

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 02/01/2025

Certificate No. G0B2025A3163



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 126102647



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Aar Housing Pvt Ltd

H.No/Floor : 0

Sector/Ward :

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96*****82



Purpose : AGREEMENT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM LC-IV A

BILATERAL Agreement by owner/Developer of land intending to set up a Residential Group Housing colony.

This agreement made on the 12th day of MARCH, 2025
between

M/S AAR Housing Pvt. Ltd., Adishwar Real estate Pvt. Ltd., Vishwas Propbuild Pvt. Ltd., Coral Buildhome Pvt. Ltd., Success Propbuild Pvt. Ltd., in collaboration with AAR Housing Pvt. Ltd. having its registered office at T-98/6, Ground Floor, Chirag Delhi, New Delhi - 110017 through its authorised signatory sh. Ashish Drall (hereinafter called the "owner/developer") 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 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 shall enter into a bilateral agreement with the Director for carrying out and



Director,
Town & Country Planning
Haryana, Chandigarh

For AAR HOUSING PVT. LTD. Page 1 of 10

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completion of the development works in accordance with the licence finally granted for setting up of a group housing colony on the land measuring 4.75 Acre situated in the revenue estate of village Khaika, Sector – 4, Sohna, District Gurugram, Haryana.

AND WHEREAS THE BILATERAL AGREEMENT mutually agreed upon and executed between the parties shall be binding on the owner:-

NOW this deed of bilateral agreement witnesseth as follows:

1. In consideration of the Director agreeing to grant licence to the owner to set up the said colony on the land mentioned in Annexure to Form LC-IV and on the fulfillment of the conditions of this bilateral agreement, the owner, 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 hereunder covenanted by him as follows:

- (a) That in case of group housing adequate accommodation shall be provided for domestic servants and other services Population of economically weaker section 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 water closet.
- (b) That all the buildings to be constructed shall be with the approval of the competent authority and shall conform to the building bye-laws and regulations in force in that area and shall conform to the National Building Code with regard to the interse distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal).
- (c) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by the owner.

The owner shall at his own cost construct the primary-cum-nursery school, community buildings/dispensary and first aid centre on the land set apart for this purpose or if so desired by the Government shall transfer to the Government at any time free of cost and thus set apart for primary-cum-nursery school , community centre buildings/dispensary and first aid centre, in which case he Government shall be at liberty to transfer such land to any person or institution including a local authority on such terms and conditions as it may lay down.

No third party right shall be created without obtaining the prior permissions of the Director, Town and Country Planning, Haryana, Chandigarh. The colonizer shall construct all the community buildings within a period of three years from

Director
Town & Country Planning
Haryana, Chandigarh

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Page 2 of 10

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the date of grant of licence.

- (d) (i) That the owner undertakes to pay proportional external development charges (EDC) for the area earmarked for group housing scheme, as per rate, schedule and conditions annexed hereto.
- (ii) That the rates, schedule and terms and conditions of external development charges as mentioned above may be revised by the Director during the licence period as and when necessary and the owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with interest from the date of grant of licence.
- (iii) That the owner/developer shall Integrate the bank account in which 10 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.
- (iv) 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.
- (v) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (vi) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to thl owner/developer. The owner/developer shall continue to supplement such automatic EDC 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.
- (e) That the owner shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders /plot holders @ Rs. _____ per gross acre which is a tentative charges only for construction of a portion of the total community buildings.
- (f) That the owner shall ensure that the flats / dwelling units are sold/leased/transferred by him keeping in view the provisions of the Haryana Apartment Ownership Act, 1983.

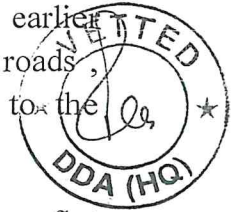


Director
Town & Country Planning
Haryana, Chandigarh

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- (g) That the owner shall abide by the provisions of the Haryana Apartment Ownership Act, 1983.
- (h) That the responsibility of the ownership of the common area and facilities as well as their management; and maintenance shall continue to vest with the colonizer till such time the responsibility is transferred to the owner of the dwelling unit under the Haryana Apartment Ownership Act, 1983.
- (i) That the owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, which the owner 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.
- (j) That the owner shall deposit 30% of the amount realized by him from flat holders from time to time within ten days of its realization in a separate accounts to be maintained in the Scheduled bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and the construction works in the colony.
- (k) 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 plotted/group housing colony and the colonizer 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.
- (l) That the owner shall deposit Infrastructure Development charges amounting to Rs. 1,55,05,474/- of the colony in two equal installments. The first installment of the Infrastructure Development charges would be deposited by the owner within sixty days from the date of grant of licence and the second installment within six months from the date of grant of the licence. The unpaid amount of Infrastructure Development charges shall carry an interest @ 18% (simple) per annum for the delay in the payment of installments.
- (m) The pace of construction shall be kept at least in accordance with the sale agreement with buyers of the flat as and when the scheme is launched.
- (n) 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.
- (o) That the owner shall reserve 15% of the total number of flats developed or proposed to be developed for allotment to economically weaker section



categories, and the area of such flats shall not be less than 200 square feet. These flats shall be allotted on the basis of the price charged by the Haryana Housing Board as per applicable policy and allotted at a maximum cost of Rs. 1,50,000/- per flat by the coloniser with the following eligibility criteria:

