of getting the Distribution Licence from NIPRA, the Sponsor will be allowed to proceed for self-execution of electrification of his scheme as per GEPCC/WAPDA Policy in vogue after approval of the design and completing all required formalities as mentioned in above clauses.
22. After obtaining the Distribution Licence BY sponsor from NIPRA for the approved area of the housing scheme, the sponsor will be given Electricity Connection at 132 KV under tariff as approved by NIPRA, GEPCC will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or grid sharing cost will be adjusted against security charges as set by the NIPRA. The Sponsor will construct the Grid Station at his own cost as per Design approved by GEPCC/NEDC and will also be responsible for its operation and maintenance OR through GEPCC on monthly cost deposit basis or in accordance with the decision of NIPRA while issuing the licence to sponsor.

[Signature]

[Signature]
Dy. Manager (P&E)
GEPCC, Gujranwala.



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COMMUNICATIONS

23. However in case the Application submitted by the sponsor to NEPRA for the Distribution Licence is finally rejected by NEPRA, due to any reason, the Sponsor will be allowed to revert back and follow the GEPCO Policy in vogue.
24. If the sponsor is found acting in contravention of Agreement, or any of his acts adjudged or liable to the adjudged prejudicial to any of the clauses contained herein or any other fresh instructions issued from time to time by NEPRA/Federal Government, GEPCO reserves the right to revoke any or all the clauses of the agreement unilaterally or to impose a penalty which may be deemed fit.
25. Any dispute arising out of the implementation/interpretation of terms of agreement will be referred to Arbitration Committee consisting of two Arbitrators, each of them to be appointed by one of the parties. In case of failure of the Arbitration Committee to arrive at a constructive conclusion in an amicable matter, the matter will be decided in accordance with the law of the land.
26. The provisions of NEPRA Act, NEPRA Rules and Government Policy (amended or changed from time to time) regarding subject relates to this agreement will be followed accordingly by the Sponsor as well as GEPCO.

3. Chief Engineer (P&E)
GEPCO, Gujranwala

4. Chief Executive Officer,
GEPCO, Gujranwala

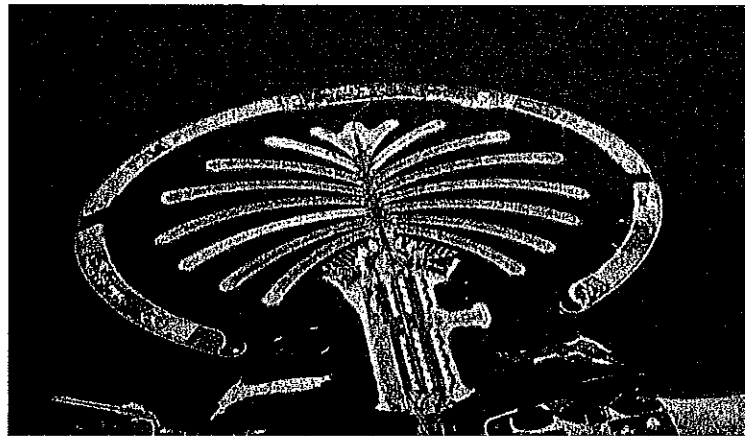
1. Mr. Ahmad Waheed, Architect,
CEO, Anja & Associates,
Royal Palm City Housing Scheme,
Gujranwala

2. Engr. Aman Ashraf, Engr.
Consultant,
Engr. Engr. Engr. Engr. Engr.

Signature to be
By: Manager (P&E)
GEPCO Gujranwala.



**Feasibility Study
Power Distribution System
Royal Palm City Housing Scheme,
Gujranwala**



**Aujla & Associates, Town Developers (Pvt.) Limited
206-A, Sector-2, Canal View Housing Scheme,
Gujranwala**

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FEASIBILITY STUDY POWER DISTRIBUTION SYSTEM

Royal Palm City Housing Scheme, Gujranwala

1. Preface
2. Executive Summary
3. Introduction
4. Project Profile
5. Type, technology, model and technical details of the power distribution system
6. Design of the Facilities Proposed to be constructed, developed or installed
7. Expected Life of the Power Distribution System
8. Location of the Facility or the system, or the territory with outer boundaries within which the facilities or the system is proposed to be installed and operated by the licenses along with maps and plans.
9. Type and details of the services proposed to be provided.
10. Environment Impact Assessment
11. Interconnection arrangement, design of interconnection/transmission lines
12. Infrastructure, Project Cost, Financing Plan, Financing Terms, Tariff calculation and assumptions of financial calculations including economic/financial analysis.



1. PREFACE

Aujla & Associates, Town Developers (Pvt.) Limited, is the sponsor of Royal Palm City Housing Scheme, Gujranwala (hereinafter called as "Royal Palm City") located at the fringes of the Grand Trunk Road, near Chan Da Qilla, Gujranwala. Electricity is one of the basic amenities to be provided to the residents of a housing scheme. The sponsors of the Royal Palm City have also promised to customers who have purchased plots in the housing scheme to provide them all the basic amenities including electricity facility. The sponsors had planned to arrange electricity for the Royal Palm City from Gujranwala Electric Power Company (GEPCO). The sponsor company is desirous to provide the best services to the residents of the Royal Palm City and for the purpose it would be appropriate that the facilities provided to the residents of the Royal Palm City to be managed and controlled by the sponsor company. The project of distribution of electricity by the sponsors requires a huge financial investment, however, the sponsors have decided to invest their finances in this project to provide satisfactory services to the residents of the Royal Palm City to make their lives easier, hassle free and pleasurable.

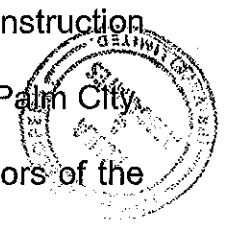


2. EXECUTIVE SUMMARY

Royal Palm City Housing Scheme, project of Aujla & Associates, Town Developers (Pvt.) Limited, Gujranwala is duly approved by Gujranwala Development Authority (GDA) on 09.06.2016. The Royal Palm City comprises of an area of 4085 Kanals. The approved lay out plan of the Royal Palm City is comprised of residential and commercial units besides the other public places like play grounds, public parks, hospital, water tanks / disposal work tanks and Mosques.

The ultimate load demand of the Royal Palm City is approximately 25.00 MW. The sponsors have signed an agreement for supply electric power to Royal Palm City with Gujranwala Electric Power Company Limited (GEPCO) on November 04, 2016. The underground External Electrification of Royal Palm City, Gujranwala (Block A, B, C, D, E, F, G and H) was prepared by M/s Jansons Engineering Services, Lahore and the same has been approved by the GEPCO on 12.02.2018.

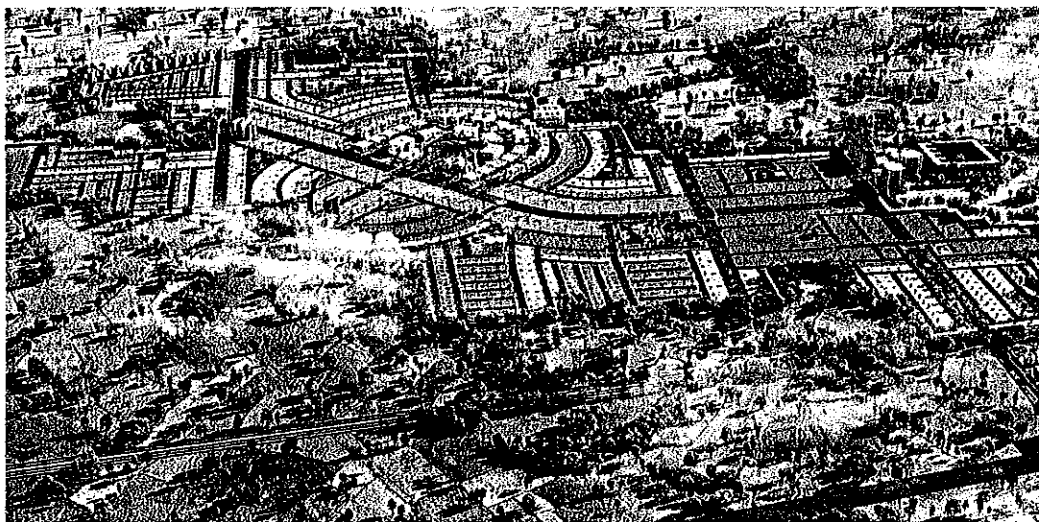
In accordance with the provision of the Agreement signed between the Sponsors of the Royal Palm City and GEPCO a piece of land measuring 48 Kanals is being transferred in the name of GEPCO for the construction of 132kV Grid Station to acquire the electric power for the Royal Palm City. However, after if the Distribution Licence is granted to the sponsors of the Royal Palm City, GEPCO will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or



grid sharing cost will be adjusted against security charges as set by the NERPA. The sponsor will then construct the Grid station at his own cost as per design approved by GEPCO/NTDC and will be also responsible for its operation and maintenance or through GEPCO on monthly cost deposit basis or in accordance with the decision of NEPRA while issuing the licence to sponsors.

