

Bond



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Haryana Government



Date : 17/12/2024

Certificate No. G0Q2024L661



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(Rs. Only)

GRN No. 125288706



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Adani m two k Realtors Llp

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Na

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*34



Purpose : agreement to be submitted at Other

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FORM LC-IV  
(See rule 11)

**Agreement by owner of land intending to set up a colony**

This agreement made on the 29<sup>th</sup> day of JULY 2025 between M/s Radhey Buildhome Pvt. Ltd. (hereinafter called the "Owner") in joint development agreement /Collaboration agreement with M/s Adani M2K Realtors LLP (hereinafter called the "Developer") a limited liability partnership registered under the provision of the Limited Liability Partnership Act, 2008 having its office at Miracle Mile, Adani Realty, 3rd Floor, Golf Course Extension Road, Sector 60, Opposite Paras Trinity, Gurugram -122011, through its authorized signatory Mr. Vikash Agarwal S/o Shri S.D. Agarwal of the one part and the Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

Whereas the owner/Developer is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into Residential Group Housing Colony;

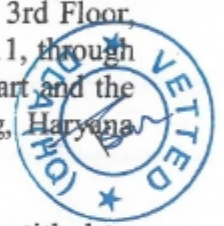
And whereas under rule 11, of the Haryana Development and Regulations of Urban Area Rules 1976 (hereinafter referred to as "Rules" one of the conditions for the grant of licence is that the Developer shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for

For Adani M2K Realtors LLP

Authorised Signatories

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Haryana, Chandigarh



setting up a Residential Group Housing Colony on additional land measuring 0.03125 acres falling in the revenue estate of village Kherki Majra, Tehsil Kadipur, Sector 102A, Gurugram, Haryana.

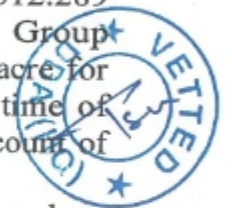
NOW THIS DEED WITNESSETH AS FOLLOWS

1. In consideration of the Director agreeing to grant licence to the Developer to set up the said Residential Group Housing Colony on the additional land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the Developer hereby conveys as follows: -
  - (a) That the Developer shall deposit 30% amount realized by him from flat holders from time to time within 10 days of its realization in a separate account to be maintained in a scheduled Bank and that this amount shall only be utilized by the Developer towards the cost of internal development works and construction works in the Group Housing Colony.
  - (b) That the Developer undertakes to pay proportionate external development charges (EDC) as per rate schedule terms and conditions here to.
    - i. That the Developer shall pay the proportionate external development charges at the tentative rate of Rs. 312.289 Lacs per gross acre for 0.031094 Residential Group Housing component and @ Rs. ~~416.585~~ Lacs per gross acre for 0.000156 acres Commercial component. These charges shall be payable to the Director, Town and Country Planning, Haryana either in lump-sum within 30 days from the grant of licence or 10 equals 6 monthly instalment of 10% each.
    - ii. First instalment of 10% of the amount of external development charges shall be payable within a period of 30 days from the grant of license.
    - iii. Balance 90% in 9 equal 6 monthly instalments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount workout at the tentative rate of Rs. 312.289 Lacs per gross acre for 0.031094 acres residential Group Housing component and @ Rs. ~~416.585~~ Lacs per gross acre for 0.000156 acres Commercial component. However, at the time of grant of occupation permission nothing will be due on account of EDC.
    - iv. That the Developer shall pay the EDC as per schedule date and time as and when demanded by DTCP Haryana.
  - (c) That the Developer shall specify the details of calculations per square metre/ per sq ft, which is being demanded from the flat owners on account of EDC/IDC, is being charged separately as per rate fixed by the government.

