



सत्यमेव जयते

INDIA NON JUDICIAL

Chandigarh Administration

e-Stamp

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|---------------------------|---|
| Certificate No.           | : IN-CH47929990139069W                              |
| Certificate Issued Date   | : 20-Feb-2024 04:44 PM                              |
| Certificate Issued By     | : chmeindia   |
| Account Reference         | : NEWIMPACC (GV) chspicg07/ E-SAMPARK SEC-1&/ CH-CH |
| Unique Doc. Reference     | : SUBIN-CHCHSPICG0792754564805258W                  |
| Purchased by              | : SATYAVEER SINGH                                   |
| Description of Document   | : Article 4 Affidavit                               |
| Property Description      | : Not Applicable                                    |
| Consideration Price (Rs.) | : 0<br>(Zero)                                       |
| First Party               | : OMAXE WORLD STREET PVT LTD                        |
| Second Party              | : Not Applicable                                    |
| Stamp Duty Paid By        | : OMAXE WORLD STREET PVT LTD                        |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                  |



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LC-IV

AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP A COMMERCIAL COLONY

This Agreement is made and executed at CHANDIGARH on 08<sup>th</sup> day of August, 2024

Notary  
Notary  
Notary

For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory  
0021358675

Chandigarh Admin

1. For details of the Stamp certificate please visit the website [www.chandigarh.gov.in](http://www.chandigarh.gov.in) or visit the State Website of the Government of India.  
2. For details of the Stamp certificate and its cancellation and availability visit the website [www.chandigarh.gov.in](http://www.chandigarh.gov.in) or visit the State Website of the Government of India.  
3. For details of the Stamp certificate and its cancellation and availability visit the website [www.chandigarh.gov.in](http://www.chandigarh.gov.in) or visit the State Website of the Government of India.  
4. For details of the Stamp certificate and its cancellation and availability visit the website [www.chandigarh.gov.in](http://www.chandigarh.gov.in) or visit the State Website of the Government of India.

**BETWEEN**

M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre, Sector - 79, Faridabad through its Authorized Signatory Sh. Amandeep Bansal appointed vide Board Resolution Dated 18.12.2021 (hereinafter called the "Owner")  
**of the One part**

**AND**

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR ") of the other part.

Whereas the owners are in possession of the land mentioned in the Annexure 'A' attached hereto for the purpose of developing and converting it into Commercial Colony (Under Mixed Land Use).

**And whereas** under Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said 'Rules'), one of the conditions for the grant of the license is that the owners shall enter into an agreement with Director for carrying out and completion of the development works in accordance with the license finally granted for the setting up a Commercial Colony(Under Mixed Land Use) over an area 11.40625 acres falling in revenue estate of village Barauli and Bhatola, Sector-79, Faridabad ,Haryana.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. In consideration of the Director agreeing to grant license to the owners to set up the said Commercial Colony (Under Mixed Land Use) on the said land mentioned in the Annexure 'A' attached hereto on the fulfilment of all the conditions as are laid down in the Rules 11of Haryana Development and Regulation of Urban Areas Rules,1976 the Owners hereby covenant as follows:

(a) That the owners undertake to pay proportionate External Development Charges as per rate, schedule, terms and conditions hereto:

(1) That the owners undertake to pay the proportionate External Development Charges at the tentative rate of Rs. 374.747 Lacs per gross acre for the Commercial Colony (Under Mixed Land Use). These charges shall be payable to Haryana Urban Development Authority through the Director ,Town & Country Planning, Haryana either in lump sum within 30 days from the date of the grant of license or in 12(twelve) equal quarterly installments in the following manner:

  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory

(a) First instalment shall be payable within a period of 30 days from the date the grant of license.

(b) Balance 91.67% in 11(Eleven) equal quarterly installments along with interest at the rates of 12 % per annum on the unpaid portion of the amount worked out at the tentative rates of Rs 374.747 lacs per gross acre for Commercial Colony (Under Mixed Land Use), however at the time of grant of occupation certificate nothing will be outstanding on account of EDC.

(ii) Owner shall pay EDC as Per the schedule date and demands by DTCP.

(iii) For the grant of Completion Certificate, the payment of External Development Charges shall be the per-requisite along with valid licence and Bank Guarantee.

(iii) That the Owner shall specify the detail of Calculation per Sq.m / Per Sq. Ft which is being demanded from plot Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.

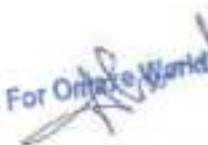
(iv) The unpaid amount of EDC will carry an interest at a rate of 12% per annum (simple) and in case of any delay in the payment of instalments on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% (simple) per annum) would be chargeable up to a period of three months and an additional three months with the permission of Director.

(v) In case HUDA executes External Development Works before the final payment of EDC the Director shall be empowered to call upon the Licensee/ Owner to pay the balance amount of EDC in the lump sum even before the completion of license period and the Owners shall be bound to make the payment within the period so specified.

(c) Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.

(d) The owners shall arrange the electric connection from outside source for Electrification of their commercial colony (Under Mixed Land Use) from H V P N. If the Owners fail to seek electric connection from H V P N, then the Director shall recovered the cost from the owners and deposit the same with the H V P N. However, the installation of internal electricity distribution infrastructure as per peak load requirement of the Commercial Colony (Under Mixed Land Use) shall be the responsibility of the owners for which the colonizer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

  
For Omare World Street Pvt. Ltd  
Authorized Signatory

HVPN/UH BVNL/DHBVNL, Haryana and complete the same before obtaining completion certificate for the commercial colony.

(c) That the rates, schedules, terms and conditions of External development charges may be revised by the director, during the period of the license as and when necessary and the owners shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate schedule and the terms and conditions so determined by the Director.

(f) That the Owners shall be responsible for the maintenance and upkeep of the Commercial Colony (Under Mixed Land Use) for a period of five years from the date of issue of Completion Certificate under Rule 16 of the Rules, unless either relieved of this responsibility.

(g) That the owners shall be individually as well as jointly responsible for the development of the Commercial Colony (Under Mixed Land Use).

(h) That the pace of the construction shall be at least in accordance with our sale agreement with the buyer's of the plots/flats etc. as and when scheme is launched.

(i) That the owners shall complete the internal development works within initial validity of the grant of license.

