

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/09/2024

Certificate No. G0G2024I160



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 121103713



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Signatureglobal India Limited

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 98*****52



Buyer / Second Party Detail

Name : Department of Town and country Planning haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98*****52

Purpose : GENERAL AGREEMENT

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FORM LC-IV -A

**BILATERAL AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP
RESIDENTIAL PLOTTED COLONY UNDER NEW INTEGERATED LICENSING POLICY
DATED 11-05-2022**

THIS AGREEMENT is made on 25th day of September, 2025 (Two Thousand and

Director
Town & Country Planning
Haryana, Chandigarh

For Signatureglobal (India) Limited

Director/ Authorised Signatory

BETWEEN

M/s. **SignatureGlobal (India) Limited** in collaboration with Silver Stone Developers Private Limited, Yesha Developers LLP and Unistay Hospitality Private Limited, a Company incorporated under the Companies Act 2013, having its registered Office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 (hereinafter called the "OWNER/DEVELOPER") which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, administrator, attorney, nominees and permitted assigns); represented herein by its Authorized Signatory Sh. Siddhartha Kapoor s/o Sh. Piyoosh Kapoor R/o H.no. M1/59, Sector 8, Aliganj, Lucknow, Uttar Pardesh-226024 of the **FIRST PART**.

AND

THE GOVERNOR OF HARYANA, acting through The Director, Town & Country Planning, Haryana (hereinafter referred to as the "**Director**") of the **OTHER PART**.

WHEREAS in addition to agreement executed in pursuance of 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 Owner/Developer shall enter into an bilateral agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up Residential Plotted Colony under New Integrated Licensing Policy dated 11.05.2022 on an area measuring 12.40 acres in the revenue estate of Village Fazilpur, Jharsa, Sector-71 Gurugram, Haryana.

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

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS: -

In consideration of the Director agreeing to grant license to the Owner/Developer to set up said Colony under NILP 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 Owners/Developer hereunder covenanted by him as under:

Director
Town & Country Planning
Haryana, Chandigarh

For Signatureglobal (India) Limited

Director/ Authorised Signatory



1. That the Owner/Developer undertakes to pay Proportionate External Development Charges(EDC) for the area earmarked for the Affordable Group Housing Scheme, as per rate, schedule, terms & conditions hereto. That the rate, schedule, terms & 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 rate, schedule, terms & conditions determined by him along with the interest from the date of grant of license.
2. That the Owner/Developer shall ensure that the flats/dwelling units are sold/leased/transferred by them keeping in view the provisions of NILP policy as amended from time to time, which shall be followed in letter and spirit.
3. That the terms & conditions and policy parameters as prescribed under the Residential Plotted Colony under NILP policy dated 11.05.2022 as amended from time to time and enclosed as annexure I to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
4. That the Owner/Developer will transfer 10% area of the licensed colony free of cost to the Government for provisions of community facility as per NILP policy as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in compact block, it will help in optimum 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 NILP policies.
6. That all plots in the project shall be allotted strictly as per the NILP policy as amended from time to time.
7. That the Owner/Developer shall complete the project within 7 Years (5+2 Years) from the date of grant of license as per policy.
8. That the Owner/Developer shall derive maximum net profits @ 15% of the total project cost of development of above said Residential Plotted Colony under NILP policy after making provisions of the statutory taxes. In case, the

Director
Town & Country Planning
Haryana, Chandigarh

For Signatureglobal (India) Limited

Director/ Authorised Signatory

WITNESSES

<p>1 Shormendra Kumar Yadav # 1054, Sect- 15-B CHD. </p>	<p>For Signature global (India) Limited  Director/ Authorised Signatory <hr/>Authorised Signatory On behalf of the Owner</p>
<p>2</p>	<p><hr/>Director Town and Country Planning Haryana, Chandigarh For and on behalf of the Governor of Haryana</p>


Director
Town & Country Planning
Haryana, Chandigarh



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Seller / First Party Detail

Name: Signatureglobal India Limited

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

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Buyer / Second Party Detail

Name : Department of Town and country Planning haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 98*****52