The sponsors have enough technical as well as financial resources and capabilities to implement their plan successfully.

LAYOUT PLAN
ROYAL PALME CITY HOUSING SCHEME,
GUJRANWALA



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3. INTRODUCTION

Aujla & Associates Town Developers (Pvt.) Limited, Gujranwala is one of the most recognized names in the real estate development sector of Gujranwala, Pakistan. Under the leadership of Mr. Ghazanfar Iqbal Aujla with the title of WECHS Gujranwala the group began on its momentous journey in the year 1990, with the establishment of WECHS in Gujranwala.

During 2005, the company launched the mega successful Canal View Housing Scheme in Gujranwala followed by University Town Housing Scheme in the same city that won major acclaim. At present, Aujla & Associates in initiating its newest project in Gujranwala – Royal Palm City Housing Scheme, with the goal to bring the most luxurious and affordable living address of Gujranwala district to the people.

Aujla & Associates is providing electricity to its all of the residents in WECHS, Canal View Housing Scheme and University Town Housing Scheme, Gujranwala. The operation and maintenance of the power distribution networks in all housing projects has successfully been carried out by M/s Aujla & Associates, which demonstrate the capabilities, experience and expertise in the matter. The sponsors are one of the leading real estate developers in Gujranwala and have sufficient financial



as well as highly skilled professional team for operating and maintenance of the power distribution network.

Royal Palm City is one of the best housing schemes of the area and the sponsors have full zeal and determination to provide best civic facilities of the residents of their housing scheme.

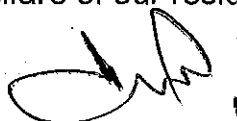
Aujla & Associates is an organization dedicated to improving the quality of life for low and moderate income families, and providing the opportunity for self-sufficiency by guaranteeing safe, quality housing. Our aim is to accomplish this mission through the application of these Guiding Principles

Quality is our Priority – To achieve resident satisfaction and maintain our customer service needs and loyalty. Quality is our primary consideration.

Residents are our Main Focus – Our work must be done with our residents in mind, providing the highest quality, best service possible. Resident Involvement – Our residents shall be treated with dignity and respect and we will strive to ensure consideration of their issues and concerns in our operation.

Teamwork – Teamwork is recognized as a critical element of any success we are to achieve. We are a team and we will treat one another with trust and respect.

Integrity is never compromised – The conduct of our business must be perused in a manner that is socially responsible and commands respect for its integrity and positive contribution to the welfare of our residents.



Pakistan is currently facing a severe power crisis and long spells of load-shedding have become unbearable for them. Therefore, the sponsors have preferred to make efficient arrangements for the supply of electricity to the residents of the housing scheme duly managed and controlled by them. The proposed Power Distribution Network will supply electricity to the residents of the housing scheme in safe and environment friendly manner and will be able to provide uninterrupted electricity supply to the residents of the housing scheme.



4. PROJECT PROFILE

Aujla & Associates Town Developers (Pvt.) Limited, Gujranwala is a private limited company incorporated under the Companies Ordinance, 1984. Aujla & Associates is striving for excellence by being a market leader. We create luxurious living through our various construction initiatives and contribute to the urban landscapes of cosmopolitan cities. Our elegant aesthetics and modern functionality, makes for a convenient and comfortable living.

Royal Palm City has an enviable setting – it is a home to the most stunning collection of exotic palm trees and riveting landscapes. At the centre of this beautiful development, lies Royal Palm City – which is magnificent, lake built in the shape of a gigantic palm tree, situated in the central community park. Royal Palm City has world-class dancing lights and synchronized musical fountains that are a delightful watch for all residents.

Aujla & Associates is fully capable and have enough experience for the execution of its power distribution projects. The company is one of the leading companies in land development and has sufficient financial as well as highly skilled professional team for the proposed projects.

The shortage of the electricity and sudden shut downs of power has disturbed the life routine badly. The sponsors have provided a luxurious life



style in the housing scheme and also determined to provide the residents of the housing scheme a proper electricity supply system for smooth and regular electric supply according to their demands. The sponsors have, therefore decided to manage and control the power distribution network at their own. The sponsors of the housing scheme have sufficient financial resources to meet the capital requirements for the project. Following are the salient features of Royal Palm City, Gujranwala.

Sui Gas:

Some amenities have become an integral part of our life style and provision of gas is one of them. Soon a project to lay a gas pipeline will be started to meet this requirement at the door step of each resident of the Society.

Electricity:

Electricity is vitally important in modern life. In view of this, we shall provide underground electrify system in the whole scheme and the best street lights arrangements will be made.

Boys / Girls School & College:

For new generation, boys and girls schools and college will be built to benefit from modern education, so that they may not fell any obstacle in understanding and examining new inventions and technologies.



Main Gate:

A boundary wall is meant to be made to prevent outsiders from entering the housing scheme. A beautiful main gate with attached guard room has been constructed.

Green Belts:

On both sides of the roads, green belts, decorated with plants, shall be made so that you can get a green and attractive surroundings.

Roads:

We have a plan to construct wide and carpeted road network in the housing scheme. To ensure smooth traffic, arrangements will be made that roads don't become water logged.

Mosques:

There will one Jamia Mosque and small Mosque in the Scheme, so that the residents of the scheme can have religion, education and say prayers five times a day.



Parks / Playland:

There will be beautiful parks in Royal Palm City and facilities will be provided for interest of residents of each age category.

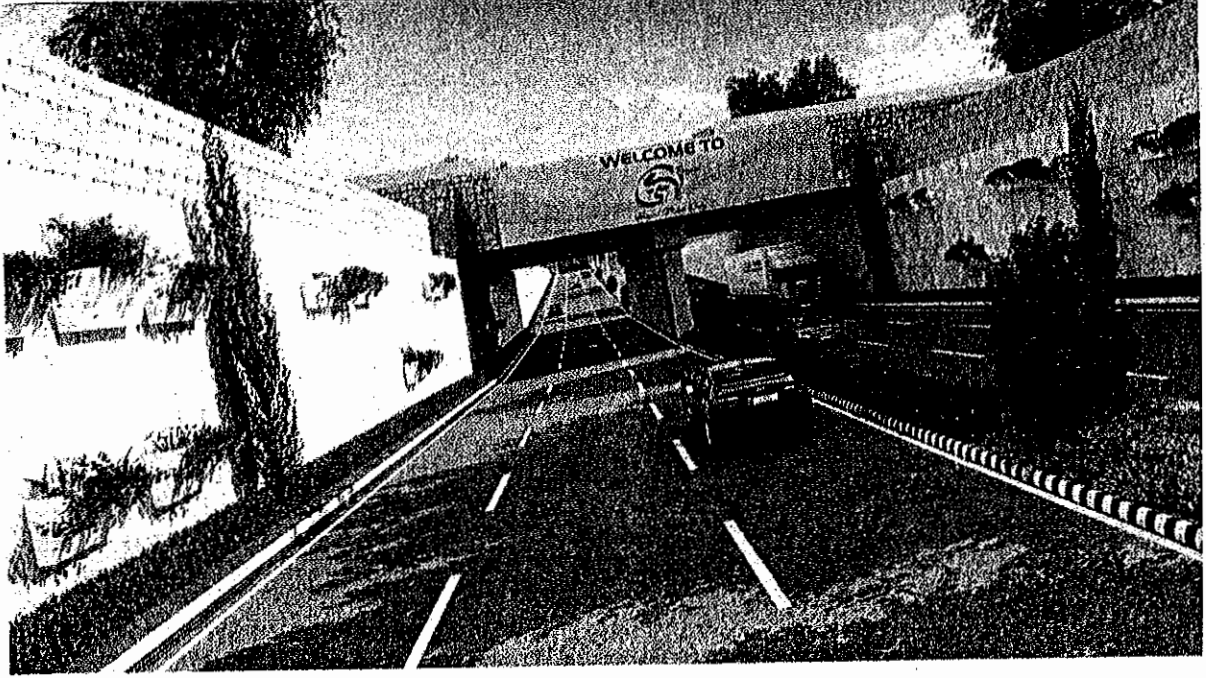
Hospital / Shopping Centers:

A latest hospital will be build to provide medical facility to the residents of the scheme. Trade centers, and shopping plazas will also be constructed in commercial areas.

