

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 29/05/2025

Certificate No. G0292025E3

GRN No. 132863693

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ekaakshara Builders LLP

H.No/Floor : 303 Sector/Ward : Na LandMark : Suncity success tower sector 65

City/Village : Gurugram District : Gurugram State : Delhi

Phone: 97*****98

Buyer / Second Party Detail

Name : Director general Department of town and country Planning chandigarh haryana

H.No/Floor : Plotno3 Sector/Ward : 18a LandMark : Madhya marg near yojana bhawan

City/Village : Chandigarh District : Chandigarh State : Haryana

Phone : 88*****25

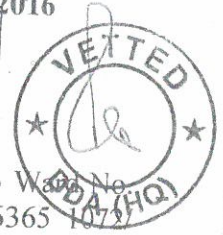
Purpose : BILATERAL AGREEMENT

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FORM LC-IV-B
**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016**

This BILATERAL AGREEMENT is made on this 01st day of July, 2025.

14th July



1. **Mr. Praveen Kumar** alias Praveen Kumar Raghav S/o Rajkumar Singh R/o Ward No. 11, Thakurwada, Sohna, Gurugram, Haryana-122103 [Aadhar No. 7398 6365 1078 / PAN AFUPR7057P] (hereinafter referred to as "Landowner-1"),
2. **Mr. Lokesh Kumar** alias Lokesh Raghav S/o S/o Rajkumar Singh R/o Ward No. 11, Thakurwada, Sohna, Gurugram, Haryana-122103 [Aadhar No. 7534 7506 6888/ PAN AWTPR5550K] (hereinafter referred to as "Landowner-2")
3. **Mr. Ravinder alias Ravinder Raghav** S/o Narender Singh R/o 206, Tower No. P1, Eldeco Accolade, Sohna, Gurugram, Haryana-122103 [Aadhar No. 3469 4084 5929] (hereinafter referred to as "Landowner-3"),
4. **Mr. Satpal Singh** S/o Surta R/o Sadarpur, Sector 45, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 [Aadhar No. 7932 0437 9746] (hereinafter referred to as "Landowner-4"),
5. **Mr. Bhopal Singh** S/o Surta R/o House No. 133, Shiv Mandir, Sector 45, Noida, Uttar Pradesh-201301 [Aadhar No. 5598 3855 0029/ PAN BHJPS4194N] (hereinafter referred to as "Landowner-5"),

For EKAASHARA BUILDERS LLP For EKAASHARA BUILDERS LLP

Sumit
Designated Partner

Designated Partner

Director
Town & Country Planning
Haryana, Chandigarh

(hereinafter the Landowner-1 to Landowner-5 as stated above shall collectively be referred to as the "Landowner(s)" which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns)

M/s Ekaakshara Builders LLP, a Limited Liability Partnership (LLPIN No. ACM-5303) having its registered office at Unit 303, Suncity Success Tower, Sector-65, Gurugram, Haryana-122005 represented through its authorized director(s) **Mr. Sanjeet Singh** (Aadhar No. 7404 6833 1815) S/o Omkar Singh R/o House No. 592, Ward No. 07, Near Govt. Girls School, Bhank Mohila, Gurgaon, Haryana- 122102 and **Mr. Surender Dagar** (Aadhar No. 6786 0614 0129) S/o Tej Ram R/o VTC: Gurgaon, PO: Gurgaon, Sub District, Farrukhnagar, District Gurgaon, Haryana- 122001 hereinafter referred to "**Developer**" which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns) of the ONE PART.

AND

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "**DIRECTOR**" which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns) of the OTHER PART.

WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 11.0875 acres situated in the revenue estate of village Sohna, Sector-5, Sohna, District Gurugram, Haryana.

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding in all respect.

NOW THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, their partners, legal representatives authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner/Developer. The Owner/Developer hereunder covenants as follows:-.

1. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" as per rate, schedule, terms and conditions Annexed hereto. That the

For EKAASHARA BUILDERS LLP

Surender Dagar

Designated Partner

For EKAASHARA BUILDERS LLP

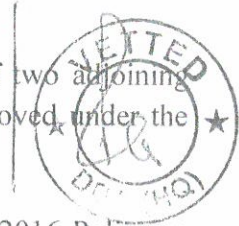
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Designated Partner

Director
Town & Country Planning
Haryana, Chandigarh

rates, schedule, terms and conditions of the EDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.

2. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of DDJAY-2016 Policy as amended from time to time, which shall be followed in letter & spirit.
3. The terms and condition of the policy parameters as prescribed under the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 Policy dated 08.02.2016 as amended from time to time and enclosed as Annexure-1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
4. The Owner/Developer will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per DDJAY policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in optimal utilization of the area.
5. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the DDJAY-2016 Policy dated 08.02.2016.
6. That all plots in the project shall be allotted strictly as per the DDJAY-2016 Policy as amended from time to time.
7. That Owner/Developer shall complete the project within 7 years (5+2 years) from the date of grant of licence as per policy dated 08.02.2016.
8. That the Owner/Developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.



For EKAASHARA BUILDERS LLP

Sudendra

Designated Partner

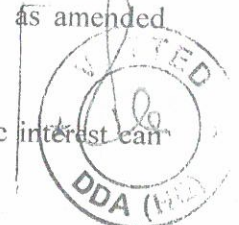
For EKAASHARA BUILDERS LLP

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Designated Partner

Director
Town & Country Planning
Haryana, Chandigarh

9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimates according to the approved layout plans (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of said bank guarantee as per DDJAY Policy dated 08.02.2016 as amended from time to time).
10. That any other condition which the Director may think necessary in public interest can be imposed.
11. That, the Owner/ Developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2) (i) (d) of the Real Estate Regulation and Development Act, 2016 with the on-line application/ payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and get credited to the EDC head in the State treasury.
12. That such 10% of the total receipts from each, payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
13. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
14. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/ developer. The owner/ developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed, schedule.



For EKAASHARA BUILDERS LLP

Surendra

Designated Partner

For EKAASHARA BUILDERS LLP

[Signature]
Designated Partner

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh



IN WITNESS WHEREOF THE OWNER/DEVELOPER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

For EKAASHARA BUILDERS LLP

WITNESSES:-

1. Prateek Kumar s/o Sh. Dinesh
Kumar. R/o H.No. 70, Sector-87,
Prestidabad, Haryana - 121002

2. Megha Solanki D/o
Chander Prakash
Solanki R/o RZ 1101
B/C 94C Sada
Nagar, Param
colony, ND 110045

Dated: 01st July 2025

The owner

Designated Partner

Sanjeet Singh

(Aadhar No. 7404 6833 1815)

House No. 592, Ward No. 07,

Near Govt. Girls School, Bhank Mohila
Gurgaon, Haryana- 122102

For EKAASHARA BUILDERS LLP

Designated Partner

Surender Dagar,

(Aadhar No. 6786 0614 0129)

VTC: Gurgaon, PO: Gurgaon,

Sub District, Farrukhnagar,

District Gurgaon, Haryana- 122001

Director

For & on behalf of the Governor of Haryana

Director
Town & Country Planning
Haryana, Chandigarh