Purpose : GENERAL AGREEMENT

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LC-IV

AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP A COLONY UNDER NEW INTEGRATED LICENSING POLICY DATED 11.05.2022

THIS AGREEMENT is made on 25th day of September, 2025 (Two Thousand and
Twenty-Five)

Director
Town & Country Planning
Haryana, Chandigarh

BETWEEN

For Signatureglobal (India) Limited

Director/ Authorised Signatory

M/s. **SignatureGlobal (India) Limited** in collaboration with Silver Stone Developers Private Limited, Yesha Developers LLP and Unistay Hospitality Private Limited, a Company incorporated under the Companies Act 2013, having its registered Office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 (hereinafter called the "OWNER/DEVELOPER") which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, administrator, attorney, nominees and permitted assigns); represented herein by its Authorized Signatory Sh. Siddhartha Kapoor s/o Sh. Piyoosh Kapoor R/o H.no. M1/59, Sector 8, Aliganj, Lucknow, Uttar Pradesh-226024 of the **FIRST PART**.

AND

THE GOVERNOR OF HARYANA, acting through The Director, Town & Country Planning, Haryana (hereinafter referred to as the "**DIRECTOR**") of the **OTHER PART**.

WHEREAS in addition to the 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"), one of the conditions for the grant of license is that the Owner/Developer shall enter into an agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up a Residential Plotted Colony under New Integrated Licensing Policy dated 11.05.2022 on an area measuring 12.40 acres in the revenue estate of Village Fazilpur, Jharsa, Sector-71 Gurugram, Haryana.

NOW THIS DEED WITNESSTH AS FOLLOWS:

In consideration of the Director agreeing to grant license to the Owner to set up the said Residential Plotted Colony under New Integrated Licensing Policy dated 11.05.2022 on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 the Owner/Developer hereby covenants as follows:

1. 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 online application/payment gateway of the department Planning in such manner so as to ensure 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.

Director
Town & Country Planning
Haryana, Chandigarh

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Director/ Authorised Signatory

2. That such 10% of total receipts from each payment made by the allottee which is received by the Department shall get automatically credited in the date of receipt in the Government treasury against EDC dues.
3. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
4. That the implementation of such mechanism shall, however, have no bearing on the EDC installment schedule convey to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deduction with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
5. That the owner/developer shall transfer 12% of the colony area free of cost to the Government earmarked for EWS (hereinafter referred as "EWS") as No profit no loss (hereinafter referred to as "NPNL") housing.
6. That the owner/developer shall ensure that the land for community sited upto two pockets of atleast 1.25 acres each in colony upto 40 acres and atleast 2.00 acres in case of colonies above 40 acres.
7. That the location of this area will be decided by the Director in consultation with the owner/developer at the time of grant of license.
8. That the owner/developer shall not claim benefit of FAR, ground coverage i.e. 12% area as mentioned in policy dated 09.02.2016.
9. That the owner/developer has no objection, if Government decides to utilize this area through any public/private agencies as it may deem fit.
10. That the owner/developer shall ensure that this area will have independent access of minimum 18 mtr further approachable to 24 mtr wide internal sector road.
11. That the owner/developer shall ensure to provide single point connection for water supply, sewerage, drainages and electric infrastructure.
12. That the owner/developer shall transfer the area to the government in the revenue records within 60 days from the date of grant of license and before approval of zoning plan. Consequently, the owner/developer will be free from obligation of providing EWS and NPPL plots.

Community Facilities:

- a) That the Owner/Developer shall transfer 10% of the area of licensed colony free of cost to the government for provisions of community facility in the compact block for optimal utilization of the area. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions.
- b) That the location of the area for community facility will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony.
- c) The FAR as per permitted in the licensed colony will be given to the owner/developer of the area to be transferred in this regard for its utilization within the licensed colony area as per existing practice being following in the Residential Plotted Colony.
- d) The land will be transferred within 60 days of grant of license.

13. That the Owner/Developer shall derive maximum net profit @ 15% of the total project cost of development of above said Residential Plotted Colony under NILP policy after making provisions of the statutory taxes. In case, the profit exceeds 15% after completion of the project period, surplus amount shall either 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 or Owner/Developer shall have the option to deposit infrastructure augmentation charges as applicable from time to time at any stage before grant of completion certificate and get exemptions of the restriction of net profit beyond 15%.