For Adani M2K Realtors LLP

  
Authorised Signatories

  
Director  
Town & Country Planning  
Haryana, Chandigarh



- (d) The EDC rates may be reviewed. There is a likelihood of some substantial increase in the EDC rates. In the event of increase in EDC rates the coloniser/Developer shall pay the enhanced rate of EDC and the interest rate of EDC and the interest on instalments if any from the date of grant of licence and shall furnish additional bank guarantee if any on the enhanced EDC.
- (e) In case the Coloniser/Developer ask for completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only there after the grant of completion certificate would be considered.
- (f) The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in the payment of instalments on due date and additional penal interest of 3% per annum (making the total payable interest at 15% per annum) would be chargeable up to a period of 3 months in additional 3 months with the permission of DTCP.
- (g) In case the Haryana Shehari Vikash Pradhikaran (HSVP)/Gurugram Metropolitan Development Agency (GMDA) executes external development work and complete the same before the due date and consequently requires the charges for the same, the DTCP shall be empowered to call upon the coloniser to pay the balance amount of EDC in lump sum even before the completion of 5 year, and the colonizer shall be bound to do so.
- (h) Enhanced compensation of land cost if any shall be payable extra as decided by the director from time to time.
- (i) The Developer shall arrange the electric connection from outside source for electrification of their colony from Dakshin Haryana Bijli Vitran Nigam Limited (DHBVNL). If the Developer fails to seek electric connection from DHBVNL, the director shall recover the cost from the Developer and deposit the same with the DHBVNL. However, the instalment of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be responsibility of the coloniser for which the coloniser will be required to get the electrical distribution services plan estimates approved from the agency responsible for installation of external services DHBVNL and complete the same before obtaining completion certificate for the colony.
- (j) No external development charges would be recovered from the economically weaker sections (EWS) lower income group (LIG) category of allottees.
- (k) That the Developer shall responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a

For Adani M2K Realtors LLP

  
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period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.

- (l) That the Developer shall at his own cost construct or get constructed by any other institution or individual at its cost schools, hospitals, community centre and other community buildings on the land set apart for this purpose, or if so desired by the Government shall transfer to it at any time, it may desire, free of cost land thus set apart for schools, hospitals, community centre and other community buildings, in which case the institution including a local authority on such terms and condition as it may lay down.
- (m) No 3<sup>rd</sup> party rights will be created without obtaining the prior permission of Director. All the community building will be constructed by the coloniser within a period of 5 years from the date of grant of license.
- (n) That the Developer shall be individually as well as jointly responsible for the individual plan licensed area as well as total combined plan of the licensed area as a whole.
- (o) That the Developer shall complete the internal development works within 5 years of the grant of license.
- (p) The Developer undertakes to pay proportionate external development charges EDC for the area earmarked for Group Housing scheme as per rate schedule terms and conditions given in clause 1 of this agreement.
- (q) That the Developer shall furnish the Building Plan of Group Housing scheme along with the Service Plan detailed estimates together with the bank guarantee equal to 25% of the total cost of development work both for internal and external for the area under group housing scheme within a period of 60 days from the grant of licence.
- (r) That in case of Group Housing, adequate accommodation shall be provided for domestic servants and other service population and number of such dwelling units shall not be less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140 square feet which will cater to the minimum size of the room along with bath and WC.
- (s) That adequate educational health recreational and cultural amenities to the norms and standard provided in the respective development plan of the area shall be provided.
- (t) That the Developer shall deposit infrastructure development charges @ Rs. 625 per Sq Mtr for Group Housing area add Rs. 1000 per square metre of the 0.5% commercial component in 2 equal instalments. First

For Adani M2K Realtors LLP

  
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instalment of the infrastructure development charges shall be deposited by the Developer within 60 days from the date of grant of the licence and second instalment within 6 months from the date of grant of the license. The unpaid amount of infrastructure development charges shall carry an interest @ 18% (simple) p.a. for the delay in payments of the instalment.