Sewerage:

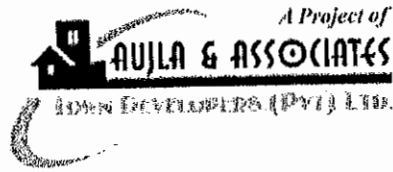
Water and sewerage disposal has become a nuisance in Pakistan. In view of it, latest sewerage system will be laid down





*Royal Palm City
Housing Scheme Gujranwala*

شروع کئے جانے والے ترقیاتی کاموں کا
تصویری جائزہ



Head Office: 206-A, Sector - 2, Canal View Housing Scheme, Gujranwala - Pakistan.

Site Office: G. T. Road, 3-Km From Chanda Qila Lahore. East of Railway Line Through 70 Feet wide Underpass.

Tel: +92-55-4800031-32-33, **Fax:** +92-55-4800034, **E-mail:** aujla@brain.net.pk, **Web:** www.aujlaandassociates.com

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5. **TYPE, TECHNOLOGY, MODEL AND TECHNICAL DETAILS OF THE POWER DISTRIBUTION SYSTEM**

For the purpose of supply of the electricity to the residents of Royal Palm City, the design book for underground external electrification plan has been prepared by our consultant M/s Jansons Engineering Services, Lahore. The Underground Distribution Network plan was then submitted to Gujranwala Electric Power Company Limited, Gujranwala (GEPCO) and GEPCO vide its letter dated February 12, 2018 granted approval and technical sanction for underground external electrification of the Royal Palm City covering 4085 Kanals area consisting of residential plots, Mosques, schools, commercial area / shops, play grounds, public parks, offices, hospital, public buildings, water tanks / disposal work tanks and street lights having total ultimate load demand approximately 25 MW.

Distribution Network will be constructed with all the requisite facilities at the project site. The construction and installation of the project has been planned, designed and committed according to the recognized industrial and professional standards. The sponsors are determined not to compromise in any way to maintain and meet the requisite standards for the construction, installation, operation and maintenance of the distribution network.



The internal as well the external distribution system of the Royal Palm City will be constructed according to the design already approved by the GEPCO. The operation and maintenance of the power distribution networks at WECHS, Canal View Housing Scheme and University Town Housing Scheme, Gujranwala has successfully been carried out by M/s Aujla & Associates, which demonstrate the capabilities, experience and expertise in the matter. The sponsors are one of the leading real estate developers in Gujranwala and have sufficient financial as well as highly skilled professional team for operating and maintenance of the power distribution network.

The characteristics of proposed service line would be 11kV Al XLPE cables 500 mm² and 120 mm², LT Al PVC Cables, 3 way, 4 way 11kV ring main switches for connecting feeder and transformer in ring. Pad mounted transformers of capacity 100kVA, 200kVA, 630kVA & 1250kVA based on load requirement.



Bill of Quantities LT Under Ground Cable System ROYAL PALM Housing Scheme, Gujranwala.

LT CABLES AND METRIALS

SR. NO.	ALL BLOCKS	PV8 2XS/C 300mm ² (MTR)		PV7 4/C 300mm ² (MTR)		PV6 2XS/C 120mm ² (MTR)		PV4 4/C 120 mm ² (MTR)		PV3 4/C 70 mm ² (MTR)		PV2 4/C 25 mm ² (MTR)		LT Distribution Box (No.)	Earth Set (No.)	No. of Connections
		Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles	Cable Length	Trem. Kits with Thimbles			
1	FEEDER-1	3822	160	2331	92	2933	108	1953	78	1895	76	1419	58	286	572	1316
2	FEEDER-2	2067	102	1686	62	2502	98	2088	86	1265	58	520	26	216	432	930
3	FEEDER-3	2469	104	2564	94	3177	114	2331	92	1160	52	982	46	251	502	1139
4	FEEDER-4	1532	55	901	30	980	34	1308	44	506	18	32	2	92	184	336
5	FEEDER-5	1601	76	1032	42	1902	68	1646	62	1294	54	543	20	161	322	617
TOTAL		11490	498	8514	320	11494	422	9326	362	6120	258	3495	152	1006	2012	4338

**GRAND TOTAL B.O.Q "ALL FEEDERS" OF ROYAL PALM CITY HOUSING SCHEME,
GUJRWALA**

HT CABLES AND MATERIALS

Sr. No.	ALL BLOCKS	11 KV VCB SWITCHGEAR PANEL	11 KV RING MAIN UNIT 4-WAY	11 KV RING MAIN UNIT 3-WAY	HT CONDUCTOR/ CABLES			1000 MCM Term. Kit O/D (No)	1000 MCM Term. Kit I/D (No)	500 MCM Term. Kit O/D (No)	500 MCM Term. Kit I/D (No)	500 MCM Straight Jointing Kit (No)	Self-Powered Earth-Fault Indicators	Earthing Set (No)	Transformer Capacity in KVA			
					ACSR OSPREY (Mtrs)	1000 MCM S/C Mtr.	500 MCM S/C Mtr.								630 KVA	400 KVA	200 KVA	100 KVA
1	FEEDER - 1	1	1	1	3169	1724	25157	6	12	6	99	9	33	138	1	3	24	3
2	FEEDER - 2	1	1	1	3169	1386	25335	6	12	0	114	12	36	147	1	7	23	3
3	FEEDER - 3	1	1	1	3169	4834	24431	6	12	0	114	9	36	147	1	6	23	5
4	FEEDER - 4	1	1	1	3169	5730	20145	6	12	0	93	6	31	132	1	13	15	0
5	FEEDER - 5	1	1	1	3169	7733	22642	6	12	0	102	6	34	141	3	1	25	0
TOTAL		5	5	5	15846	21407	117710	30	60	6	522	42	170	705	7	30	110	14

6. **DESIGN OF THE FACILITIES PROPOSED TO BE CONSTRUCTED, DEVELOPED OR INSTALLED**

The proposed design of the underground electrification of the Royal Palm City has duly been approved by GEPCO. The design report of the proposed Underground HT/LT Distribution Network with proposed dedicated 132 KV Grid Station as prepared by our consultant and thereafter its approval by the Chief Executive Officer, GEPCO vide its letter dated 12.02.2018 are attached below.

The availability of the required human resources for the installation, operation and maintenance of the project is quite feasible. The experts, engineers, technicians and other technical workers are easily available in the local market. Therefore the project will not face any kind of problems regarding the technical and non-technical human resources for its installation, operation and maintenance. The details of the staff required for the operation and maintenance of the Distribution Network are given below and the staff will work in three shifts round the clock:

- a. Manager (Electric Engineer)
- b. Dy. Manager (Electrical)
- c. Dy. Manager (Mechanical)
- d. Dy. Manager Finance and Stores
- e. Electricians
- f. Line men, Assistant Line men
- g. Meter Readers, Bill distributors
- h. Bill Collection staff



7. EXPECTED LIFE OF THE POWER DISTRIBUTION SYSTEM

Well-maintained electric distribution equipment—cables, transformers, and switchgears—is critical for power reliability in the facility. As with most facility equipment, periodic maintenance and eventual replacement is necessary, therefore a reliable estimate of equipment life is useful for planning and budgeting. While manufacturing specifications and equipment codes provide quality standards and installation requirements, neither includes guidance on equipment lifespan.