14. That the Owner/Developer shall submit the following certificates to the Director within 90 days of the full and final completion of the project from Chartered Accountant i.e.

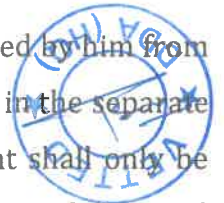
- a. that the overall net profit (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme;
- b. that the Owner/Developer while determining the sale price of the plots in residential plotted colony, in market shall compute the net profit @15% and the details of which including the cost of execution shall be supplied to the Director as and when demanded by him. The total project shall mean

For Signature global (India) Limited

Director/ Authorised Signatory

the defined phase or a compact area of the colony, as approved by the Director.

15. That the pace of construction shall be atleast in accordance with our sale agreement with the buyers of the flats/offices/plots/commercial space/IT space as and which scheme is launched, wherever applicable.
16. That the owner/developer shall be responsible for the maintenance and up-keep of all roads, open spaces, if the said Residential Plotted Colony for the period of five years from the date of issue of the completion Certificate under Rule 16 unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
17. i. That the owner/developer shall ensure compliance of the provision of Haryana Apartment Ownership Act, 1983 which shall be followed in letter and spirit.
ii. That the sector road and internal sector road as per approved sectoral plan shall not form part of common area as defined as per provision of Haryana Apartment Ownership Act, 1983 and shall be transferred free of cost to the government or the local authority as per provision of section 3(3)(iii) of the Haryana Development and Regulation of Urban Area Act, 1975.
18. That the owner/developer shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in the separate account to be maintained in the scheduled bank and this amount shall only be utilized by the owner/developer towards meeting the cost of internal development work of the colony.
19. That the owner/developer shall permit the director or any other officer authorized by them in this behalf to inspect the execution of development work in the said colony and the owner/developer shall carry out all directions issued to them for ensuring due compliance of the execution of the development work in accordance with the licence granted.
20. That the owner/developer shall carry out at their own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the said colony.



Director
Town & Country Planning,
Haryana, Chandigarh

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21. That the Bank Guarantee of the internal development works has been furnished on the interim rates for the development works and construction of community buildings. The owner/developer shall submit additional Bank Guarantee, if any, at the time of approval of service plan/estimate according to the approved lay out plan. With an increase in the cost of construction and increase in the number of facilities in the layout plan, the owner/developer will furnish an additional Bank Guarantee within 30 days of the demand.
22. That the owner/developer shall deposit infrastructure development charges @Rs. 375 per sq mtr for permissible saleable plotted area and @ 750 per sq mtr (175% FAR for commercial component through bank draft in favour of Director General, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The first installment would be deposited by the owner within 60 days from the date of grant of license and second installment shall be deposited within six months from the date of grant of license, falling which 18% p.a.(simple) interest will be paid for the delayed period.
23. Provided always and it is hereby agreed that if the Owner/ Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right, the Director may cancel the license granted to the Owner/ Developer.
24. Upon cancellation of the license under clause 2 above, the action shall be taken as provided in the Haryana Development and Regulation of the Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 as amended up to date, the bank guarantee in that event shall stand forfeited in favour of the Director
25. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
26. The expression "Owner/ Developer" hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
27. That the owner/developer shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with the copy to the director, within two month period from the date of grant of license to enable provision to site in licensed land Transformers/switching stations/Electric Sub-stations as per norms prescribed by the power utility in the zoning plan of the project.

Director
Town & Country Planning
Haryana, Chandigarh

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Director/ Authorised Signatory



28. That any other condition which the director may think is necessary in public interest can be imposed.

29. That owner/developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010.

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



WITNESSES

<p>1</p> <p>Dharmender Kumar Yadav # 1054, Sect- 15-B CHD.</p> 	<p>For Signature global (India) Limited</p> <p></p> <p>Director/ Authorised Signatory</p> <hr/> <p>Authorised Signatory</p> <p>On behalf of the Owner/Developer</p>
<p>2</p>	<hr/> <p>Director Town and Country Planning Haryana, Chandigarh</p> <p>For and on behalf of the Governor of Haryana</p>



Director
Town & Country Planning
Haryana, Chandigarh