(j) That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/- per square meter of the total covered area of the colony in two equal instalments. The first instalment of the infrastructure development charges would be deposited by the owners within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of infrastructure Development charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of instalment.

(k) That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and responsible in the interest of proper development of the Colony. E

(l) That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works in the Colony and owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.

(m) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and these Rules shall be binding on the Owners.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaze World Street Pvt. Ltd.  
  
Authorized Signatory

2. That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HUDA and the same is made functional.

3. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act or Rules, then and in any case and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the owners.

4. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.

5. The Stamp duty and registration charges on this agreement shall be borne by the owners.

6. The expressions "THE OWNERS" hereinafter used shall include his heirs, legal representatives and successors and permitted assignees.

7. After the layout and development works or part thereof in respect of the colony have been completed by the owners in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under rule 16 or earlier in case the owners are relieved of the responsibilities in this behalf by the Government. However the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners. Lila

8. That the owner shall convey the 'Ultimate power load requirement' of the project to the concerned power utility with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/switching station/electric sub-station as per the norms prescribed by the power utility in the zoning plan of the project.

For Omaxe World Street Pvt. Ltd.

  
Authorized Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh.

IN WITNESS WHERE OF THE OWNER AND THE DIRECTOR HAVE SIGNED  
THIS DEED ON THE DATE, MONTH AND THE YEAR FIRST ABOVE  
WRITTEN.

Witnesses:-

1.   
H.No. 1. uls. Thana Gidwara  
Distt. Mohali
2.   
Satyavans Singh  
# 660 Sector - 6 Pk

For Omaxe World Street Pvt. Ltd.

  
(For M/s Omaxe World Street Pvt. Ltd.)  
(Authorized Signatory)  
Amandeep Bansal  
India Trade Tower  
Omaxe New Chandigarh  
Village Mullana, Th. Kharar  
District Mohali-140901

  
Director  
Town & Country Planning  
Banyana, Chandigarh





## BETWEEN

M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre, Sector - 79, Faridabad through its Authorized Signatory Amandeep Bansal appointed vide Board Resolution Dated 15.07.2024 (hereinafter called the "Owner") of the One part and the Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part.

And whereas in addition to agreement executed in pursuance of the provisions of Rule 11 of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules") and the conditions laid down therein for grant of license, the owners shall enter into Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for the setting up an additional Commercial Colony (Under Mixed Land Use) over an area measuring 13.8777 acres in addition to already licensed area 11.40625 acres falling in revenue estate of village Bhatola, Sector-79, Faridabad, Haryana.

And whereas the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding on the Owners.



### NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:

- 1) In consideration of the Director agreeing to grant license to the Owners to set up the said additional Commercial Colony (Under Mixed Land Use) on the said land on the fulfilment of the conditions of this Bilateral Agreement, the Owners, his partners, legal representative, authorized agents, assigners, executors etc. shall be bound by the terms and conditions of the Bilateral Agreement executed by the Owners hereunder covenanted by him as follows:
  - i. That the Owners undertake to pay proportionate External Development Charges (EDC) as per rate, schedule, terms and conditions hereunder:
  - ii. That the Owners shall pay the proportionate External Development Charges (EDC) at the tentative rate of Rs. 374.747 lacs per gross acre for the additional

Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Private Limited  
Amandeep Bansal  
Authorized Signatory

Commercial Colony (Under Mixed Land Use). These charges shall be payable to Haryana Urban Development Authority through the Director, Town & Country Planning, Haryana either in lump sum within 30 days from the date of the grant of license or in 12 equal quarterly installments in the following manner:

- a. First instalment shall be payable within a period of 30 (thirty) days from the date of the grant of license.
- b. Balance 91.67% in 11 (Eleven) equal quarterly installments along with interest at the rates of 12% per annum which shall be charged on the unpaid portion of the amount worked out at the tentative rates of Rs. 374.747 lacs per gross acre. However, at the time of grant of Occupation Certificate nothing will be outstanding as EDC.
- c. Owners shall furnish bank guarantee equal to 25% of the amount worked out at the tentative rate of Rs. 374.747 lacs per gross acre.
- (iv) The external development charges rates are under finalization. In the event of increase in tentative external development charges rates, the owner shall pay the enhanced amount of external development charges and the interest on installment, if any, from the date of grant of license.
- (v) That the Owner shall specify the detail of Calculation per Sq.m / Per Sq Ft which is being demanded from plot Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.
- (vi) For grant of completion certificate, the payment of External Development Charges shall be pre-requisite along with valid license and bank guarantee.
- (vii) The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in instalment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% simple per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director.



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaze World Street Private Limited

Authorized Signatory

- (viii) That the Owners shall derive maximum net profit @ 15% of the total project cost of the development of the above noted additional Commercial Colony complex after making provision of statutory taxes. In case, the net profit exceeds 15% after completion of the project period, surplus amount shall be deposited within two months in the State Government Treasury by the Owners.
- (ix) The Owners shall submit the Certificate to the Director within 30 days of the full and final completion of the project from a Chartered Accountant that the overall net profit (after making provisions for the payment of taxes) has not exceeded 15% of the total project cost of the scheme. Provided that the Coloniser shall have the option either to deposit the Infrastructure Augmentation Charges as applicable time to time at any stage before the grant of such completion certificate and get the exemption of the restrict of profit beyond 15% or deposit the amount as per terms and conditions of the Agreement.
- (x) In case HSVP executes External Development Works before the final payment of EDC, the Director shall be empowered to call upon the Owners to pay the balance amount of EDC in the lump sum even before the completion of the license period and the owners shall be bound to make the payment within the period so specified.
- a. Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.
- b. The Owners shall arrange the electric connection from outside source for Electrification of their colony from the HVPN. If the Owners fail to seek electric connection from HVPN, then the Director shall recover the cost from the Owners and deposit the same with the HVPN, however, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall responsibility of the colonizer, for which the colonizer will be required to get the "electric (distribution) services plan/estimate" approved from the agency responsible for installation of "external electrical services" i.e. HVPN/ UHBVNL / DHBVNL, Haryana and complete the same before obtaining completion certificate for the colony.
- c. That the rates, schedules and terms and conditions of External Development Charges may be revised by the Director, during the period of



or Omaze World Street Private Limited  
*[Signature]*  
Authorised Signatory

the license as and when necessary and the Owners shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and the terms and conditions so determined by the Director.

