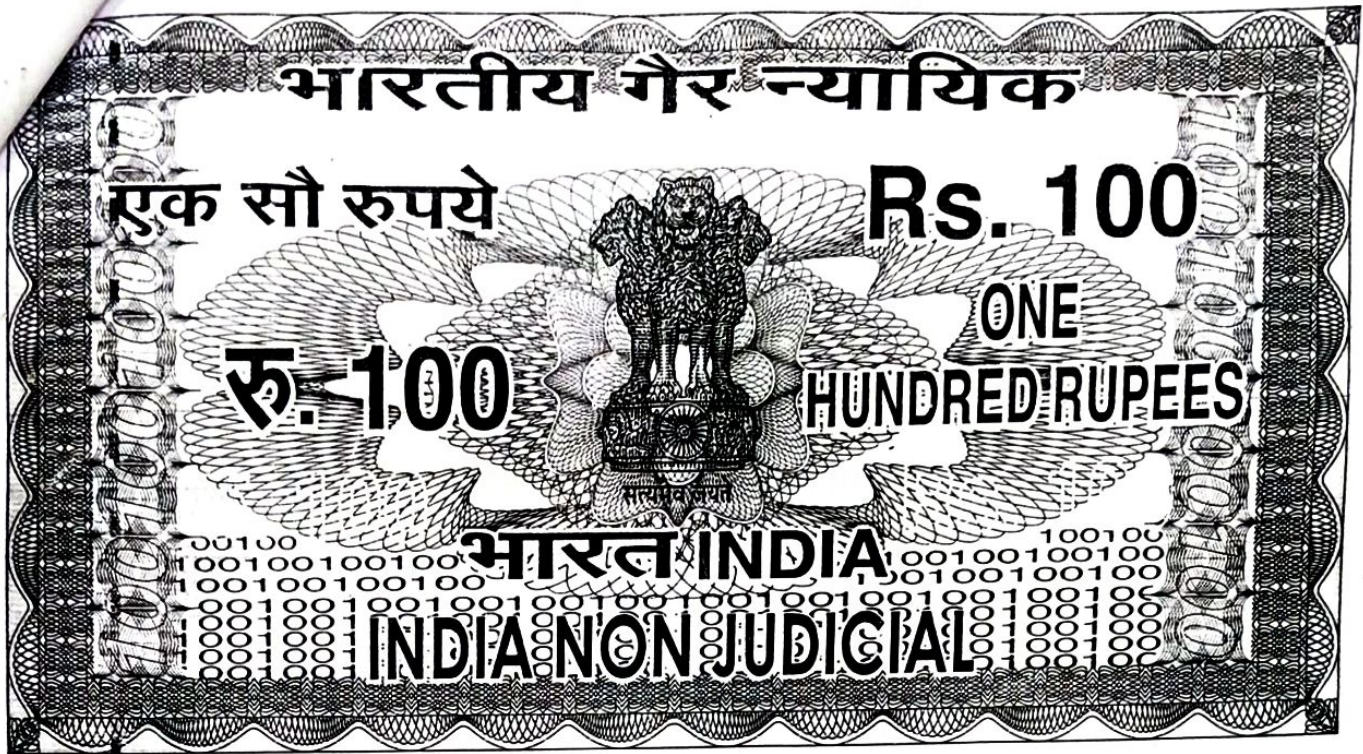




हरियाणा HARYANA

AB 162930

To be printed on stamp paper of Rs 100

FORM LC-IV

**AGREEMENT BY OWNER/DEVELOPER OF LAND INTENDING TO SET UP
A INDUSTRIAL PLOTTED COLONY**

This Agreement is made on this 06th of MARCH 2026.

Between

Praveen Yadav S/o Ramavtar Yadav, Sunita W/o Ramavtar Yadav, Poonam Yadav W/o Praveen Yadav, Krishna Devi W/o Mukesh Yadav, Kmal Yadav S/o Mukesh Yadav, Rajesh Kumar S/o Mangal Singh, Rajni W/o Rajesh Kumar, Yogesh Yadav S/o Rajesh Kumar, Sagar Yadav S/o Rajesh Kumar, Ramrati Yadav W/o Rakesh Yadav, Sachin Yadav S/o Rakesh Yadav, Devender Yadav S/o Mangal Singh, Rekha W/o Devender Yadav, Deepak Yadav S/o Devender Yadav, Mukesh Kumar Yadav S/o Mangal Singh, Rakesh Kumar S/o Mangal Singh in collaboration with Ganesh Panchratnam India Ltd having its registered office at Ganesh Complex, NH-6, Bombay Road, Rajghudevapur, PO Panchla, Howrah Uluberia, West Bengal - 711322 (hereinafter called the "Developer"), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees respectively.



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 the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting the Industrial Plotted Colony on the **Land Measuring 44.5875 ACRES Situated in the Revenue Estate of Village Khatrika, Tehsil Sohna, District Gurugram, Haryana.**

Whereas the owner is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into colony.

And whereas under rule 11, 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 work in accordance with the license finally granted for setting up a colony at Revenue estate of **Village Khatrika, Tehsil Sohna, District Gurugram, Haryana on over the Total Measuring Area 44.5875 acres.**

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 mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner the owner hereby convents as follows: -

(a) That the owner shall responsible for the maintenance and up keep 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 unless earlier relieved of this responsibility, when the owner 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.

(b) That the owner shall at his own cost construct or get constructed any other institution or individual at its cost schools, hospitals, community centers 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 centers and other community buildings, in which case the institution including a local authority on such terms and condition as it may lay down.

(c) That the owner shall deposit 70 percent of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the owner as per section 4(2)(D) of RERA Act, 2016.

(d) That the owner shall permit the Director or 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 by him or ensuring due compliance of the executions of the layout and development works in accordance with license granted.

(e) That the owner shall pay proportionate development charges as and when, required and as determined by the Director in respect of external development charges.

(f) That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the owner.

2. Provided always and it is hereby (agreed) that if the owner 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 license granted to him.

3. Upon cancellation of the license 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 those events shall stand forfeited in favor of the Director.

4. The stamp and registration charges on this deed shall be borne by the owner.



5. The expression that 'owner' herein before used shall include his hirers, legal representatives, successors and permitted assigns.
6. After the layout and development works or part thereof in respect of the colony or part three of have been completed and a completion certificate in respect thereof 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 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 owner is relieved of the responsibilities in this behalf by the Government.

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In witness where of the colonizer and the Director have signed this deed on the day and year first above written.

WITNESSE 1

Sohan Lal
SOHAN LAL

Signature

Owner /



Authorized Signatory

WITNESSE 2.

Raman Yadav
RAMAN YADAV
V.P.O. GARHI HAASARU
Signature
Dr. Gurugram

Director
Town & Country Planning
Haryana

Director,
Town and Country Planning,
Haryana, Chandigarh

For and on behalf of the
Governor of Haryana.