

Bond				Indian-Non Judicial Stamp				Date : 16/07/2025	
Certificate No. : GUP2025G5802				Stamp Duty Paid : ₹ 101		Penalty : ₹ 0			
GRN No. : 136971780				Deponent					
Name : DLF Homedevelopers Limited		H.No/Floor : Na		Sector/Ward : Na		Landmark : Shopping mall			
City/Village : Gurugram		District : Gurugram		State : Haryana					
Phone : 97****32		Others : DLF home developers ltd							
Purpose : LC IV Bilateral Agreement to be submitted at Concerned office									

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FORM LC - IV-A

[See Rule 11(1)(h)]

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A COLONY UNDER RETIREMENT HOUSING POLICY

This Agreement is made & executed at Chandigarh on this 16th day of October 2025.

BETWEEN

(1) Vamil Builders & Developers Pvt. Ltd., (2) Hoshi Builders & Developers Pvt. Ltd., (3) Akina Builders & Developers Pvt. Ltd., (4) Atherol Builders & Developers Pvt. Ltd., (5) Arlie Builders & Developers Pvt. Ltd. having their registered office at 1st Floor, DLF Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurugram, in collaboration with DLF Home Developers Ltd. having its registered office at 2nd Floor, DLF Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurugram-122002 through their Authorised Signatory (hereinafter referred to as the "Owner/Developer"), which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.

.....of the One Part;

AND

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

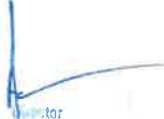
.....of the Other Part;

For Vamil Builders & Developers Pvt. Ltd. & (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory


Director
Town & Country Planning
Haryana, Chandigarh

Contd...Pg/2

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 "Rules") and the conditions laid down therein for grant of licence, the Owner/Developer shall enter into a Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the licence finally granted for setting up Retirement Housing project under Retirement Housing Policy dated 04.11.2024, over an area measuring 4.16875 acres, falling in the revenue estate of Village Maidawas, Sector 63, Gurugram.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH IS AS FOLLOWS:

1. In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said project on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, his partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner/Developer hereunder covenanted by him.
 - a) That the Owner/Developer undertakes to pay proportionate External Development Charges (EDC) as per rate, schedule, term, and conditions hereunder:

The owner shall pay the proportionate EDC at the tentative rate of Rs. 374.748 lacs per acre for Group Housing component and Rs. 583.358 lacs per acre for commercial component. These charges shall be payable to the Director, Town & Country Planning, Haryana either in lumpsum within 30 days from the date of the grant of licence or in 10 (ten) equal half-yearly installments in the following manner:

 - (i) First installment shall be payable within a period of 30 days from the date of grant of licence.
 - (ii) Balance 90% in 9 (nine) equal six-monthly installments along with interest at the rate of 12% per annum on the unpaid amount portion of the amount worked out at the tentative rates of Rs. 374.748 lacs per acre for group housing component and Rs. 583.358 lacs per acre for commercial component.
 - (iii) However, at the time of grant of completion certificate nothing will be outstanding as EDC.
2. That the Owner/Developer shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net 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 or he shall spend this money on further amenities / facilities in his colony for the benefit of the residents therein.
3. 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 a Chartered Accountant that overall net profits (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

4. That the Owner/Developer shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer shall transfer all such roads, open spaces, public parks & public health services free of cost to the Government or Local Authority or RWA as the case may be.
5. That the owner shall ensure compliance of the provision of Haryana Apartment Ownership Act, 1983 which shall be followed in letter and spirit.
6. That the Owner/Developer shall deposit 30% percent of amount realized by him from flat holders from time to time within ten 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 owner towards meeting the cost of Internal Development Works and construction works in the colony.
7. That the Owner/Developer shall permit the Director, or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.
8. 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.
9. The owner shall deposit Infrastructure Development Charges @ Rs. 625 per sqm for group housing component and @ Rs. 1000 per sqm for commercial component in two equal installments. The first installment of the IDC shall be deposited within 60 days from the date of grant of licence and the second installment within six months from the date of grant of licence through online portal. The unpaid amount of IDC shall carry an interest @ 18% PA (simple) for the delay in the payment of installment.
10. That the pace of construction/development in the colony shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space as and when the project is launched, wherever applicable.
11. Provided always and it is hereby agreed that should 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 the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to them.
12. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank Guarantee in that events shall stand forfeited in favor of the Director.
13. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
14. The expression that 'owner' herein before used shall include his heirs, legal representatives, successors and permitted assigns.
15. That you shall abide for paying the labor cess as per policy instructions issued by Haryana Govt. vide memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

16. That you shall integrate the services with HSVP and GMDA services as per the approved service plans as and when made available.
17. That you shall provide the rainwater harvesting system as per Central Ground Water Authority/Haryana Govt. notification as applicable.
18. That any other condition which Director may think necessary in the public interest can be imposed.

