INDIA NON JUDICIAL

Chandigarh Administration

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-CH16342962549012R
Certificate Issued Date	:	18-Feb-2019 05:31 PM
Certificate Issued By	:	chtejbhai
Account Reference	:	IMPACC (GV)/ chimpsp07/ D C OFFICE SEC-17/ CH-CH
Unique Doc. Reference	:	SUBIN-CHCHIMPSP0732643145466770R
Purchased by	:	ANIL KUMAR
Description of Document	:	Article 4 Affidavit
Property Description	:	11tH FLOOR PARASTWIN TOWER SEC 54 GURUGRAM
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	REGIONAL CONSTRUCTION PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	REGIONAL CONSTRUCTION PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

e-Kiosk Sampark ई-कोओसक सम्पर्क ई-सिटीमल मैनेज Sampark-17 (DC Office) Chandigarh

VETTED DA (HQ)

Please write or type below this line

LC-IV

AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP A COLONY

THIS AGREEMENT is made on 8th day of MARCH, 2019 (Two Thousand and Nineteen)

For Regional Construction Pvt. Ltd.

Auth Signatory

Director
Town and Country Planning,
Haryana, Chandigarh

TQ 0011421201

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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BETWEEN

M/s. Regional Constructions Pvt. Ltd., a Company incorporated under the Companies Act 1956, having its registered / corporate Office at 11th Floor, Paras Twin Towers, Sec - 54, Gurugram - 122 002 (hereinafter called the **"OWNER"**) 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 Mr. Yogesh Mittal the **FIRST 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 is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purpose of converting into an Affordable Residential 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 works in accordance with the license finally granted for setting up an Colony on land measuring 15.00 acres falling in the revenue estate of village Sohna, Sector- 5, Sohna, District Gurugram (Hr)

VETTED DA (HQ)

NOW THIS DEED WITNESSTH AS FOLLOWS:

1. In consideration of the Director agreeing to grant license to the Owner to set up the said Affordable Residential Plotted 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 the Owner hereby covenants as follows:

   (a) That the owners 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 at the completion Certificate under Rule 16 unless

For Regional Construction Pvt. Ltd.

Auth Signatory

Director
Town and Country Planning,
Haryana, Chandigarh

earlier relieved of this responsibility, which the Owners 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.

(b) That the owners shall deposit ~~50~~ 30% of the amount realized by them from plot 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 in the colony.

(c) That the owner shall permit the director or any other officer authorized by them in this behalf to inspect the execution of the layout and the development works in the plotted colony and the colonizer shall carry out all directions issued to them for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.

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

(e) 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 should the Owner commits 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 case and notwithstanding the waiver of any previous clause 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 that event shall stand forfeited in favor of the Director.

For Regional Construction Pvt. Ltd.

Auth Signatory

Director
Town and Country Planning,
Haryana, Chandigarh

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 heirs, legal representatives, and successors and permitted assigns.

6. After the layout and development works are completed by the Owner and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf, from the Owner, de mortgage the 15% saleable area and the owner has to submit Bank Guarantee equivalent to 1/5th of the Bank Guarantee required to be deposited as per rule 11(a) and rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of completion certificate under Rule-16 or earlier in case, the Owner is relieved of the responsibilities in this behalf by the Government.

OR

After the layout and development works are completed by the Owner and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf, from the Owner, against the release of the Bank Guarantee, the BG shall be released provided further that the Bank Guarantee equivalent to 1/5th amount thereof shall be kept unrealized, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of completion certificate under Rule-16 or earlier in case, the Owner is relieved of the responsibilities in this behalf by the Government.

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

WITNESSES Anil Kumar

1. H No. 1347 Nayagaon
Mohali (P.B) Anil Kum

2.

For Regional Construction Pvt. Ltd.
OWNER

Auth Signatory

Director
Town and Country Planning,
Haryana, Chandigarh

DIRECTOR
TOWN & COUNTRY PLANNING
HARYANA, CHANDIGARH