- d. That the owners shall be responsible for the maintenance and upkeep of the colony for a period of five years from the date of issue of completion certificate under rule 16 of the Rules, unless earlier relieved of this responsibility.
- e. That the owner's shall be individually as well as jointly responsible for the development of the additional Commercial Colony Colony.
- f. That the Owners shall complete the internal development works within initial validity of the grant of the license.
- g. That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/- per square meter of the total covered area of the colony in two installments. The first instalment of the infrastructure development charges would be deposited by the owner within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of Infrastructure Development Charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of installments.
- h. That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and reasonable in the interest of proper development of the additional Commercial Colony Colony.
- i. That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works and the Owners shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
- j. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owners.



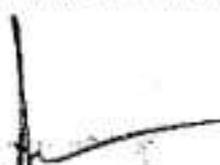
Director  
Town & Country Planning  
Meyyan, Chennai

For Omase World Street Private Limited

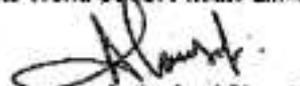
*[Signature]*  
Authorized Signatory

- k. That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HSVP and the same is made functional.
- l. That the owner/ developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section- 4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/ payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- m. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- n. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
- o. That implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to owner/developer. The owner/developer shall continue to supplement such automatic EDC deduction with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
2. That the owners shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within period of two months from the date of grant of license to enable provision of site in the licensed land for transformers / switching Stations/ Electric Sub - Station as per the norms prescribed by the power utility in the zoning plan of the project.
3. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act or Rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the Owners.
4. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.



  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Private Limited

  
Authorized Signatory

5. The Stamp duty and registration charges on this agreement shall be borne by the owners.
6. The expressions "THE OWNERS" hereinabove used shall include his heirs, legal representatives and successors and permitted assignees.
7. After the layout plan and development works in respect of the 'additional Commercial Colony Complex' or part thereof have been completed by the owners in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under Rule 16 or earlier in case the owner is relived of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners.
8. That any other condition which the Director may think necessary in public interest can be imposed.



**IN WITNESS WHEREOF THE OWNERS AND THE DIRECTOR have signed this agreement in the date, month and the first above written.**

**WITNESSES:**

1. *S Singh*  
*Satyajit Singh*  
*# 66 Sector 6 Pk.*

For Omaxe World Street Private Limited  
*Amandeep Bansal*  
Authorized Signatory  
For M/s Omaxe World Street Pvt. Ltd.)  
(Authorized Signatory)  
Amandeep Bansal  
India Trade Tower  
Omaxe New Chandigarh  
Village Mullanpur, Th. Kharar  
District Mohali-140901

2.

*[Signature]*  
Director  
Town & Country Planning  
Maryana, Chandigarh



सत्यमेव जयते

INDIA NON JUDICIAL  
Chandigarh Administration

e-Stamp

Certificate No. : IN-CH53311813236507W  
 Certificate Issued Date : 25-Nov-2024 05:56 PM  
 Certificate Issued By : chreena01  
 Account Reference : NEWIMPACC (GV) chsplog07/ E-SAMPARK SEC-13/ CH-CH  
 Unique Doc. Reference : SUBIN-CHCHSPICG0703288002573242W  
 Purchased by : SATYAVEER SINGH  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : OMAXE WORLD STREET PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : OMAXE WORLD STREET PVT LTD  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



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**LC-IV-D**  
[See rule 11 (1) (h)]



**BILATERAL AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP ADDITIONAL COMMERCIAL COLONY**

This agreement is made and executed at CHANDIGARH on 28<sup>th</sup> day of August ~~2024~~, 2025.

Director

For Omaxe World Street Pvt. Ltd.

IRD 0021632991  
Authorized Signatory



*Aradhya Real Estate* BETWEEN *Pvt. Ltd. in collaboration with*  
M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre,  
Sector - 79, Faridabad through its Authorized Signatory Amandeep Bansal appointed  
vide Board Resolution Dated 01.07.2024 (hereinafter called the "Owner") of the  
One part.

AND

The Governor of Haryana acting through the Director, Town & Country Planning,  
Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other  
part.

Whereas the Owners are in possession of the land, detailed in the Annexure 'A'  
attached herewith for the purpose of developing and converting it into an additional  
Commercial Colony (Under Mixed Land Use).

And whereas in addition to agreement executed in pursuance of the provisions of Rule  
11 of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter  
referred to as the said "Rules") and the conditions laid down therein for grant of  
license, the owners shall enter into Bilateral Agreement with the Director for carrying out  
and completion of the development works in accordance with the license finally granted  
for the setting up an additional Commercial Colony (Under Mixed Land Use) over an  
area measuring 6.9125 acres falling in revenue estate of village Bhatola, Sector-  
79, Faridabad, Haryana.

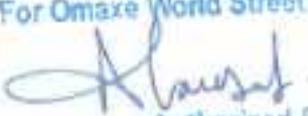
And whereas the Bilateral Agreement mutually agreed upon and executed between the  
parties shall be binding on the Owners.



**NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH**  
**AS FOLLOWS:**

- 1) In consideration of the Director agreeing to grant license to the Owners to set up the  
said additional Commercial Colony (Under Mixed Land Use) on the said land on the  
fulfilment of the conditions of this Bilateral Agreement, the Owners, his partners,  
legal representative, authorized agents, assigners, executors etc. shall be bound by the

  
Director  
Town & Country Planning  
Haryana, Chandigarh

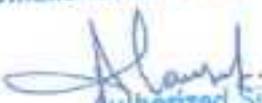
For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory

terms and conditions of the Bilateral Agreement executed by the Owners hereunder covenanted by him as follows:

- i. That the Owners undertake to pay proportionate External Development Charges (EDC) as per rate, schedule, terms and conditions hereunder:
- ii. That the Owners shall pay the proportionate External Development Charges (EDC) at the tentative rate of Rs. 374.747 lacs per gross acre for the additional Commercial Colony (Under Mixed Land Use). These charges shall be payable to Haryana Urban Development Authority through the Director, Town & Country Planning, Haryana either in lump sum within 30 days from the date of the grant of license or in 12 equal quarterly installments in the following manner:
  - a. First instalment shall be payable within a period of 30 (thirty) days from the date of the grant of license.
  - b. Balance 91.67% in 11 (Eleven) equal quarterly installments along with interest at the rates of 12% per annum which shall be charged on the unpaid portion of the amount worked out at the tentative rates of Rs. 374.747 lacs per gross acre. However, at the time of grant of Occupation Certificate nothing will be outstanding as EDC.
  - c. Owners shall furnish bank guarantee equal to 25% of the amount worked out at the tentative rate of Rs. 374.747 lacs per gross acre.
- iii. Owner shall pay the EDC as per schedule date and as and when demanded by the D.T.C.P.
- iv. That the Owner shall specify the detail of Calculation per Sq.m / Per Sq. Ft which is being demanded from plot Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.



