

Dear Esteemed Review Committee Members and Respected Homebuyers,

**Greetings from MRPL. Firstly, some Company News:**

Please allow me to introduce myself. My name is **Virein Chabra**, and I serve as the **Chief Operating Officer at Malhotra Realty Private Limited (MRPL)**. I was born and raised in Ludhiana, educated at a leading boarding school, and later pursued higher studies in England. My professional journey spans across India and Germany, where I worked with a top multinational in diverse technical and leadership roles.

It is both a privilege and a matter of pride to return to Ludhiana and take charge of the Imperial Golf Estate, along with other projects under MRPL. Since joining mid-year, I have taken time to thoroughly assess the on-ground realities and prepare a structured plan to address our review committee and valued homebuyers.

I would also like to acknowledge **Mr. Rajiv Vadhera**, whose deep experience and long-standing association with Imperial Golf Estate have been instrumental in shaping the project. While I have assumed operational leadership, Mr. Vadhera continues to play a critical role in strategic planning and governance, ensuring continuity and leveraging his expertise for the success of this development.

Additionally, Mr. Malhotra has expressed his desire to formally introduce me to all homebuyers during an upcoming virtual or in-person meeting, which we look forward to organizing soon.

With this introduction, let me move to the purpose of this communication. I sincerely apologize for the lack of updates in October. Our intent was to return with clear, actionable updates rather than share an interim report without substance. Thank you for your patience and continued support. As a fellow homebuyer in this project since 2011 and an avid golfer who learned the game at Imperial, I personally understand the anticipation and concerns. Part of my decision to join MRPL and take over the responsibility for the India operations stems from a commitment and ambition to transform Imperial Golf Estate into a world-class facility.

Below is a detailed update on all fronts. Additionally attaching a PDF report for additional information.

**1. Possession of Plots**

- **Phased possession for construction will start December 2025** for homebuyers who wish to begin building.

- Temporary electricity will be provided at our cost; permanent electrical infrastructure will be completed by **July 2026**.
- Registry timelines and villa construction guidelines will be shared in December.
- Updated exterior elevation concepts will be provided to maintain a cohesive design language. Alongside our renowned master architect, ARCOP, we have partnered with a Chandigarh-based firm specializing in luxury real estate to introduce innovative designs, replacing outdated concepts from the previous developer.

## 2. Villas & Suites

- Work was paused in late October because we were not satisfied with the previous designs and specifications. Delivering a dated product would not meet your expectations—or ours.
- After overcoming significant challenges, we have finalized improved layouts, better space utilization, and upgraded flooring and fittings.
- **Construction resumes December 1, 2025**, and possession of all 25 villas/suites will be completed by **July 2026**.
- Please refer to the attached PDF for previews of the new Imperial Suite (H-Type) and upcoming villa concepts.

## 3. Master Layout Upgrade (Revision 15)

- The master plan has undergone 14 revisions by the previous developer, with the last update completed in 2016—approximately nine years ago. Given its outdated nature and our recent success in resolving issues related to certain Aam Rasta/Revenue Roads and water channels (Suas), a significant upgrade to the master plan is essential. Therefore, the 15th revision of the master layout is now being finalized.
- Another major improvement is the addition of a **golf driving range**, essential for a championship-level course.
- To make this possible, we are **sacrificing 5 acres of prime, developed real estate**—a significant investment for the benefit of our homebuyers.
- The driving range will feature **hitting bays on ground and first floors**, elevating the golfing experience.
- To accommodate all the upgrades to the master plan, certain plots will need relocation. Impacted homebuyers will be contacted individually and offered **equivalent or superior plots**.
- The revised layout will be shared for your review and approval. These changes are being made solely to enhance the estate's value and experience for the homebuyers.

#### 4. Corporate Restructuring

- We inherited a complex corporate structure through NCLT, where land, development rights, and licenses were held in separate entities. This has contributed to delays in approvals and handovers.
- We are now simplifying this structure to ensure faster approvals and efficient operations.
- This process does **not affect your ownership rights**. Your consent will be sought where required.