Distribution Cable

An underground, insulated power line will last from 20 to 40 years, depending on the cable technology, according to Prysmian Cables & Systems of Milan, Italy. While polyethylene sheathing is commonly used in conventional cable distribution systems, longer cable life has been achieved through a number of technical advances, such as:

- Tree Retardant Cross-Linked Polyethylene (TRXLPE) water-impervious sheathing
- Jacketing materials
- Cleaner manufacturing processes through the removal of impurities
- Water-swellable powder additions to absorb moisture

The life of an underground cable is also dependent on the soil conditions and the loading of the cable. A cable that is continuously loaded to 60%



will outlast an unloaded cable or an infrequently loaded cable installed in the same soil conditions. Load flow through an underground cable produces heat which minimizes moisture formation.

A typical underground system has an expected life of 30 years, while a typical overhead system can be expected to last 50 years, according to a report by the North Carolina Utility Commission. (NCUC 2003)

The manufacturing specifications for underground insulated power cable are contained in the standards ICEA S-94-649 Concentric Neutral Cables Rated 5 Through 46 kV and ICEA S-97-682 Utility Shielded Power Cables Rated 5 Through 46 kV published by the Insulated Cable Engineers Association. Manufacturing specifications for bare overhead aluminum conductors—steel-supported or reinforced (ACSS/ACSR)—are covered under various ASTM International standards.

Transformers

The expected life of distribution transformers is about 25 years, according to ABB power products, a transformer manufacturer. The Copper Development Association reports that "transformers typically can be expected to operate 20 to 30 years or more." The manufacturing specification for distribution transformers is covered under the standard IEEE C57.12.00-2000 Standard General Requirements for Liquid-Immersed Distribution, Power, and Regulating



Transformers published by the Institute of Electrical and Electronics Engineers (IEEE).

For proper transformer sizing, consider load profile characteristics and other factors. Note that transformers can be overloaded to some degree, but only for a certain amount of hours. Consult with the manufacturer to identify overload characteristics for specific transformers. For transformer thermal loading beyond nameplate in the U.S. and international marketplace, follow the IEEE/ANSI Standard C57.91-1995/Cor 1-2002 Guide for Loading Mineral-Oil-Immersed Transformers as the primary guide.

A substation preventive-maintenance program is necessary, not only for the protection of the substation equipment, but also to protect the ability of the commercial or industrial facility to operate with minimal downtime. Although there are many tests to determine the condition of transformers and their insulating fluids, we recommend the ASTM Transformer Oil Tests and Dissolved Gas Analysis tests as good starting points in diagnosing the health of your transformer.

Switchgear

The lifetime of switchgear equipment is dependent upon a number of variables, particularly bus conductor temperature. "If the material is used in switchgear with 220°F maximum total temperature at rated continuous



current, it would have a mean time between failure of nine years. On the other hand, if the total temperature is reduced by 35°F, the life would increase to over 36 years." (Siemens 2001). This follows the general rule of thumb that the life of electrical insulation is reduced by half for each rise of 10°C in insulation temperature (not ambient temperature). The manufacturing standard for switchgear is ANSI/IEEE C37.20.2 Standard for Metal-Clad Switchgear.

As discussed above, the expected life of the underground distribution network of the Royal Palm City, Gujranwala is 30 years.



8. **LOCATION OF THE FACILITY OR THE SYSTEM, OR THE TERRITORY WITH OUTER BOUNDARIES WITHIN WHICH THE FACILITIES OR THE SYSTEM IS PROPOSED TO BE INSTALLED AND OPERATED BY THE LICENSES ALONG WITH MAPS AND PLANS.**

The power distribution network is being constructed in the Royal Palm City Housing Scheme, located on Grand Trunk Road, near Chan Da Qilla, Gujranwala. The Royal Palm City Housing Scheme, Gujranwala is approved from Gujranwala Development Authority. The approved area of the housing scheme is 4085 Kanals and according to the initial layout plan of the housing scheme the Royal Palm City consisting residential, commercial units besides the public places, waste water disposal, mosques, drinking water supply schemes, public parks, play grounds etc. According the underground electrification design prepared by our consultant and approved by GEPCO the total ultimate load demand is 24183 KW. The sponsors have planned to supply the same in the area of the housing scheme and to construct 132 kV Grid Station for the supply of electricity through our own underground distribution network in the future by purchasing power from GEPCO.



9. **TYPE AND DETAILS OF THE SERVICES PROPOSED TO BE PROVIDED**

The sponsor of Royal Palm City has signed an agreement with Gujranwala Electric Supply Company Limited (GEPCO) for supply of 25 MW power to Royal Palm City Housing Scheme, Gujranwala.

Royal Palm City will supply electricity to its residents (Block A, B, C, D, E, F, G and H) through underground electricity distribution system. The design has already been approved by GEPCO.

The Distribution Network can be easily managed and maintained. The sponsors have hired the service of expert and skilled staff for the construction, operation and maintenance of the distribution network. The requisite engineering and technical staff for the proper and efficient operation and maintenance is available locally. In the circumstances no problems in the management, operation and maintenance can be foreseen and if there would be some issues those too may be resolved easily in very short span of time.

Power Quality Control

Royal Palm City will be fed from GEPCO under one point supply as such the power quality is generally the same as that of WAPDA/GEPCO. However off-load transformer taps are adjusted for supply voltage if so



require. Moreover, for power quality control regulator maintenance is carried out including but limited to following:

- Load is balanced on the all transformers phases at regular intervals particularly in summer to avoid unbalancing of load on transformers phases.
- Tree trimming is done to avoid monetary tripping or break downs on feeders.
- PG connectors and joints are tightened during routine maintenance.

Back-up/express feeder provision

The distribution system of Royal Palm City will be consisting of 05 Nos. 11kV feeders, feeders feeding system in open ring. The distribution system shall be fed from Royal Palm City's own 132/11kV Grid Station with IN & OUT arrangements and 11kV out going feeders are interconnected through loops and $\frac{3}{4}$ way ring main switches are backup arrangement to cater for any emergency.

Accident protection/prevention procedure

All equipment will be installed in enclosed insets to avoid accident system. System is operated through a central operation room when all open points of feeders and day to day change in position are marked. No work on any



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equipment will be allowed without proper shut down earthing of equipment and issuance of PTW (permit to work).

Maintenance plans and procedures

Routine maintenance of equipment will be being carried out as per manufacturers recommendation chart for each equipment on regular basis and also in accordance with the standards/guidelines given by WAPDA/GEPCO.

Fault location/trouble-shooting procedures

Earth fault indicators will be installed to help in quick isolation of faulty portion. Fault localization equipment is procured to localizing the fault & help in early repair.

Emergency Provision

To cater for emergency, sufficient spares and line material will be kept in inventory. Further, to meet any emergency, specialized staff will rush immediately at the problem site and will take necessary measures.

In order to maintain continuous supply to its Customers, Aujla & Associates shall establish a Complaint Centre. The center will be properly manned and operated round the clock on shift basis. The staff receives the complaints and takes immediate corrective action. In case the complaint



involves major repair the maintenance section is informed for taking remedial measures.

Patrolling and Inspection Procedure

The operators patrol the area, lines and equipment vigilantly & carry out visual inspection of equipment for any physical damage and/or fault on regular basis and inform maintenance team of any abnormality for quick rectification.

The patrolling and inspection group will be headed by an Electrical supervisor with suitable and qualified staff assigned for the job:

Protection, Control and Measuring Instruments

Sensitive earth fault and overload protection will be provided on 11kV feeder at grid where all individual transformers are fuse protected.

Metering and testing facilities

Meters will be provided by the approved supplier of WAPDA/GEPCO and will be as per standards approved by GEPCO for its accuracy. However, in case of any challenge the same is tested at site with testing equipment. In case of dispute, out source facility for testing is utilized.



Training and Development

The sponsor will hire well trained staff for fault localization, operation and maintenance of system. However, adequate training will be provided on as and when required basis to enhance and develop their skills and expertise. The staff will be offered two types of training which will be internal training which will be arranged at the site and conducted by the senior technical staff and the other training programs organized by the external technical institutions.