For Omaxe World Street Pvt. Ltd.

  
Authorized Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- v. For grant of completion certificate, the payment of External Development Charges shall be pre-requisite along with valid license and bank guarantee.
- vi. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in instalment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% simple per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director, Town & Country Planning, Haryana.
- vii. That the Owners shall derive maximum net profit @ 15% of the total project cost of the development of the above noted additional commercial complex after making provision of statutory taxes. In case, the net profit exceeds 15% after completion of the project period, surplus amount shall be deposited within two months in the State Government Treasury by the Owners.
- viii. The Owners shall submit the Certificate to the Director within 30 days of the full and final completion of the project from a Chartered Accountant that the overall net profit (after making provisions for the payment of taxes) has not exceeded 15% of the total project cost of the scheme.
- ix. In case HUDA executes External Development Works before the final payment of EDC, the Director shall be empowered to call upon the Owners to pay the balance amount of EDC in the lump sum even before the completion of the license period and the owners shall be bound to make the payment within the period so specified and the unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple).
- a. Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.
- b. The Owners shall arrange the electric connection from outside source for Electrification of their colony from the HVPN. If the Owners fail to seek electric connection from HVPN, then the Director shall recover the cost from the Owners and deposit the same with the HVPN, however, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall responsibility of the colonizer, for which the colonizer will be required to get the "electric (distribution) services plan/estimate" approved from the agency responsible for installation of "external electrical services" i.e. HVPN/ UHBVNL /



  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.

  
Authorized Signatory

DHBVNL, Haryana and complete the same before obtaining completion certificate for the colony.

- c. That the pace of the construction shall be at least in accordance with our sale agreement with the buyer's of the plots/flats etc. as and when scheme is launched.
- d. That the rates, schedules and terms and conditions of External Development Charges may be revised by the Director, during the period of the license as and when necessary and the Owners shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and the terms and conditions so determined by the Director.
- e. That the owners shall be responsible for the maintenance and upkeep of the colony for a period of five years from the date of issue of completion certificate under rule 16 of the Rules, unless earlier relieved of this responsibility.
- f. That the Owners shall complete the internal development works within initial validity of the grant of the license.
- g. That the owner's shall be individually as well as jointly responsible for the development of the additional Commercial Colony (Under Mixed Land Use).
- h. That the Owners shall complete the internal development works within initial validity of the grant of the license.
- i. That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/- per square meter of the total covered area of the colony in two installments. The first instalment of the infrastructure development charges would be deposited by the owner within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of Infrastructure Development Charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of installments.
- j. That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and reasonable in the



  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory

interest of proper development of the additional Commercial Colony (Under Mixed Land Use).

- k. That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works and the Owners shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
  - l. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owners.
  - m. That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HUDA and the same is made functional.
2. That the owners shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within period of two months from the date of grant of license to enable provision of site in the licensed land for transformers / switching Stations/ Electric Sub - Station as per the norms prescribed by the power utility in the zoning plan of the project.
  3. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act or Rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the Owners.
  4. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.
  5. The Stamp duty and registration charges on this agreement shall be borne by the owners.
  6. The expressions "THE OWNERS" hereinabove used shall include his heirs, legal representatives and successors and permitted assignees.
  7. After the layout plan and development works in respect of the 'additional Commercial Colony' or part thereof have been completed by the owners in



  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.

  
Authorized Signatory

accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under Rule 16 or earlier in case, the owner is relieved of the responsibilities in this behalf by the Government. However the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners.

8. That any other condition which the Director may think necessary in public interest can be imposed.
9. That the Owner shall pay the Cess Charges as per the policy dated 25.02.2010.
10. That as per instruction dated 14.08.2020 with regard to "Auto Credit of 10% of receipts from the 70% realisations account maintained under 4(2)(1)(d) of the Real Estate Regulation & Development Act, 2016 to EDC as under:-
  - a. That, against each license, the coloniser shall integrate its Bank Account in which 70% allottee receipts are credited under Section-4(2)(1)(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 gets credited to the EDC head in the State treasury.
  - b. 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 Government treasury against EDC dues of the concerned license of the colonisers.
  - c. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonisers against the said licence.
  - d. The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The coloniser shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.



  
Director  
Town & Country Planning  
Mangalore, Chandigarh



IN WITNESS WHEREOF THE OWNERS AND THE DIRECTOR have signed this agreement in the date, month and the first above written.

WITNESSES:

1.

*(Signature)*  
(LITU GUPTA)  
ITT MULLANPUR  
SAS NAGAR  
PUNJAB

For Omaxe World Street Pvt. Ltd.

*(Signature)*  
Authorized Signatory  
For M/s Omaxe World Street Pvt. Ltd.  
(Authorized Signatory)  
Amandeep Bausal  
India Trade Tower  
Omaxe New Chandigarh  
Village Mullanpur, Th. Kharar  
District Mohali-140901

2. *(Signature)*

*(Signature)*  
House No. 600  
Sector - 6 - PKL

*(Signature)*  
Director  
Town & Country Planning  
Haryana, Chandigarh



सत्यमेव जयते

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Chandigarh Administration

e-Stamp

Certificate No. : IN-CH53311843864545W  
 Certificate Issued Date : 25-Nov-2024 05:57 PM  
 Certificate Issued By : chrsnsol  
 Account Reference : NEWIMPACC (GV) chspicg07/ E-SAMPARK SEC-15/ CH-CH  
 Unique Doc. Reference : SUBIN-CHCHSPICG0703289155966652W  
 Purchased by : SATYAVEER SINGH  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : OMAXE WORLD STREET PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : OMAXE WORLD STREET PVT LTD  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



Please write of type below this :-

LC-IV



AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP AN ADDITIONAL COMMERCIAL COLONY

This Agreement is made and executed at CHANDIGARH on 28<sup>th</sup> day of November, 2024

August, 2025.