- (u) That the Developer shall carry out at his own expenses any other works which the director may think necessary and reasonable in the interest of the proper development of the colony.
  - (v) That the Developer shall permit the Director or other officer authorised by him in this behalf to inspect the execution of the layout, and the development works in the colony and the coloniser shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with licence granted.
  - (w) That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the Developer.
  - (x) That the Developer shall give the requisite land for treatment works (oxidation ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by HSVP/GMDA and make their own arrangements for temporary disposal or give the requisite land. That the Developer shall make arrangements for water supply sewerage drainage etc. to the satisfaction of DTCP till services are made available from the external infrastructure to be laid down by HSVP/GMDA.
2. That the Developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(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.
3. 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.
4. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the Developer.
5. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the Developer. The Developer shall continue to supplement such automatic EDC

For Adani M2K Realtors LLP

  
Authorised Signatories

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Director  
Town & Country Planning  
Haryana, Chandigarh

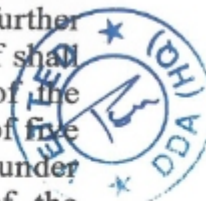
deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

6. Provided always and it is hereby agreed that if the Developer shall commit any breach of the terms and conditions of this agreement or violate any provision of the Act or these rules, then and in any such case, and notwithstanding the waiver of any previous cause or right, the Director, may cancel the licence granted to him.
7. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under the Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank guarantee in that events shall stand forfeited in favour of the Director.
8. Expression that Owner/Developer here in you shall include his heirs, legal representatives, successors and permitted assignees.
9. The stamp and registration charges on this deed shall be borne by the Developer.
10. After the building and development works or part thereof in respect of the Residential Group Housing Colony or part three of have been completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the Developer release the bank guarantee or part there of as the case may be, provided that if the completion of the colony is taken in parts only the part of bank guarantee corresponding to the part of the colony completed shall be released and provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the colony or the part thereof as the case may be for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the Developer 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 Developer.

For Adani M2K Realtors LLP

  
Authorized Signatories

  
Director  
Town & Country Planning  
Haryana, Chandigarh



In witness where of the Coloniser/Developer and the Director have signed this deed on the and year first above written

1. Witness:-

**For Adani M2K Realtors LLP**  
**For Adani M2K Realtors LLP**

1. \_\_\_\_\_

  
(Authorized Signatory)

(Developer)

Dated- \_\_\_\_\_

2. \_\_\_\_\_

1. \_\_\_\_\_

**DIRECTOR**  
for & on behalf of the Governor of Haryana

  
Director  
Town & Country Plan  
Haryana, Chandig

Dated- \_\_\_\_\_

2. \_\_\_\_\_



*Adani M2K*  
*Projects*  
*[Signature]*



Sr. No. *65377*  
 Amount *6*  
 Purpose *for*  
 [Circular Stamp: 26/3/12, PANCHAYAT DHAMA, NEAR DITTA COURT, CHANDIGARH]

**FORM LC-IV**

(See Rule 11)

**AGREEMENT BY OWNER OF LAND INTENDING TO SETUP A GROUP HOUSING COLONY**

This agreement is made and executed at Chandigarh on the *27<sup>th</sup>* day of *MARCH*, 2012 (Two Thousand ~~Eleven~~ *Twelve*)

BETWEEN

M/s Radhey Buildhome Pvt. Ltd. in joint development agreement/Collaboration agreement with M/S Adani M2K Projects LLP a limited liability partnership registered under the provision of the Limited Liability Partnership Act, 2008 having its's registered office at Adani House, Plot No.-83, Sector-32, Institutional Area, Gurgaon; Haryana - 122001, Gurgaon through its authorized signatory Mr. Sanjiv Tyagi S/o Shri Vijaypal Tyagi (hereinafter called the "Owner/Developer") of the **ONE PART**

**NOTED**  
*[Signature]*  
**D. A. (HQ)**

AND

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the **OTHER PART**.

**WHEREAS** the owner is in possession of land measuring 17.9875 acres falling in the revenue estate of village Kherki Mazra, Sector 102 and 102-A, Gurgaon for the purpose of converting into RESIDENTIAL GROUP HOUSING COLONY.