All costs and expenses towards such training including boarding, lodging and transportation of trainees shall be borne by the Sponsor. Besides daily allowance shall be paid to the trainees at the rate specified. The Sponsor shall also provide medical expenses or medical insurance for trainees.

Language of training shall be English otherwise the Sponsor shall be responsible for providing language course to the trainees as well as services of suitable number of interpreters.



10. ENVIRONMENT IMPACT ASSESSMENT

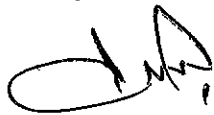
Grid configuration: The decision between underground cables and overhead lines comes up at some point during the planning of every new power line. Both options are never without environmental impacts. However, the character and extend of ramifications differ extremely. The environmental composition of a project site should thus be considered in the decision making process.

Ecological impacts: The major environmental impacts of overhead lines occur when they are already in operation. They are mainly related to birds colliding with the lines as well as the visible effects on the landscape. The most harmful part of underground cables, in contrast, is their installation. During Installation the civil works during this time can have considerable consequences for the environment. Trenches need to be excavated and access to the construction site has to be cleared for heavy machinery needed for cable transportation and trenching. Animals such as beetles, amphibians, reptiles and bats, as well as plants, such as ferns and seed plants, are particularly affected by the construction works. The construction may also cause soil compaction, which in turn can have considerable negative impacts on biodiversity. Sensitive areas: From an environmental point of view, wetlands, swamps and bogs should be avoided when planning underground cables as these habitats may suffer severe or even irreparable harm. Also, sensitive water flows and archaeological sites



should factor into the route planning process. Land use: After the installation is done there are only minor limitations regarding land use. Agriculture and farming are generally possible on top of the cable trench. However, deep-rooting plants and vineyards have to be avoided to prevent the cables from damage. Health impacts: People living close to the construction site of a new power line often have concerns about the impacts electro- and magnetic fields (EMF) can have on their health. Both overhead lines and underground cables produce EMF. Underground cables have magnetic fields right above them, but the intensity decreases comparatively fast when moving away from the cable. If required, underground cables can be shielded to further reduce EMF at the surface.

The power distribution network at Royal Palm City has been designed keeping in view all the aforesaid scenario and necessary requirements for the environment protection according to the WAPDA standards. All necessary equipment will be installed and arrangements will be done to make the distribution network environment friendly. The distribution network will be safe and will not disturb the surrounding population in any way. However, Royal Palm City will follow all the environmental standards laid down by the respective departments.



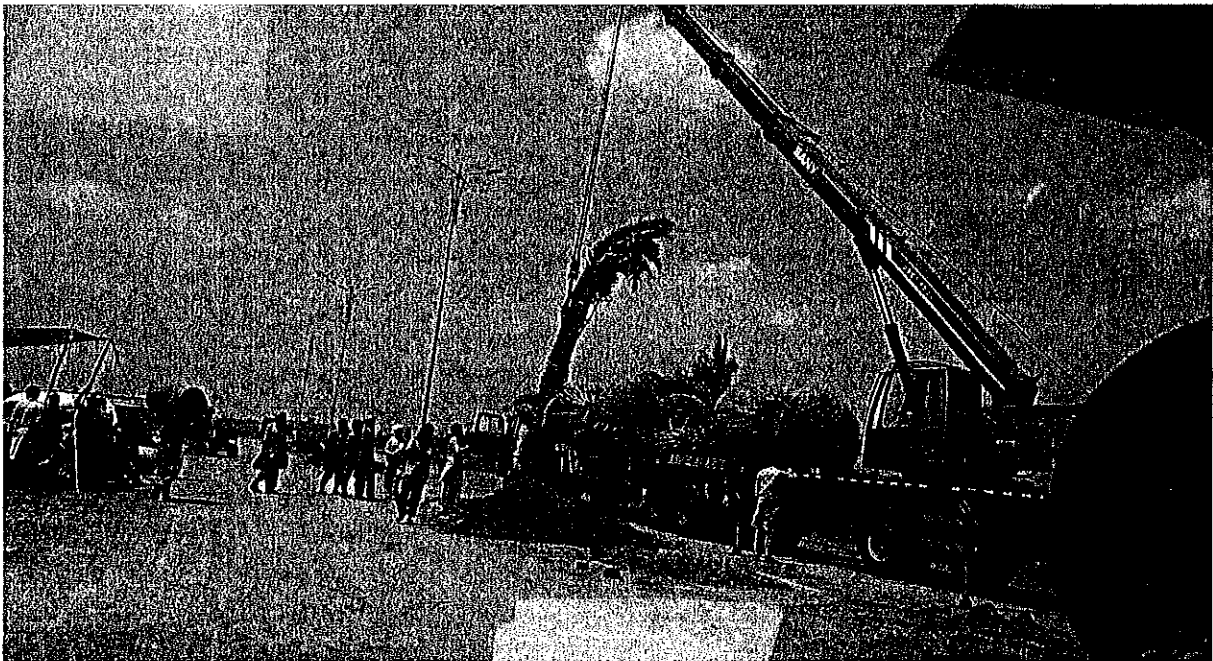
11. INTERCONNECTION ARRANGMENT, DESIGN OF INTERCONNECTION / TRANSMISSION LINES

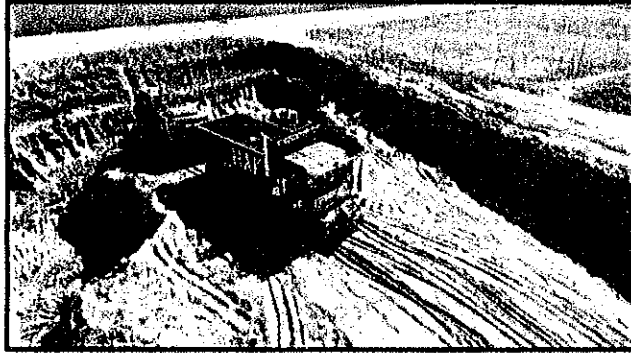
The underground HT/LT distribution network will be connected through 132/11 KV Grid Station, which will be constructed at Royal Palm City, Gujranwala. An agreement with GEPCO for construction of 132 KV Grid Station has been signed on 04.1.2016. In accordance with the provision of the Agreement signed between the Sponsors of the Royal Palm City and GEPCO a piece of land measuring 48 Kanals is being transferred in the name of GEPCO for the construction of 132kV Grid Station to acquire the electric power for the Royal Palm City. However, if the Distribution Licence is granted to the sponsors of the Royal Palm City, GEPCO will return the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or grid sharing cost will be adjusted against security charges as set by the NEPRA. The sponsor will then construct the Grid station at his own cost as per design approved by GEPCO/NTDC and will be also responsible for its operation and maintenance or through GEPCO on monthly cost deposit basis or in accordance with the decision of NEPRA while issuing the licence to sponsors.



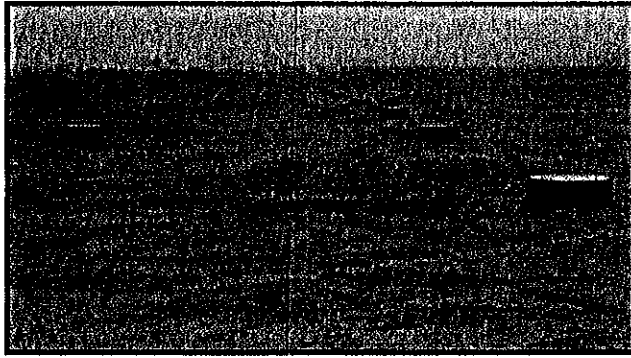
12. **INFRASTRUCTURE, PROJECT COST, FINANCING PLAN, FINANCING TERMS, TARIFF CALCULATION AND ASSUMPTIONS OF FINANCIAL CALCULATIONS INCLUDING ECONOMIC/FINANCIAL ANALYSIS**

Royal Palm City, Gujranwala is located on the edge of Main G.T. Road, near Chan da Qilla, Gujranwala. A 200 feet wide road will connect the project with the G.T. Road. The development activities have been started within the Royal Palm City. Some of the photographs of the site is as follows:

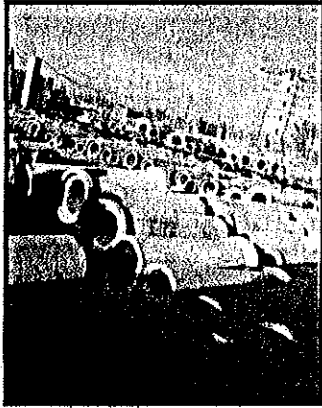




ڈسپوزل اسٹیشن بنانے کیلئے کھدائی ہو رہی ہے



تکمیل شدہ سیوریج لائنیں



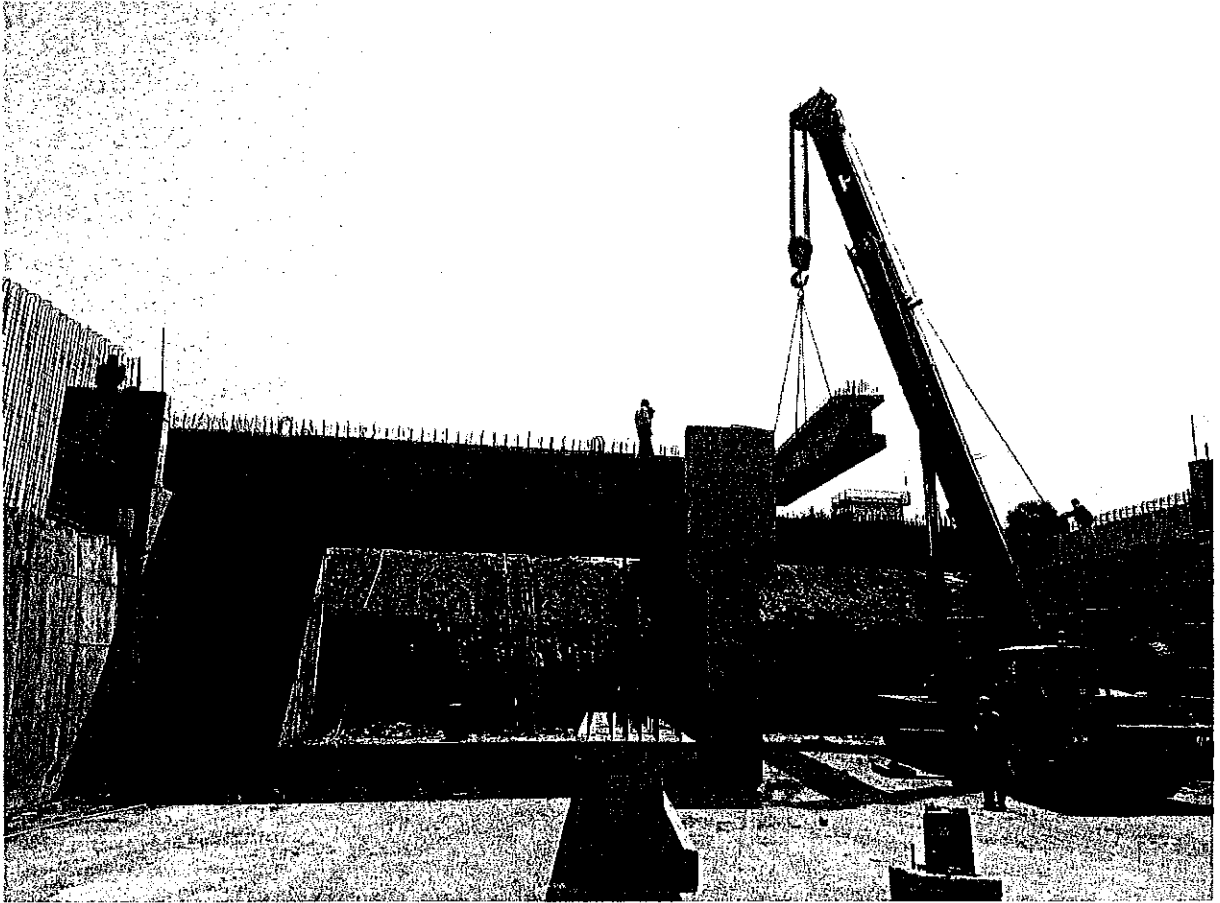
سیوریج پائپ بنانے کا کام جاری



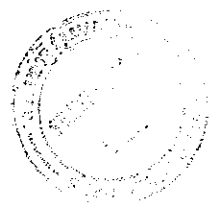
ذریعہ سیوریج لائنیں

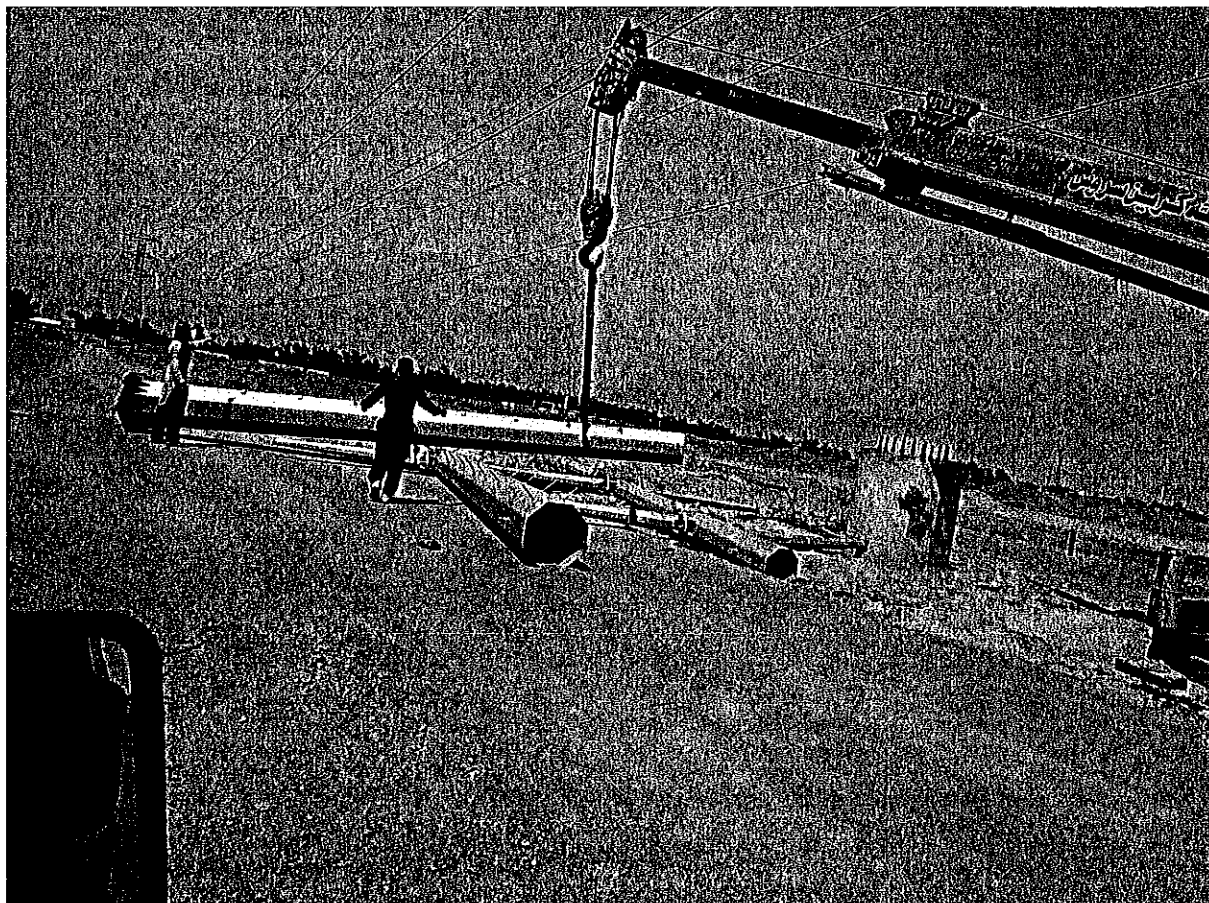
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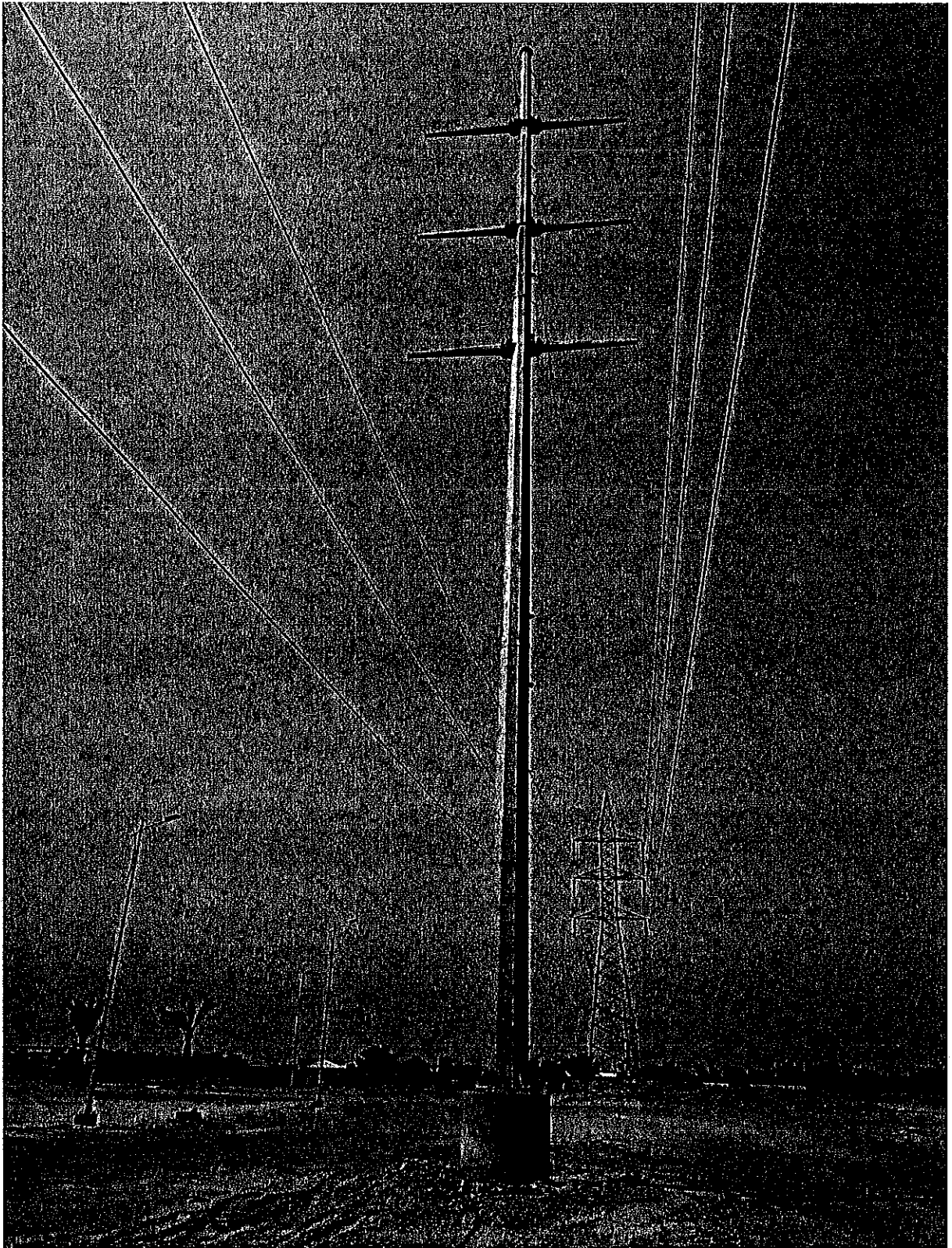