For Omaxe World Street Pvt. Ltd.

*[Signature]*  
Authorized Signatory

TRID 0021632993



**BETWEEN**

*Asadhya Real Estate Pvt. Ltd. in collaboration with*  
M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre,  
Sector - 79, Faridabad through its Authorized Signatory Sh. Amandeep Bansal  
appointed vide Board Resolution Dated 01.07.2024 (hereinafter called the "Owner")  
of the One part

**AND**

The Governor of Haryana acting through the Director, Town & Country Planning,  
Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part.

Whereas the owners are in possession of the land mentioned in the Annexure 'A'  
attached hereto for the purpose of developing and converting it into an additional  
Commercial Colony (Under Mixed Land Use).

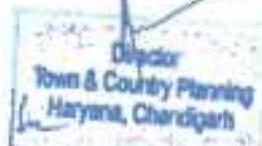
And whereas under Rule 11 of the Haryana Development and Regulation of  
Urban areas Rules 1976 (hereinafter referred to as the said 'Rules'), one of the  
conditions for the grant of the license is that the owners shall enter into an  
agreement with Director for carrying out and completion of the development  
works in accordance with the license finally granted for the setting up of an  
additional Commercial Colony (Under Mixed Land Use) over an area 6.9125 acres  
falling in revenue estate of village Bhatola, Sector-79, Faridabad, Haryana.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. In consideration of the Director agreeing to grant license to the owners to  
set up the said an additional Commercial Colony (Under Mixed Land Use) on  
the said land mentioned in the Annexure 'A' attached hereto on the  
fulfilment of all the conditions as are laid down in the Rules of  
Haryana Development and Regulation of Urban Areas Rules, 1976 the  
Owners hereby covenant as follows:

(a) That the owners undertake to pay proportionate External Development Charges as  
per rate, schedule, terms and conditions hereto:

(1) That the owners undertake to pay the proportionate External Development  
Charges at the tentative rate of Rs. 374,747 Laacs per gross acre for the additional  
Commercial Colony (Under Mixed Land Use). These charges shall be payable to  
Haryana Urban Development Authority through the Director, Town & Country  
Planning, Haryana either in lump sum within 30 days from the date of the grant  
of license or in 12(twelve) equal quarterly installments in the following manner:



For Omaxe World Street Pvt. Ltd.  
*Amandeep Bansal*  
Authorized Signatory

(a) First instalment shall be payable within a period of 30 days from the date the grant of license.

(b) Balance 91.67% in 11(Eleven) equal quarterly instalments along with interest at the rates of 12% per annum on the unpaid portion of the amount worked out at the tentative rates of Rs 374,747 lacs per gross acre for additional Commercial Colony (Under Mixed Land Use), however at the time of grant of occupation certificate nothing will be outstanding on account of EDC.

(ii) Owner shall pay EDC as Per the schedule date and demands by DTCP.

(iii) For the grant of Completion Certificate, the payment of External Development Charges shall be the per-requisite along with valid licence and Bank Guarantee.

(iii) That the Owner shall specify the detail of Calculation per Sq.m / Per Sq. Ft which is being demanded from plot Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.

(iv) The unpaid amount of EDC will carry an interest at a rate of 12% per annum (simple) and in case of any delay in the payment of instalments on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% (simple) per annum) would be chargeable up to a period of three months and an additional three months with the permission of Director.

(v) In case HUDA executes External Development Works before the final payment of EDC the Director shall be empowered to call upon the Licensee/ Owner to pay the balance amount of EDC in the lump sum even before the completion of license period and the Owners shall be bound to make the payment within the period so specified.

(c) Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.

(d) The owners shall arrange the electric connection from outside source for Electrification of their additional commercial colony (Under Mixed Land Use) from H V P N. If the Owners fail to seek electric connection from H V P N, then the Director shall recovered the cost from the owners and deposit the same with the H V P N. However, the installation of internal electricity distribution infrastructure as per peak load requirement of the additional Commercial Colony (Under Mixed Land Use) shall be the responsibility of the owners for which the colonizer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPN/UHBVNL/DHBVNL, Haryana and



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
Authorized Signatory

complete the same before obtaining completion certificate for the additional commercial colony.

(e) That the rates, schedules, terms and conditions of External development charges may be revised by the director, during the period of the license as and when necessary and the owners shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate schedule and the terms and conditions so determined by the Director.

(f) That the Owners shall be responsible for the maintenance and upkeep of the additional Commercial Colony (Under Mixed Land Use) for a period of five years from the date of issue of Completion Certificate under Rule 16 of the Rules, unless either relieved of this responsibility.

(g) That the owners shall be individually as well as jointly responsible for the development of the additional Commercial Colony (Under Mixed Land Use).

(h) That the pace of the construction shall be at least in accordance with our sale agreement with the buyer's of the plots/flats etc. as and when scheme is launched.

(i) That the owners shall complete the internal development works within initial validity of the grant of license.

(j) That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/- per square meter of the total covered area of the colony in two equal installments. The first instalment of the infrastructure development charges would be deposited by the owners within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of infrastructure Development charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of instalment.

(k) That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and responsible in the interest of proper development of the Colony.

(l) That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works in the Colony and owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.

(m) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and these Rules shall be binding on the Owners.



  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omix World Street Pvt. Ltd.  
  
Authorized Signatory

2. That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HUDA and the same is made functional.
3. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act or Rules, then and in any case and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the owners.
4. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.
5. The Stamp duty and registration charges on this agreement shall be borne by the owners.
6. The expressions "THE OWNERS" hereinafter used shall include his heirs, legal representatives and successors and permitted assignees.
7. After the layout and development works or part thereof in respect of the colony have been completed by the owners in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under rule 16 or earlier in case the owners are relived of the responsibilities in this behalf by the Government. However the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners.
8. That the owner shall convey the 'Ultimate power load requirement' of the project to the concerned power utility with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/switching station/electric sub-station as per the norms prescribed by the power utility in the zoning plan of the project.