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

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory



WITNESSES:

1. Sanjeev Bhole
1st floor, Gateway Tower,
Gurugram, Haryana

2. Sanjay Chawla
1st floor, Gateway Tower
Gurugram, Haryana

Director
Town & Country Planning
Haryana, Chandigarh

			
Indian-Non Judicial Stamp Haryana Government		Date : 17/07/2025	
Certificate No. : 3002025G5804		Stamp Duty Paid : ₹ 101	
GRN No. : 137024597		Penalty : ₹ 0	
Deponent			
Name : DLF Home Developers Limited			
H.No/Floor : Na	Sector/Ward : Na	Landmark : Shopping mall	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 97*****32	Others : DLF home developers ltd		
			
Purpose : LC IV Agreement to be submitted at Concerned office			

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <http://www.haryana.gov.in>

FORM LC - IV
(See Rule 11)
AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A COLONY UNDER
RETIREMENT HOUSING POLICY

This Agreement is made & executed at Chandigarh on this 16th day of October, 2025.

BETWEEN

(1) Vamil Builders & Developers Pvt. Ltd., (2) Hoshi Builders & Developers Pvt. Ltd., (3) Akina Builders & Developers Pvt. Ltd., (4) Atherol Builders & Developers Pvt. Ltd., (5) Arlie Builders & Developers Pvt. Ltd. having their registered office at 1st Floor, DLF Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurugram, in collaboration with DLF Home Developers Ltd. having its registered office at 2nd Floor, DLF Shopping Mall, Arjun Marg, DLF City, Phase-I, Gurugram-122002 through their Authorised Signatory (hereinafter referred to as the "Owner/Developer"), which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.

.....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;

For Vamil Builders & Developers Pvt. Ltd. & (4) others

Neelvel
Authorised Signatory

For DLF Home Developers Ltd

Neelvel
Authorised Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

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WHEREAS the Owner/Developer is in possession of the land mentioned in the Annexure hereto and applied for the purpose of converting and developing it into Retirement Housing project under Retirement Housing Policy dated 04.11.2024, over an area measuring 4.16875 acres in Sector 63, Gurugram.

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 grant of licence is that the Owner/Developer shall enter into agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up Retirement Housing project under Retirement Housing Policy dated 04.11.2024, over an area measuring 4.16875 acres, falling in the revenue estate of Village Maidawas, Sector 63, Gurugram.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said colony 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 by the owner, hereby covenants as follows :-

- i. That the Owner/Developer shall deposit thirty percent of the amount realized by him from flat holders from time to time within ten 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 owner towards meeting the cost of Internal Development Works and construction works in the colony.

- ii. That the owner undertakes to pay proportionate External Development Charges (EDC) as per rate, schedule, terms, and conditions hereunder:

That the owner shall pay the proportionate EDC at the tentative rate of Rs. 374.748 lacs per gross acre for GH component and Rs. 583.358 lacs per gross acre for commercial component. These charges shall be payable to the Director General, Town & Country Planning, Haryana either in lumpsum within 30 days from the date of the grant of licence or in 10 (ten) equal six monthly installments of 10% each in the following manner:

- a. First installment shall be payable within a period of 30 days from the date of grant of licence.
- b. Balance 90% in 9 (nine) equal six monthly installments along with interest at the rate of 12% per annum on the unpaid amount portion of the amount worked out at the tentative rates of Rs. 374.748 lacs per acre for GH component and Rs. 583.358 lacs per acre for commercial component. However, at the time of grant of completion certificate nothing will be outstanding on account of EDC.
- c. The Owner/Developer shall pay the EDC as per scheduled dates, terms & conditions as and when demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
- d. In the event of increase in EDC rates, the owner/developer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of license and shall furnished the additional Bank Guarantee, if any, on the enhanced EDC rates.