#### 5. Statutory Approvals

- The company continues to make its best efforts to ensure all statutory approvals are in order.
- The scattered holding of land and licenses across multiple entities has caused significant challenges in securing approvals from GLADA, PUDA, and related departments.
- Based on advice from PwC, we are undergoing the above-mentioned corporate restructuring process, which involves a substantial financial outlay—costing the company crores of rupees.
- While this expense was not anticipated and is not ideal, it is being undertaken for the betterment of the entire project and especially for our homeowners. Accordingly, we will be approaching you for approval of the composite restructuring scheme.

#### 6. Connectivity & Road Infrastructure

- Seamless external connectivity is critical for making Imperial Golf Estate the most sought-after address in Ludhiana.
- We are independently driving the development of **13.2 km of village roads**, with minimum widths of 32 ft, landscaped boulevards, lighting, and branding.
- Tenders for 2 of 5 roads have been floated; work on the remaining roads will follow shortly.
- This development alone will significantly uplift the value and accessibility of your property.

#### 7. Golf Course

- Our 9-hole course is maintained in prime condition, and we are investing significantly to elevate it further.
- **Director of Golf (USPGA Class A Professional)** joins in **January 2026** to lead coaching programs, tournaments, and collaborate with the Jack Nicklaus design team for front 9 development.
- Planned upgrades include bunker renovation, additional golf carts, improved changing rooms, clubhouse renovation, and reactivation of the pro shop.
- Our vision for the golf course is to develop it into a championship-level course capable of hosting global tournaments.

## 8. Other Updates

- Fresh designs for the **temporary clubhouse, lounge, changing rooms, and pro shop** are underway.
- Both entrances will be renovated for a grand arrival experience.
- Infrastructure improvements include security cameras, fencing, plantation, and electrical upgrades across the estate.

## Our Commitment

We have shared these updates transparently because you are our partners in this journey. While certain delays were unavoidable, our goal is to deliver a world-class product in every respect. After years of waiting, we now seek a few more months of patience to ensure the outcome exceeds expectations. For questions, please reach out to your respective review committee members or email us at [info@imperialgolfestate.in](mailto:info@imperialgolfestate.in). Based on your response and feedback, we will be happy to schedule a virtual meeting with you all.

Thank you for your trust and cooperation.

With Best Regards,

Virein Chabra



# Project Status Update

Site Progress Review  
November 2025

# Content

- New Imperial Suite (H-Type) Renders and Concept
- Masterplan Overview
- Approvals
- Golf Course Status
- Current Work Status
- New Steps and Site Visit Protocol

**Disclaimer:** Many of the works referenced in this Review Committee Report are voluntary upgrades and enhancements that go beyond the commitments outlined in the resolution plan. Therefore, management retains full discretion to modify or remove these additions entirely, as they are not obligatory.

# Imperial Suite (H-Type) New Concept and Renders with upgraded material selection

Front View



Rear View



## Living Area View



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That was just a glimpse. Other views for the suite and villas are under preparation and will be shared soon

# MASTER PLAN EXECUTION

**As per version R-14 of the Master Plan, the following assets were designed for the Imperial Golf Estate.**

- a) Residential Luxury Villas & Plots
- b) Golf Course
- c) Group Housing
- d) E.W.S Housing
- e) Commercial
- f) Institutional
- g) Amenities
- h) Green Areas

# Masterplan – R14



Note: Version R15 of the master plan will be prepared, finalized, and submitted in due course to incorporate additional land and modifications to the master layout