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.

Authorized Signatory



IN WITNESS WHERE OF THE OWNER AND THE DIRECTOR HAVE SIGNED  
THIS DEED ON THE DATE, MONTH AND THE YEAR FIRST ABOVE  
WRITTEN.

For Omaxe World Street Pvt. Ltd.

Witnesses:-

1. *Ritu Gupta*  
(RITU GUPTA)  
117 HOLLAND  
SAS NAGAR  
PUNJAB

2.

*Singh*  
Sukhvir Singh  
House No - 66  
Sector - 6

*Amandeep Bansal*  
Authorized Signatory  
(For M/s Omaxe World Street Pvt. Ltd.)  
(Authorized Signatory)  
Amandeep Bansal  
India Trade Tower  
Omaxe New Chandigarh  
Village Mullanpur, Th. Kharar  
District Mohali-140901

*[Signature]*  
Director  
Town & Country Planning  
Maharaja, Chandigarh



सत्यमेव जयते

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Chandigarh Administration

e-Stamp

|                           |  |
|---------------------------|--|
| Certificate No.           | : IN-CH53444880954410W                               |
| Certificate issued Date   | : 09 Dec 2024 11:58 AM                               |
| Certificate Issued By     | : Chandevu   |
| Account Reference         | : NEWIMPACC (GV)/ chsplog07/ E-SAMPARK SEC-12/ CH-CH |
| Unique Doc. Reference     | : SUBIN-GHCHSPICG0703509070000969W                   |
| Purchased by              | : SATYAVEER SINGH                                    |
| Description of Document   | : Article-4 Affidavit                                |
| Property Description      | : Not Applicable                                     |
| Consideration Price (Rs.) | : 0<br>(Zero)  |
| First Party               | : OMAXE WORLD STREET PVT LTD                         |
| Second Party              | : Not Applicable                                     |
| Stamp Duty Paid By        | : OMAXE WORLD STREET PVT LTD                         |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                   |



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LC-IV



AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP AN ADDITIONAL COMMERCIAL COLONY

This Agreement is made and executed at CHANDIGARH on 18<sup>th</sup> October, 2025 18<sup>th</sup> October, 2025 day of December, 2024

*Handwritten signature*

0021557502

Statutory Alert:  
 1. The authenticity of the e-Stamp certificate should be verified at [www.chandigarh.gov.in](#) or through the Chandigarh e-Stamping App or the Chandigarh e-Stamping Portal.  
 2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App / Portal / Chandigarh e-Stamping Portal should be reported to the concerned authority.  
 3. In case of any discrepancy please inform the concerned authority.

**BETWEEN**

M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre, Sector - 79, Faridabad through its Authorized Signatory Sh. Amandeep Bansal appointed vide Board Resolution Dated 15.07.2024 (hereinafter called the "Owner")  
**of the One part**

**AND**

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part.

Whereas the owners are in possession of the land mentioned in the Annexure 'A' attached hereto for the purpose of developing and converting it into an additional Commercial Colony (Under Mixed Land Use).

**And whereas** under Rule 11 of the Haryana Development and Regulation of Urban areas Rules 1976 (hereinafter referred to as the said 'Rules'), one of the conditions for the grant of the license is that the owners shall enter into an agreement with Director for carrying out and completion of the development works in accordance with the license finally granted for the setting up a an additional Commercial Colony (Under Mixed Land Use) over an area 13.8777 acres in addition to already licensed area 11.40625 acres falling in revenue estate of village Bhutola, Sector-79, Faridabad, Haryana.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

In consideration of the Director agreeing to grant license to the owners to set up the said additional Commercial Colony on the said land mentioned in the Annexure 'A' attached hereto on the fulfilment of all the conditions as are laid down in the Rules 11 of Haryana Development and Regulation of Urban Areas Rules, 1976 the Owners hereby covenant as follows:

1. That the owners undertake to pay proportionate External Development Charges as per rate, schedule, terms and conditions hereto:
  - (a) That the owners undertake to pay the proportionate External Development Charges at the tentative rate of Rs. 374.747 Lacs per gross acre for the additional Commercial Colony. These charges shall be payable to Haryana Urban Development Authority through the Director, Town & Country Planning, Haryana either in lump sum within 30 days from the date of the grant of license or in 12(twelve) equal quarterly installments in the following manner:



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Private Limited

Authorized Signatory

- (i) First instalment shall be payable within a period of 30 days from the date the grant of license.
- (ii) Balance 91.67% in 11(Eleven) equal quarterly installments along with interest at the rates of 12 % per annum on the unpaid portion of the amount worked out at the tentative rates of Rs 374.747 lace per gross acre for additional Commercial Colony, however at the time of grant of occupation certificate nothing will be outstanding on account of EDC.

(b) For the grant of Completion Certificate, the payment of External Development Charges shall be the per -requisite along with valid licence and Bank Guarantee.

(c) The unpaid amount of EDC would carry an interest at a rate of 12% per annum (simple) and in case of any delay in the payment of instalments on the due date, an additional penal interest of 3% per annum (making the total payable interest 15% simple per annum) would be chargeable up to a period of three months and an additional three months with the permission of Director.

(d) In case HSVP executes External Development Works before the final payment of EDC the Director shall be empowered to call upon the Licensee/ Owner to pay the balance amount of EDC in the lump sum even before the completion of license period and the Owners shall be bound to make the payment within the period so specified.

(i) Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.

(ii) The owners shall arrange the electric connection from outside source for Electrification of their additional commercial colony from H V P N. If the Owners fail to seek electric connection from H V P N, then the Director shall recovered the cost from the owners and deposit the same with the H V P N. However, the installation of internal electricity distribution infrastructure as per peak load requirement of the additional commercial colony shall be the responsibility of the owners for which the colonizer will be required to get the " electric (distribution ) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPN/UH BVNL/DH BVNL, Haryana and compete the same before obtaining completion certificate for the additional commercial colony.

(iii) That the rates, schedules, terms and conditions of External development charges may be revised by the director, during the period of the license as and when necessary and the owners shall be



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omars World Street Private Limited  
Authorized Signatory

bound to pay the balance of enhanced charges, if any, in accordance with the rate schedule and the terms and conditions so determined by the Director.