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The total estimated cost of the project is approximately 500 million Pak Rupees. The sponsors of the Royal Palm City will arrange the entire finance of project and the sponsors have sufficient financial resources to meet the capital requirement for the project.

As regard tariff calculation is concerned a tariff petition is being prepared for determination of consumer end tariff and will be filed before the National Electric Power Regulatory as soon as possible. The petition for determination of tariff will cover all the economic as well as financial analysis.

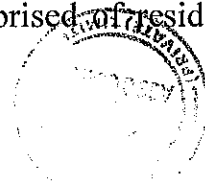
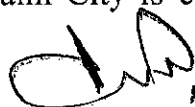


PROSPECTUS

BRIEF INTRODUCTION OF THE APPLICANT

Aujla & Associates, Town Developers (Pvt.) Limited, is the sponsor of Royal Palm City Housing Scheme, Gujranwala (hereinafter called as **"Royal Palm City"**) located at the fringes of the Grand Trunk Road, near Chan Da Qilla, Gujranwala. Electricity is one of the basic amenities to be provided to the residents of a housing scheme. The sponsors of the Royal Palm City have also promised to customers who have purchased plots in the housing scheme to provide them all the basic amenities including electricity facility. The sponsors had planned to arrange electricity for the Royal Palm City from Gujranwala Electric Power Company (GEPCO). The sponsor company is desirous to provide the best services to the residents of the Royal Palm City and for the purpose it would be appropriate that the facilities provided to the residents of the Royal Palm City to be managed and controlled by the sponsor company. The project of distribution of electricity by the sponsors requires a huge financial investment, however, the sponsors have decided to invest their finances in this project to provide satisfactory services to the residents of the Royal Palm City to make their lives easier, hassle free and pleasurable.

Royal Palm City Housing Scheme, project of Aujla & Associates, Town Developers (Pvt.) Limited, Gujranwala is duly approved by Gujranwala Development Authority (GDA) on 09.06.2016. The Royal Palm City comprises of an area of 4085 Kanals. The approved lay out plan of the Royal Palm City is comprised of residential and



commercial units besides the other public places like play grounds, public parks, hospital, water tanks / disposal work tanks and Mosques.

The ultimate load demand of the Royal Palm City is approximately 25.00 MW. The sponsors have signed an agreement for supply electric power to Royal Palm City with Gujranwala Electric Power Company Limited (GEPCO) on November 04, 2016. The underground External Electrification of Royal Palm City, Gujranwala (Block A, B, C, D, E, F, G and H) was prepared by M/s Jansons Engineering Services, Lahore and the same has been approved by the GEPCO on 12.02.2018.

Through the aforesaid agreement, it has been agreed between Gujranwala Electric Power Company Limited (GEPCO and Aujla & Associates Town Developers (Pvt.) Limited that:

"(3) The sponsor shall transfer a piece of land measuring 48 Kanals inside or near to his Housing Scheme free of cost in the name of GEPCO duly completing all formalities for mutation of land as per prevailing land revenue rules etc. subject to the approval of offered site by the GEPCO Site Selection Committee earmarked for the construction of 132kV Grid Station.

(21) As the ultimate load demand of Royal Palm City is more than 20 MW, the Sponsor may apply to NEPRA as per new SRO 1134 (2015) duly issued by NEPRA, for obtaining Distribution Licence from NEPRA. During the intervening period of getting the Distribution Licence from NEPRA, the Sponsor will be allowed to proceed for self-execution of electrification of his scheme as per GEPCO/WAPDA Policy in vogue after approval of the design and completing all required formalities as mentioned in above clauses.

(22) After obtaining the Distribution Licence by Sponsor from NEPRA for the approved area of the housing scheme, the sponsor will be given Electricity Connection at 132 kV under Tariff as approved by NEPRA, GEPCO will return



the land transferred for the Grid Station and the amount deposited as Grid Sharing Cost to the Sponsor or grid sharing cost will be adjusted against security charges as set by the NEPRA. The Sponsor will construct the Grid Station at his own cost as per design approved by GEPCO/NTDC and will also be responsible for its operation and maintenance or through GEPCO on monthly cost deposit basis or in accordance the decision of NEPRA while issuing the licence to sponsor."

SALIENT FEATURES OF THE FACILITY OR THE SYSTEM IN RESPECT OF WHICH THE LICENCE IS SOUGHT

) The sponsor of Royal Palm City has signed an agreement with Gujranwala Electric Supply Company Limited (GEPCO) for supply of 25 MW power to Royal Palm City Housing Scheme, Gujranwala.

Royal Palm City will supply electricity to its residents (Block A, B, C, D, E, F, G and H) through underground electricity distribution system. The design has already been approved by GEPCO.