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

- e. For the grant of completion certificate, the payment of EDC shall be prerequisite along with the valid licence and Bank Guarantee.
 - f. That the Owner/Developer shall specify the detail of calculation per sqm. / sqft. which is being demanded from flat Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.
 - g. The unpaid amount of EDC would carry an interest of 12% per annum (simple) and in case of any delay in the payment of installments on the due date and additional 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 the additional three months with the permission of Director.
 - h. That the rates, schedules, and terms & conditions of External Development Charges may be revised by the Director during the period of license as and when necessary and the owner/developer shall be bound to pay the balance enhanced charges, if any, in accordance with the rate, schedule, and terms & conditions, so determined by the Director along with interest from the date of grant of license.
 - i. That the Owner/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 receipts from each payment made by an allottee is automatically deducted, and gets credited to the EDC head in the State Treasury.
 - j. Such 10% of the total receipts from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
 - k. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the Owner/Developer.
 - l. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the Owner/Developer. The Owner/Developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
- iii. In case, the HSVP executing External Development Works before the final payment of EDC, the DTCP shall be empowered to call upon the colonizer to pay the balance amount of EDC in lump-sum even before the completion and the colonizer shall be bound to make the payment with 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. That the owner/developer shall arrange electric connection from outside source for electrification of their colony from HVPN. If they fail to provide electric connection from HVPN, the Director will recover that cost from the owner and deposit it with HVPN. However, the installation of internal electricity distribution infrastructure as per peak load requirement of colony shall remain the responsibility of the owner, for which the owner will be required to get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e., HVPN/UH BVNL/DH BVNL, Haryana and complete the same before obtaining occupation/completion certificate for the colony.

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

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- iv. That the Owner/Developer shall be responsible for maintenance & upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or Local Authority or RWA as the case may be.
 - v. That the owner/developer shall deposit Infrastructure Development Charges @ Rs. 625 per sqm for Group Housing component and @ Rs. 1000 per sqm for commercial component in two equal installments. The first installment of the IDC shall be deposited within 60 days from the date of grant of licence and the second installment is to be deposited within six months from the date of grant of licence. The unpaid amount of IDC shall carry an interest @ 18% PA (simple) for the delay in the payment of installment.
 - vi. That the Owner/Developer 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.
 - vii. That the Owner/Developer shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.
 - viii. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and the Rules shall be binding on the Owner.
 - ix. That the Owner/Developer shall give the requisite land for the treatment works (Oxidation ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by GMDA and make their own arrangements for temporary disposal or give the requisite land.
 - x. That the Owner/Developer shall convey the Ultimate Power Load requirement of the project to the concerned power utility, with a copy to the Director within 2 months period from the date of grant of licence to enable provision of site within the licenced land for Transformers/Switching Station/Electric Sub-station as per the norms prescribed by power utility in zoning plan of the project.
 - xi. That the Owner/Developer shall abide by the provision of the Retirement Housing Policy dated 04.11.2024 and the amendment therein.
2. Provided always and it is hereby agreed that should 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 the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to him.
3. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank Guarantee in that events shall stand forfeited in favor of the Director.
4. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.

For Vamil Builders & Developers Pvt. Ltd.
& (4) others

Authorised Signatory

For DLF Home Developers Ltd

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

5. The expression that 'owner' herein before used shall include his heirs, legal representatives, successors and permitted assigns.
6. After the layout and development works or part thereof in respect of the colony or part thereof have been completed and a completion certificate in respect thereof issued, the Director may on 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 the part of bank guarantee corresponding to the part of 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 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.
7. The owner/developers shall pay the labor cess charges as per policy dated 25.02.2010 or as issued from time to time.
8. That any other condition which Director may think necessary in the public interest can be imposed.

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

For Vamil Builders & Developers Pvt. Ltd.
& (4) others


Authorized Signatory

For DLF Home Developers Ltd


Authorized Signatory



WITNESSES:

1. 
Sanjeev Bhola
1st floor, Gateway Tower,
Gurugram, Haryana

2. 
Sanjay Chawla
1st floor, Gateway Tower
Gurugram, Haryana


Director
Town & Country Planning
@ Haryana, Chandigarh