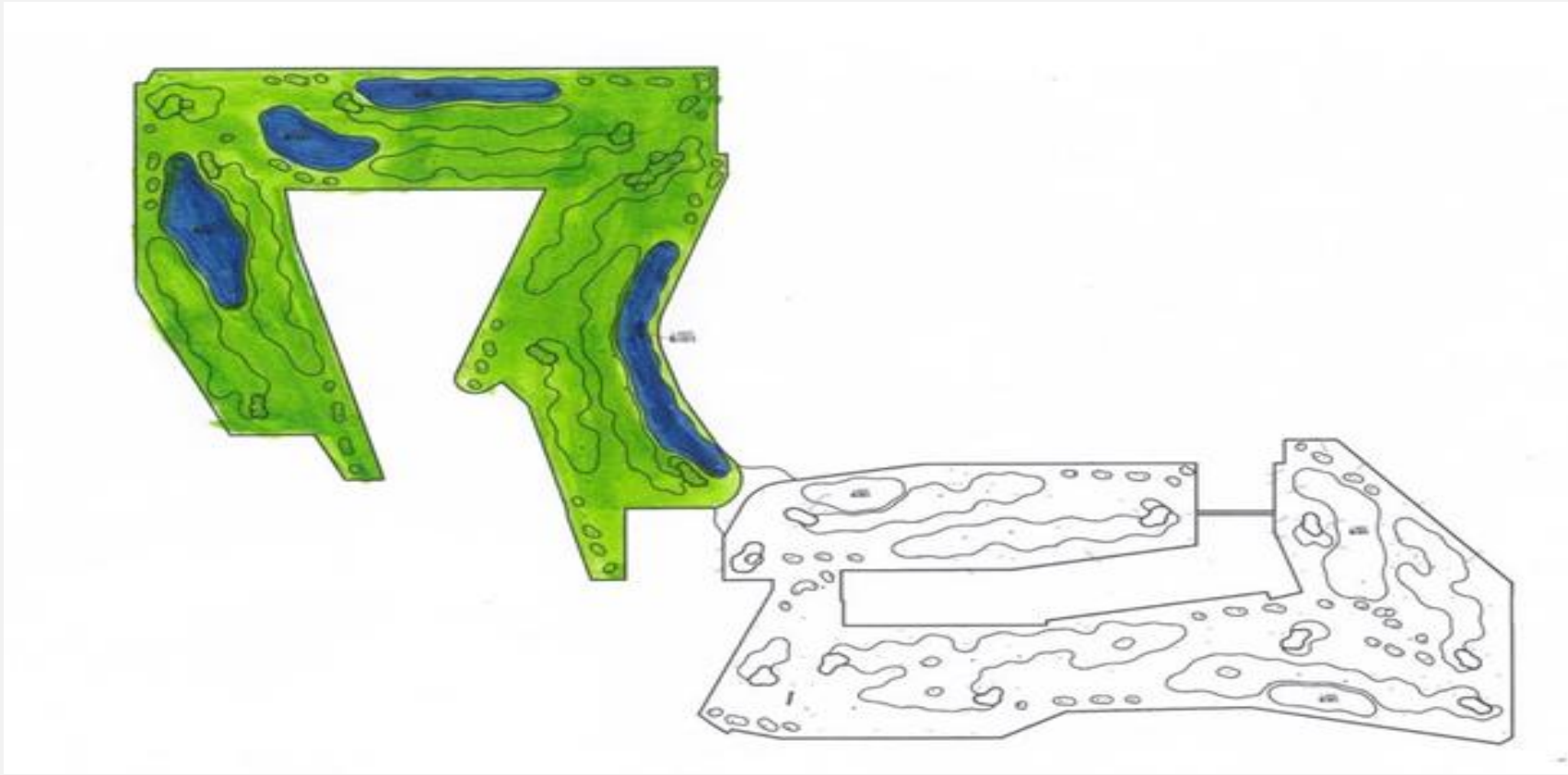
These changes may include new components such as a Driving Range, Hotel, Sports Academy, an expanded Club House, Health Spa, Multi-specialty Hospital, Senior Living Accommodation, Retail and F&B spaces, Helipad, a larger School, and associated developments—all designed to meet internationally accepted standards, subject to the revised business plan and requisite approvals.

# Approvals

Sr. No.	APPROVALS	STATUS
1	Change of Land Use Certificate	270.51 acres- Granted
2	Zoning Plan for Phase -01 & 02	R-14 Approved
3	Layout Approval from Town and Country Planning Authority	R-14 Approved
4	Environmental Clearance Certificate	Applied: TOR received
5	Clearance from State Pollution Control Board	Applicable after Revised EC
6	NOC from Irrigation Department	Applied
7	NOC from Forest Department	Not Applicable
8	NOC from Mining Department	Not Applicable
9	Approved Building Plan Phase -01 & 02	H Series
10	RERA Registration	PBRERA – LDH45 – PR0166 - Valid
11	Partial Completion certificate received from GLADA	Ref No. 614, dt. 25.7.17