- (i) Any person registered under BPL family and includes his/her spouse or his/her dependent children who do not own any flat/plot in any huda sector/ license cloning any of the urban area in the state will be eligible for making the application
- (ii) First preference will be given to BPL families listed in the same town and followed by the listed in the district and the state.
- (iii) Complete scheme shall be floated in one go within 4 months of grant of license or sanction of building plan whichever is later and possession of plots/flats shall be offered within a valid license period of 5 years.
- (iv) To make the scheme transparent advertisement will be given in leading English national dailies like Hindustan Times, Times of India, English tribune and tune is paper in vernacular language having circulation of more than 10,000 copies in the set district and should include details like scheme of payments of plot flat size etc.
- (v) The allotment will be done through draw of lots in the presence of committee consisting of deputy commissioner or his representative (at least of the cader of Haryana civil service) senior town planner of the circle, representative of director town and country planning and developer/coloniser concerned.
- (vi) Date of draw of lots will be fixed by dtcp and results will also be published in the newspaper as referenced in (iv) above.
- (vii) That for the allotment of the flats the owner shall invite applications for allotment through open press from eligible member of economically weaker section categories, as defined by the State Government /Housing Board Haryana. The owner shall also announce the tentative number of flats, its price along with sizes available for such sale.

- (p) The complete scheme shall be floated within 6 months from the issuance of occupation/part occupation certificate of EWS flats. The coloniser upon obtaining such occupation/ part occupation certificate shall immediately and not later than 60 days convey the details of such flats to the housing board Haryana for the purpose of inviting applications and for identification of the eligible beneficiaries.

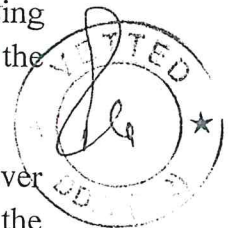
Director

Town & Country Planning
Haryana, Chandigarh

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- (q) The housing board Haryana shall act as an intermediary for the purpose of identification of eligible beneficiaries only on behalf of the coloniser and DTCP Haryana by no means the involvement of housing board Haryana shall amount to it being designated as a developer for the project as far as compliance under RERA act is concerned.
- (r) All compliances pertaining to Haryana development and regulation of urban areas 1975 as well as apartment ownership act 1983 shall continue to be sole responsibility of the licensee.
- (s) While identifying the beneficiaries for allotment housing board Haryana shall grant first preference to bpl families and thereafter to the EWS applicants of the state.
- (t) For the purpose of this policy, the definition of EWS stands adoptive as provided under PMAY guidelines i.e. With households income less than Rs 3,00,000 or as amended under PMAY guidelines from time to time.
- (u) In case where EWS flats have already been advertised the licensee shall conduct the draw of lots within 3 months from the issuance of this policy.
- (v) That the list of successful allottees along with waiting list up to 25% of total EWS flat shall be published in newspaper as specified above.
- (w) After completion of the process of identification of successful allottees, housing board Haryana shall convey the list of successful applicants along with the waiting list to the concerned coloniser under intimation to DTCP Haryana.
- (x) All further formalities pertaining to the issuance of allotment letter and recover of instalment from the successful allottees shall continue to remain with the coloniser if successful allottee fails to deposit the instalment he may be given 15 days' time from the issuance of publication of such list in one daily Hindi newspaper, failing which allotment shall stand cancelled.
- (y) For avoiding duplicacy the colonization shall fix a rubber stamp of his company on the bpl card of the allottee, till the time Aadhaar cards are not made compulsory and thereafter the entry of the number of Aadhaar card of BPL. Candidates will be compulsory in the application form. List of successful bpl as well as Edwards beneficiary shall be forwarded to the department of urban local bodies Haryana for maintaining an integrating database of the allottees so as to avoid duplicate allotment to the same beneficiary.
- (z) Bpl as well as EWS verification shall be carried out in case of successful allottees only.