The Distribution Network can be easily managed and maintained. The sponsors have hired the service of expert and skilled staff for the construction, operation and maintenance of the distribution network. The requisite engineering and technical staff for the proper and efficient operation and maintenance is available locally. In the circumstances no problems in the management, operation and maintenance can be foreseen and if there would be some issues those too may be resolved easily in very short span of time. The distribution system will be laid down through GEPCO approved contractors.



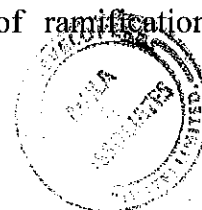
For the purpose of supply of the electricity to the residents of Royal Palm City, the underground external electrification plan has been prepared by our consultant M/s Jansons Engineering Services, Lahore. The Underground Distribution Network plan was then submitted to Gujranwala Electric Power Company Limited, Gujranwala (GEPCO) and GEPCO vide its letter dated February 12, 2018 granted approval and technical sanction for underground external electrification of the Royal Palm City covering 4085 Kanals area consisting of residential plots, Mosques, schools, commercial area / shops, play grounds, public parks, offices, hospital, public buildings, water tanks / disposal work tanks and street lights having total ultimate load demand approximately 25 MW.

PROPOSED INVESTMENT

The entire cost for underground external electrification as well as construction of 05 Nos. overhead Feeder will be around Pak. Rupees 500 million. M/s Aujla & Associates will arrange the entire funds from its own sources.

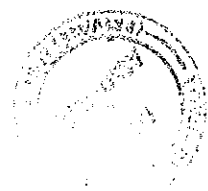
SOCIAL AND ENVIRONMENTAL IMPACT OF THE PROPOSED FACILITY OR SYSTEM IN A NON-TECHNICAL AND COMMONLY UNDERSTOOD LANGUAGE

The decision between underground cables and overhead lines comes up at some point during the planning of every new power line. Both options cannot be considered without environmental impacts. However, the character and extend of ramifications differ



extremely. The environmental composition of a project site should thus be considered in the decision making process.

The major environmental impacts of overhead lines occur when they are already in operation. They are mainly related to birds colliding with the lines as well as the visible effects on the landscape. The most harmful part of underground cables, in contrast, is their installation. During Installation the civil works during this time can have considerable consequences for the environment. Trenches need to be excavated and access to the construction site has to be cleared for heavy machinery needed for cable transportation and trenching. Animals such as beetles, amphibians, reptiles and bats, as well as plants, such as ferns and seed plants, are particularly affected by the construction works. The construction may also cause soil compaction, which in turn can have considerable negative impacts on biodiversity. Sensitive areas: From an environmental point of view, wetlands, swamps and bogs should be avoided when planning underground cables as these habitats may suffer severe or even irreparable harm. Also, sensitive water flows and archaeological sites should factor into the route planning process. Land use: After the installation is done there are only minor limitations regarding land use. Agriculture and farming are generally possible on top of the cable trench. However, deep-rooting plants and vineyards have to be avoided to prevent the cables from damage. Health impacts: People living close to the construction site of a new power line often have concerns about the impacts electro- and magnetic fields (EMF) can have on their health. Both overhead lines and underground cables produce EMF. Underground cables have magnetic fields right above them, but the intensity decreases comparatively fast

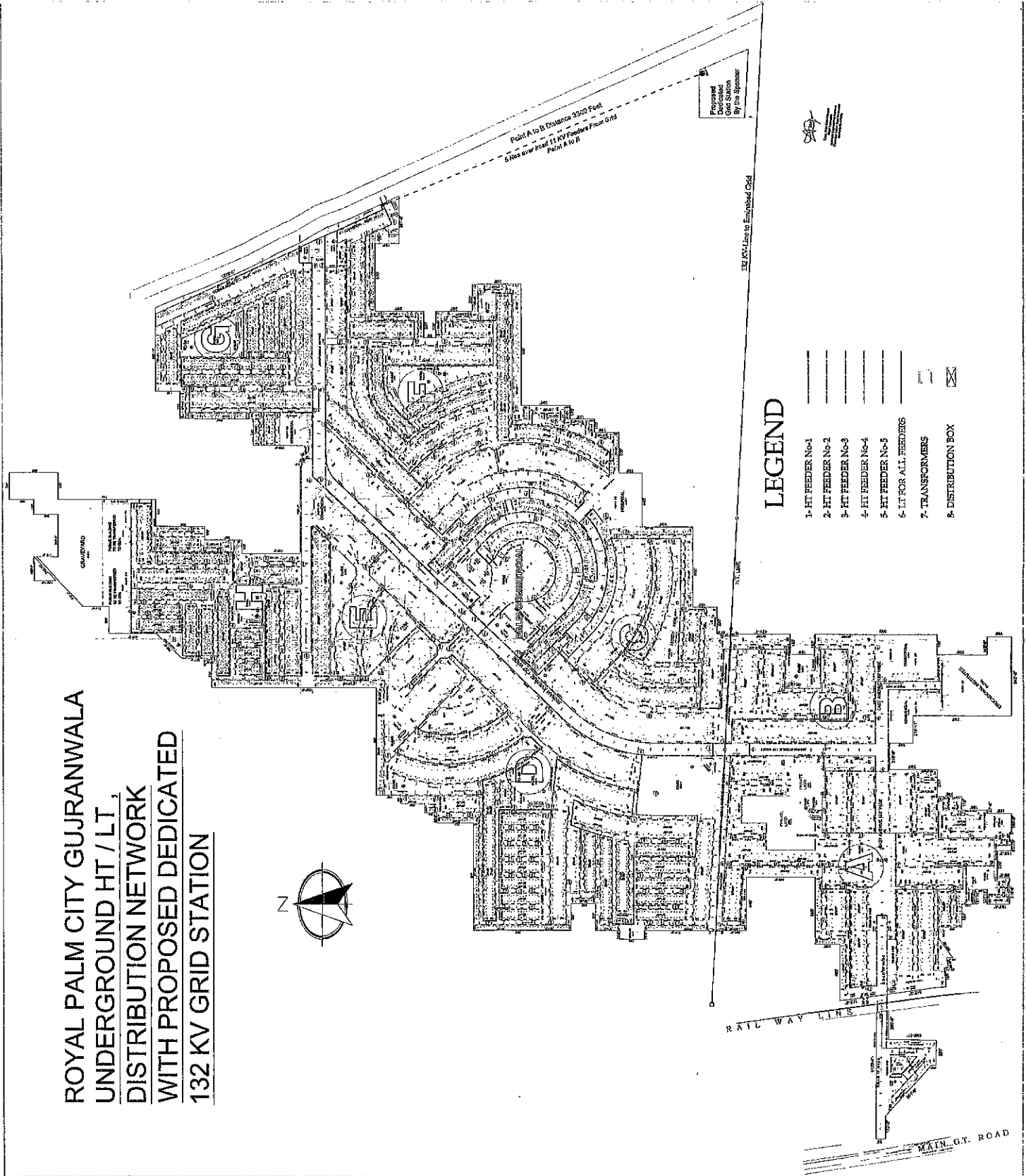
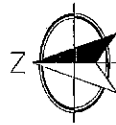


when moving away from the cable. If required, underground cables can be shielded to further reduce EMF at the surface.

The power distribution network at Royal Palm City has been designed keeping in view all the aforestated scenario and necessary requirements for the environment protection according to the WAPDA standards. All necessary equipment will be installed and arrangements will be done to make the distribution network environment friendly. The distribution network will be safe and will not disturb the surrounding population in any way. However, Royal Palm City will follow all the environmental standards laid down by the respective departments/agencies.



ROYAL PALM CITY GUJRANWALA
UNDERGROUND HT / LT,
DISTRIBUTION NETWORK
WITH PROPOSED DEDICATED
132 KV GRID STATION



LEGEND

- 1- HT FEEDER No-1
- 2- HT FEEDER No-2
- 3- HT FEEDER No-3
- 4- HT FEEDER No-4
- 5- HT FEEDER No-5
- 6- LT FOR ALL FEEDERS
- 7- TRANSFORMERS
- 8- DISTRIBUTION BOX