# Golf Course Status

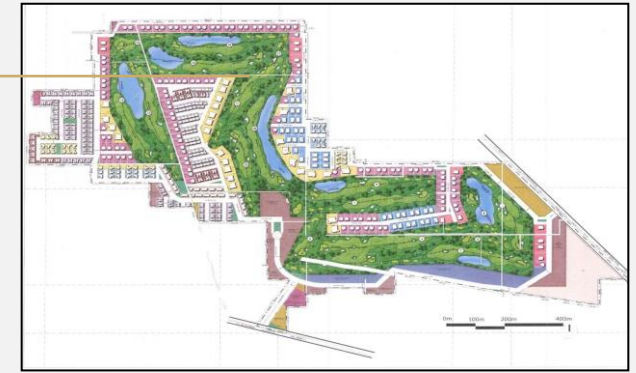
CONSTRUCTION OF GOLF COURSE (9+9=18 HOLES)  
COMPLETED HOLES – Back nine  
TO BE COMPLETED – Front nine



# Golf Course – Hole No. 10



# Golf Course – Hole No. 11



# Golf Course – Hole No. 12



# Golf Course – Hole No. 13



# Golf Course – Hole No. 14



# Golf Course – Hole No. 15



# Golf Course – Hole No. 16



# Golf Course – Hole No. 17



# Golf Course – Hole No. 18



# EASTERN GATE



**PAINTING, MAINTENANCE, AND UPKEEP WORK IN PROGRESS**

# SOUTHERN GATE



**INTERIOR MODIFICATIONS AND FINISHING WORKS IN PROGRESS**

# TEMPORARY CLUB HOUSE



**INTERIOR MODIFICATIONS AND FINISHING WORKS IN PROGRESS**

# Road & Road-Side Plantation



# Road & Road-Side Plantation



# Infrastructure Work Progress Summary – Phase 01

- **Internal Roads:**  
85% completed. Final top layer and two roads are pending.
- **Domestic & Treated Water Supply Lines:**  
91% pipeline laying completed.
- **Sewerage & Drainage Network:**  
92% of the network laid.
- **Electrical Works:**
  - LT & HT cable laying: 86% completed
  - Street lighting installation: 95% completed
- **Plantation:**  
The planned monsoon plantation is currently in progress.

# Infrastructure – Work in Progress

- Berm Development & Plots cleaning
- Cleaning & repairing work of Sewer line
- Cleaning & repairing work of Storm line
- Repairing & Testing of DWS & TWS line
- Nursery development for plants
- Meggering & continuity check of Ext. Electrical Work
- Maintain plantation of road-side

# Pocket C – Earth Berm Formation and Plot Readiness Works in Progress



# Development of On-Site Nursery for Future Plantation Activities



# Roadside Plantation Maintenance Work in Progress



# Weeding on the 18<sup>th</sup> hole tee box in Golf Course



# Grass Cutting and maintenance of Golf Course



# Material Selection for Villas/Suites



**Design review team led by Mr. Malhotra doing the material selection for the villas/suites**

# Electrical & Plumbing Works in Progress in Imperial Suites and Villas



# W/Proofing coating and khurra packing on Terrace in D type Villas & Imperial Suites



# Slab Casting Works in Progress in Imperial Suits H-12 and 13 Units



# External Plaster work in progress in Imperial Suites H- 8 and 9



# External Plaster work in progress in Villa D-108



# Boundary Wall work in progress in Villa D- 15



# Next Steps & Site Visit Protocol

## 1. Monthly Progress Monitoring

A comprehensive **Monthly Progress Report** is being prepared to track development milestones and ensure alignment with project delivery timelines. The report is regularly shared with all stakeholders for their review and updates.

## 2. Weekly Checklist-Based Review

- **Weekly review meetings** with contractors will include a **checklist-based monitoring system** to ensure timely execution of activities and early detection of potential delays.

## 3. Focus Areas for Immediate Attention

- **Finishing Quality:** Enhanced supervision to ensure workmanship standards.
- **Schedule Adherence:** Continuous tracking to minimize slippage.
- **Plot Cleaning and Formation:** Systematic cleaning and preparation of plots.
- **Plot Stone Fixing:** Installation of plot boundary markers to improve visibility and help buyers easily identify their property location on-site.

## 4. Upcoming Review

- **Next Internal Progress Review:** Done on a weekly basis.

## 5. Site Visit Protocol for Homebuyers

- Homebuyers may schedule **site visits with the Projects Team** by sending an email **at least 2 working days in advance**.
- This protocol ensures **safe, transparent, and well-guided site inspections** and helps avoid operational disruption or oversight.



THANK YOU