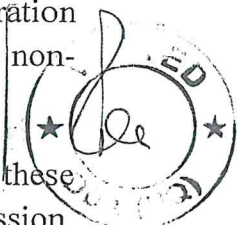


Director
Town & Country Planning
Haryana, Chandigarh

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- (aa) Housing board Haryana shall charge Rs. 10,000/- as registration/earnest money along with each application. Housing board Haryana shall retain such registration charges from each successful allottee after conducting the draw of lots. Balance amount of rupees 1.4 lakh shall be recovered directly by the coloniser from the beneficiaries as identified by the housing board Haryana.
- (bb) for unsuccessful candidates the refund of registration earnest money (without interest/compensation) shall be made to the housing board Haryana within 2 months from the date of draw.
- (cc) The earnest money of the applicants in the waiting list may be returned by the housing board Haryana till the process of allotment of successful applicants is completed. There after the earnest money shall be refunded within one month. However in case any applicant in waiting list request for refund of earnest money ever during the process of allotment, the housing board Haryana shall refund the same within a period of one month from the receipt of the request without making any deductions.
- (dd) In case of successful candidate surrenders his flat the entire amount will be refunded by the coloniser without any deduction. However, the registration amount of Rs. 10,000 recovered by Housing board Haryana shall remain non-refundable.
- (ee) The allottees of such EWS flats shall not be allowed to further transfer these flats to any person within a period of 5 years after getting the possession. Breach of this condition will attract penalty equivalent to 100% of selling price of the allotted unit to be paid by the purchaser. Execution of irrevocable power of attorney in favour of any person other than blood relation along with irrevocable will and for consideration passed on to the executor of the irrevocable power of attorney or to anybody on his behalf shall be construed as sale of property for this purpose. The penalty is meant for misuse of such flats and allotment of flats shall be liable for cancellation.
- (ff) The owner shall get commensurate number of building plans of EWS components approved while submitting the building plans of main component in Group housing colony.
- (gg) The Owner will ensure that at the time of grant of occupation certificate in case of group housing colony the proportionate number of EWS flat stand constructed and allotted.
- (hh) That the allotment of the Edwards flat can also be made with the approval of government to specific categories of people in public interest on the recommendations of the committee headed by the divisional commissioner



Director
Town & Country Planning
Haryana, Chandigarh

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Page 7 of 10


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consisting of division commissioner, administrator, HSVP, STP, & DTP. This category main incline slum dwellers, occupiers of precious government land or persons who are living in constructed houses on the acquired land and are eligible for rehabilitation as per government decision/quote order or the persons who have to be allotted out outsees quota plots but the same are not really available with the hsvp/government.

(ii) That no annual maintenance charges are recoverable from EWS flat owners. However, the coloniser/association can recover user charges like water supply, sewerage, electricity etc. From the beneficiaries of such services are provided by the coloniser/association.

(jj) That the coloniser can execute a flat buyer agreement with the allottees of EWS flat the same should be within the purview of EWS policy framed by the state government from time to time.

(kk) No security deposits or refundable contingency deposit shall be demanded by the coloniser from EWS flat owners.

(ll) If there is an increase in the prescribed minimum size of EWS flat the extra amount can be recovered at the prescribed rate from the EWS flat owners.



2. That the owner 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. Further the owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that:-

(a) the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme;

(b) a minimum of 15% in case of economically weaker section /lower income group flats as provided in sub clause (n) have been allotted at the prescribed subsidized price;

(c) the owner while determining the sale price of the flats in open market shall compute the net profit @ 15% and the details of which including the cost of acquisition of land shall be supplied to the Director as and when demanded by him. The total project shall mean a defined phase or a compact area of the

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Page 8 of 10

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

colony, as approved by the Director.

(d) after the layout plans and development works or part thereof in respect of the group housing colony or part thereof 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 group housing colony is taken in parts, only the part of the bank guarantee corresponding to the part of the group housing colony completed shall be released and provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the group housing colony or 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 responsibility 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 the external development charges received from the owner.

(e) that the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner shall submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. In case of community buildings, the bank guarantee is based on the interim rate of construction as on 01.01.1995 with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the owner will furnish an additional bank guarantee within thirty days on demand.


4. Provided always and it is hereby agreed that if the owner commit any breach of the terms and conditions of this agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver or any previous clause or right, the Director, may cancel the licence granted to him.
5. Upon cancellation of the licence 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 and all the subsequent amendments made in the Act and rules. The bank guarantee in that event shall stand forfeited in favour of the Director.
6. That the owner 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 and make their own arrangements for temporary disposal or give the requisite land. That the owner 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.

7. The stamp duty and registration charges on this deed shall be borne by the owner.
8. The expression the "owner" hereinbefore used/shall include his heirs, legal representatives, successors and permitted assignees.
9. That any other condition which the Director may think necessary in public interest can be imposed.
10. 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 2 months period from the date of grant of licence to enable provision of site in licensed land for Transformers/switching station/ electrical substation as per the norms prescribed by the power utility in the zoning plan of the project.



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

Witness:


1. 
Pankaj Sharma
At: 707, 7th Floor,
JMD Pacific Square,
Sector – 15, Part – II,
Gurugram, Haryana.

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**AUTHORIZED SIGNATORY
OWNER / DEVELOPER**

2. 
Pawan Kumar
At: 707, 7th Floor,
JMD Pacific Square,
Sector – 15, Part – II,
Gurugram, Haryana.

**DIRECTOR
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH
FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA**


Director
Town & Country Planning
Haryana, Chandigarh