- (iv) That the Owners shall be responsible for the maintenance and upkeep of the additional Commercial Colony colony for a period of five years from the date of issue of Completion Certificate under Rule 16 of the Rules, unless either relieved of this responsibility.
- (v) That the owners shall be individually as well as jointly responsible for the development of the additional Commercial Colony colony.
- (vi) That the owners shall complete the internal development works within initial validity of the grant of license.
- (vii) That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/-per square meter of the total covered area of the colony in two equal installments. The first instalment of the infrastructure development charges would be deposited by the owners within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of infrastructure Development charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of instalment.
- (viii) That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and responsible in the interest of proper development of the Colony.
- (ix) That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works in the Colony and owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
- (x) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and these Rules shall be binding on the Owners.
- (xi) That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HSVP and the same is made functional.
- (xii) That the owner/ developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section- 4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/ payment gateway of the Department, in such manner, so as to ensure that 10%



Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaze World Street Private Limited

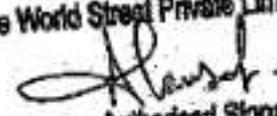
Authorized Signatory

of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

- (xiii) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xiv) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
- (xv) That implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to owner/developer. The owner/developer shall continue to supplement such automatic EDC deduction with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
2. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act or Rules, then and in any case and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the owners.
3. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.
4. The Stamp duty and registration charges on this agreement shall be borne by the owners.
5. The expressions "THE OWNERS" hereinafter used shall include his heirs, legal representatives and successors and permitted assignees.
6. After the layout and development works or part thereof in respect of the colony have been completed by the owners in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under rule 16 or earlier in case the owners are relieved of



  
Director  
Town & Country Planning  
Haryana, Chandigarh

Omaze World Street Private Limited  
  
Authorized Signatory

the responsibilities in this behalf by the Government . However the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners.



In witness where of the owner and the director have signed this deed on the date, month and the year first above written.

Witnesses:-

1. *S Singh*  
*Satyavees Singh*  
*# 660 Sector-6 PKL.*

For Omaxe World Street Private Limited  
*Amandeep Bansal*  
Authorized Signatory  
(For M/s Omaxe World Street PVT. Ltd.  
(Authorized Signatory)  
Amandeep Bansal  
India Trade Tower  
Omaxe New Chandigarh  
Village Mullanpur, Th. Kharar  
District Mohali-140901

2.

*[Signature]*  
Director  
Town & Country Planning  
Haryana, Chandigarh



सत्यमेव जयते

INDIA NON JUDICIAL

Chandigarh Administration

e-Stamp

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|---------------------------|--|
| Certificate No.           | : IN-CH47927460567511W                               |
| Certificate Issued Date   | : 20-Feb-2024 04:46 PM                               |
| Certificate Issued By     | : pnmandvi   |
| Account Reference         | : NEW/MPACC (GVY) chspicg07/ E-SAMPARK SEC-1B/ CH-CH |
| Unique Doc. Reference     | : SUBIN-CHCHSPICG0793754519062753W                   |
| Purchased by              | : SATYAVEER SINGH                                    |
| Description of Document   | : Article 4 Affidavit                                |
| Property Description      | : Not Applicable                                     |
| Consideration Price (Rs.) | : 0<br>(Zero)  |
| First Party               | : OMAXE WORLD STREET PVT LTD                         |
| Second Party              | : Not Applicable                                     |
| Stamp Duty Paid By        | : OMAXE WORLD STREET PVT LTD                         |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                   |



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Director  
Town & Country Planning  
Chandigarh

LC-IV-D

[See rule 11 (1) (h)]

**BILATERAL AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP A COMMERCIAL COLONY**

This agreement is made and executed at CHANDIGARH on 08<sup>th</sup> day of August, 2024.

For Omaxe World Street Pvt Ltd

Authorized Signatory

0021358671

**BETWEEN**

M/s Omaxe World Street Pvt. Ltd. having its registered office at Omaxe City Centre, Sector - 79, Faridabad through its Authorized Signatory Amandeep Bansal appointed vide Board Resolution Dated 18.12.2021 (hereinafter called the "Owner") of the **One part.**

**AND**

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part.

Whereas the Owners are in possession of the land, detailed in the Annexure 'A' attached herewith for the purpose of developing and converting it into a Commercial Colony (Under Mixed Land Use).

And whereas in addition to agreement executed in pursuance of the provisions of Rule 11 of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules") and the conditions laid down therein for grant of license, the owners shall enter into Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for the setting up a Commercial Colony (Under Mixed Land Use) over an area measuring 11.40625 acres falling in revenue estate of village Barauli & Bhatola, Sector-79, Faridabad, Haryana.

And whereas the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding on the Owners.

**NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:**

- 1) In consideration of the Director agreeing to grant license to the Owners to set up the said Commercial Colony (Under Mixed Land Use) on the said land on the fulfilment of the conditions of this Bilateral Agreement, the Owners, his partners, legal representative, authorized agents, assigners, executors etc. shall be bound by the

  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory

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terms and conditions of the Bilateral Agreement executed by the Owners hereunder covenanted by him as follows:

- i. That the Owners undertake to pay proportionate External Development Charges (EDC) as per rate, schedule, terms and conditions hereunder;
- ii. That the Owners shall pay the proportionate External Development Charges (EDC) at the tentative rate of Rs. 374.747 lacs per gross acre for the Commercial Colony (Under Mixed Land Use). These charges shall be payable to Haryana Urban Development Authority through the Director, Town & Country Planning, Haryana either in lump sum within 30 days from the date of the grant of license or in 12 equal quarterly installments in the following manner:
  - a. First instalment shall be payable within a period of 30 (thirty) days from the date of the grant of license,
  - b. Balance 91.67% in 11 (Eleven) equal quarterly installments along with interest at the rates of 12% per annum which shall be charged on the unpaid portion of the amount worked out at the tentative rates of Rs. 374.747 lacs per gross acre. However, at the time of grant of Occupation Certificate nothing will be outstanding as EDC.
  - c. Owners shall furnish bank guarantee equal to 25% of the amount worked out at the tentative rate of Rs. 374.747 lacs per gross acre.
- iii. Owner shall pay the EDC as per schedule date and as and when demanded by the D.T.C.P.
- iv. That the Owner shall specify the detail of Calculation per Sq.m / Per Sq. Ft which is being demanded from plot Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.