**For RADHEY BUILDHOME PVT. LTD.**  
*[Signature]*  
 Auth. Signatory

**For ADANI M2K PROJECTS LLP**

*[Signature]*  
 Authorised Signatory

**D.G.T.C.P. (Hr.)**  
*[Signature]*

**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 License is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the License finally granted for setting up a RESIDENTIAL GROUP HOUSING COLONY at the revenue estate of Kherki Mazra, Sector 102 and 102-A, Gurgaon.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. In consideration of the Director agreeing to grant license to the owner to set up the said colony on the land measuring 17.9875 acres, village Kherki Mazra, Sector 102 and 102-A, Gurgaon and on the fulfillment of all conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the owner hereby covenants as follows:

a) That the Owner undertakes to pay proportionate External Development Charges as per rate, schedule, terms & conditions hereto:-

i. That owner shall pay the proportionate External Development Charges @ Rs.213.30 Lac per gross acre for Group Housing area and Rs.284.603 Lac per gross acre for commercial component. 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 grant of license or in ten equal six monthly installments of 10% each i.e.:

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

(b) Balance 90% in nine equal six monthly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount.

ii. The owner shall pay the enhanced amount of External Development Charges and the interest on installments, if any from the date of grant of

NETTED  
D. A. (HQ)

For RADHEY BUILDHOME PVT. LTD.  
Auth. Signatory

D.G.T.C.P. (Hr)

For ADANI M2K PROJECTS LLP

Authorised Signatory

license and shall furnish the additional Bank Guarantee, if any on the enhanced EDC rates.

- iii) In case the colonizer asks for a completion certificate before the payment of EDC they would have to first deposit the entire EDC and only thereafter the grant of completion certificate would be considered.
  - iv) The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in the payment of installments on the due date an additional interest of 3% per annum (making the total payable interest 15% (simple) per annum) would be chargeable upto a period of three months and the additional three months with the permission of Director.
  - v) In case, the Haryana Urban Development Authority (HUDA) executes External Development Works completes the same before the due date and consequently requires the charges for the same, the DTCP shall be empowered to call upon the colonizer to pay the EDC even before the completion of four years period and the colonizer shall be bound to do so.
  - vi) Enhanced compensation on land cost, if any, shall be payable extra as decided by the Director from time to time.
  - vii) The colonizer will arrange the electric connection from outside source for electrification of their colony from HVPN. If they fail to provide electric connection from HVPN, the Director, Town & Country Planning will recover that cost from the colonizer and deposit it with HVPN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall remain the responsibility of the colonizer, for which the colonizer will be required to get the "electrical (distribution) services plan/estimates" 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.
  - viii) No EDC would be recovered from the EWS/LIG categories of allottees.
- b) That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a

VETTED  
D. A. (HQ)

For RADNEY BIRI HOME PVT. LTD.  
Auth. Signatory

D.G.T.C.P. (Hr.)

For ADANI M2K PROJECTS LLP

Authorized Signatory



and terms & conditions so determined by the Director along with interest from the date of grant of license.

- ii. That all buildings to be constructed shall be with the approval of the Director and shall in addition to provisions of zoning plan of the site, conform to the building bye-laws and regulations in force in the area and shall in addition be governed by building byelaws as per NBC with regard to light and ventilation, structural safety, fire safety, sanitary requirements and circulations (vertical and horizontal).
- iii. That the owner shall furnish the layout plan of Group Housing Scheme along with the service plans/details estimates together with the bank guarantee equal to 25% of the total cost of the development works (both for internal and external) for the area under Group Housing Scheme within a period of 60 days from the date of grant of license
- iv. That in case of Group Housing, adequate accommodation shall be provided for domestic servants and other service population and the number of such dwelling units shall be not less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140 sq ft which will cater to the minimum size of room along with bath & water closet.
- f) That in case of said Group Housing Colony the owner shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owners towards meeting the cost of Internal Development Works and construction works in the colony.
- g) That adequate educational, health, recreational and cultural amenities to the norms and standards provided.