  
Director  
Town & Country Planning  
Haryana Chandigarh

For Omaze World Street Pvt. Ltd.  
  
Authorized Signatory

- v. For grant of completion certificate, the payment of External Development Charges shall be pre-requisite along with valid license and bank guarantee.
- vi. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in instalment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15% simple per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director, Town & Country Planning, Haryana.
- vii. That the Owners shall derive maximum net profit @ 15% of the total project cost of the development of the above noted commercial complex after making provision of statutory taxes. In case, the net profit exceeds 15% after completion of the project period, surplus amount shall be deposited within two months in the State Government Treasury by the Owners.
- viii. The Owners shall submit the Certificate to the Director within 30 days of the full and final completion of the project from a Chartered Accountant that the overall net profit (after making provisions for the payment of taxes) has not exceeded 15% of the total project cost of the scheme.
- ix. In case HUDA executes External Development Works before the final payment of EDC, the Director shall be empowered to call upon the Owners to pay the balance amount of EDC in the lump sum even before the completion of the license period and the owners shall be bound to make the payment within the period so specified and the unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple).
- a. Enhanced compensation on the land cost, if any, shall be payable extra as decided by the Director, from time to time.
- b. The Owners shall arrange the electric connection from outside source for Electrification of their colony from the HVPN. If the Owners fail to seek electric connection from HVPN, then the Director shall recover the cost from the Owners and deposit the same with the HVPN, however, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall responsibility of the colonizer, for which the colonizer will be required to get the "electric (distribution) services plan/estimate" approved from the agency responsible for installation of "external electrical services" i.e. HVPN/ UHBVNL /

  
Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
  
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DHBNL, Haryana and complete the same before obtaining completion certificate for the colony.

- c. That the pace of the construction shall be at least in accordance with our sale agreement with the buyer's of the plots/flats etc. as and when scheme is launched.
- d. That the rates, schedules and terms and conditions of External Development Charges may be revised by the Director, during the period of the license as and when necessary and the Owners shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and the terms and conditions so determined by the Director.
- e. That the owners shall be responsible for the maintenance and upkeep of the colony for a period of five years from the date of issue of completion certificate under rule 16 of the Rules, unless earlier relieved of this responsibility.
- f. That the Owners shall complete the internal development works within initial validity of the grant of the license.
- g. That the owner's shall be individually as well as jointly responsible for the development of the Commercial Colony(Under Mixed Land Use).
- h. That the Owners shall complete the internal development works within initial validity of the grant of the license.
- i. That the owners shall deposit Infrastructure Development Charges at the rate Rs. 750/- per square meter of the total covered area of the colony in two instalments. The first instalment of the infrastructure development charges would be deposited by the owner within 60 days from the date of grant of license and the second instalment within six months from the date of grant of license. The unpaid amount of Infrastructure Development Charges shall carry an interest @ 18 % per annum (simple) for the delay in the payment of installments.
- j. That the owners shall carry out, at his own expenses and cost, any other works which the Director may think necessary and reasonable in the interest of proper development of the Commercial Colony (Under Mixed Land Use).

Director  
Town & Country Planning  
Haryana, Chandigarh

For Omaxe World Street Pvt. Ltd.  
Authorized Signatory

- k. That the owners shall permit the Director, or any other officer authorized by him in his behalf to inspect the execution of the development works and the Owners shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
- l. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owners.
- m. That the Owners shall make his own arrangement for disposal of sewerage till external sewerage system is provided by HUDA and the same is made functional.
2. That the owners shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within period of two months from the date of grant of license to enable provision of site in the licensed land for transformers / switching Stations/ Electric Sub - Station as per the norms prescribed by the power utility in the zoning plan of the project.
3. Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act or Rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to the Owners.
4. Upon cancellation of the License under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.
5. The Stamp duty and registration charges on this agreement shall be borne by the owners.
6. The expressions "THE OWNERS" hereinabove used shall include his heirs, legal representatives and successors and permitted assignees.
7. After the layout plan and development works in respect of the 'Commercial Colony' or part thereof have been completed by the owners in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the owners release the

  
Director  
Town & Country Planning  
Haryana, Chandigarh

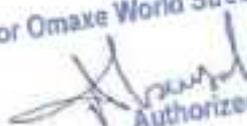
  
For Omaxe World Street Pvt. Ltd.  
Authorized Signatory

bank guarantee or part thereof, as the case may be, provided that Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of 5 years from the date of issue of the completion certificate under Rule 16 or earlier in case, the owner is relieved of the responsibilities in this behalf by the Government. However the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of External Development Charges received from the Owners.

8. That any other condition which the Director may think necessary in public interest can be imposed.
9. That the Owner shall pay the Cess Charges as per the policy dated 25.02.2010.
10. That as per instruction dated 14.08.2020 with regard to "Auto Credit of 10% of receipts from the 70% realisations account maintained under 4(2)(d) of the Real Estate Regulation & Development Act, 2016 to EDC as under:-
  - a. That, against each license, the coloniser shall integrate its Bank Account in which 70% allottee receipts are credited under Section-4(2)(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 gets credited to the EDC head in the State treasury.
  - b. 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 Government treasury against EDC dues of the concerned license of the colonisers.
  - c. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonisers against the said licence.
  - d. The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The coloniser shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.

IN WITNESS WHEREOF THE OWNERS AND THE DIRECTOR have signed this agreement in the date, month and the first above written.

  
Director  
Town & Country Planning  
Mohalla, Chandigarh

For Omaxe World Street Pvt. Ltd.  
  
Authorized Signatory

WITNESSES:

1.

*Yashwinder Singh*

Flat No. 2, U.L. Tharun Garden Road

Distt. Mohali

2.

*Rajinder Singh*

Rajinder Singh

# 660 Sector - 6

Phase 2

For Omaze World Street Pvt. Ltd.

For M/s Omaze World Street Pvt. Ltd.

(Authorized Signatory)

Amandeep Bansal

India Trade Tower

Omaze New Chandigarh

Village Mullampur, Th. Kharar

District Mohali-140901

Director  
Town & Country Planning  
Muzee, Chandigarh

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