**VETTED**  
*[Signature]*  
A. (HQ)

For **RADHEY BUILDHOME PVT. LTD.**  
*[Signature]*  
Auth. Signatory

For **ADANI M2K PROJECTS LLP**

*[Signature]*  
Authorised Signatory

*[Signature]*  
D.G.T.C.P. (Hr.)  
*[Signature]*

No third party rights will be created without obtaining the prior permission of the Director, Town and Country Planning Haryana, Chandigarh.

All the community buildings will be got constructed by the colonizer within a period of three years from the date of grant of License.

- h) That applicant shall deposit the Infrastructure Development Charges amounting Rs. 4,56,33,613/- @ Rs. 625/- per sq m for group housing area and Rs. 1000/- per sq m for commercial component of the gross area of said Group Housing Colony in two equal installments. The first installment of IDC shall be deposited by the owner within 60 days from the date of the grant of license and second installment shall be deposited within six months from the date of grant of license. The unpaid amount of the IDC shall carry an interest 18% per annum (simple) for the delay in payment of installment.
- i) That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
- j) That the owner shall permit the Director or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in the colony and the colonizer shall carry out all directions issued to them for ensuring the due compliance of the execution of the layout plans and the development works in accordance with the license granted.
- k) That without prejudice to anything contained in this agreement all the provisions contained in the Act and the Rules shall be binding on the Owners.
- l) That the Owners shall give the requisite land for the treatment works (Oxidation ponds) and for broad irrigation purposes at their own cost till the completion of external sewerage system by HUDA and make their

VETTED  
*[Signature]*  
D. A., HQ

For RADHEY BUILDHOME PVT. LTD.  
*[Signature]*  
Auth. Signatory

*[Signature]*  
D.G.T.C.P. (Hr.)  
*[Signature]*

For ADANI M2K PROJECTS LLP

*[Signature]*  
Authorized Signatory

own arrangements for temporary disposal or give the requisite land. That the owners shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP, till the services are made available from the external infrastructure to be laid by HUDA.

2. Provided always and it is hereby agreed that if the Owner commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act of Rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director may cancel the License granted to them.
3. Upon cancellation of the License under Clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 as amended upto date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
4. The stamp duty and registration charges on this deed shall be borne by the Owner.
5. The expression "the Owner" hereinbefore used shall include his/her/their heirs, legal representatives, successors and permitted assignees.
6. After the layout plans and development works or part thereof in respect of the colony or part thereof have been completed and a completion certificate in respect thereof has been issued, the Director may on an application in this behalf from the Owner, release the Bank Guarantee or part thereof, as the case may be, provided that, if the completion of the colony is taken in parts, only he part of the Bank Guarantee corresponding to the part of the colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or the part thereof, as the case may be, for a period of five years from the date 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

For RADHEY BUILDHOME PVT. LTD.

*M. S. Bawa*  
Auth. Signatory

D.G.T.C.P. (Hr.)

For ADANI M2K PROJECTS LLP

*[Signature]*  
Authorised Signatory

Development Charges shall be released by the Director General in proportion to the payment of the External Development Charges received from the owner.

**IN WITNESS WHEREOF** THE OWNER(S)/DEVELOPER(S) AND THE DIRECTOR have signed this deed on the date and the year first above written.

**Witnesses:-**

1. Yashwinder Singh  
H.No. 43 K2/329bad (Mohali)

For ADANI M2K PROJECTS LLP

Authorized Signatory

2. Vignesh  
90 DGTCP (HP)  
CHD

Owner / Developer  
(Authorized Signatory)

VETTED  
D.A. (HQ)

Director General  
Town and Country Planning,  
Haryana, Chandigarh

For RADHEY BUILDERS  
Vignesh Bawed  
Auth. Signatory