

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/03/2026

Certificate No. G0G2026C2783



Stamp Duty Paid : ₹ 101

GRN No. 148317323



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Godrej Properties Ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 95*****43



Purpose : ALL PURPOSE 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

(See rule 11)

**Agreement by owner of land intending to set up a Residential Colony under New
Integrated Licensing Policy dated 11.05.2022**

This Agreement is made on this 09th day of March, 2026.

Between

M/s Godrej Properties Limited (hereinafter known as 'The Company'), having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai- 400 079 and regional office at 3rd Floor, UM House, Tower A, Plot No 35, Sector 44, Gurugram – 122002 (hereinafter referred to as the "Owner") acting through its Authorized Signatory Mr. Manish Jindal, duly authorized vide Board Resolution dated 09.01.2026.

.....Of the ONE
PART

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

For Godrej Properties Ltd.

Manish
Authorized Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

Whereas the owner is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into residential/commercial/industrial 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 licence finally granted for setting up a residential colony under NILP policy dated 11.05.2022 as amended from time to time over area measuring 11.35625 acres, in the revenue estate of Village- Ullawas, Sector 63A, District Gurugram, Manesar Urban Complex.

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:
2. That the owner undertakes to pay proportionate external development charges as per rate, schedule, terms and conditions hereunder:-
3. That the owner shall pay the proportionate external development charges of **Rs. 3890.955 lakhs** worked out at the tentative rate of **Rs. 356.903 lakhs** per acre for residential component of **10.902 acres** and at the tentative rate of **Rs. 583.358 lakhs** per acre for commercial components of **0.45425 acres** i.e. **264.9903 lakhs**. These charges shall be payable to the Director, Town and Country Planning, Haryana either in lump sum within thirty days from the date of grant of licence or in 10 equal quarterly installments of 10% each in the following manner:-
 - a. First installment shall be payable within a period of thirty days from the date of grant of licence.
 - b. Balance 90% in 9 equal quarterly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount worked out at the tentative rate of Rs. 356.903 lakhs per acre for residential component of 10.902 acres and at the tentative rate of Rs. 583.358 lakhs per acre for commercial components of 0.45425 acres i.e. 264.9903 lakhs.
4. The external development charges rates are under finalization. In the event of increase in tentative external development charges rates, the owner shall pay the

For Godrej Properties Ltd.
[Signature]
Authorised Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

enhanced amount of external development charges and the interest on installment, if any, from the date of grant of license.

5. The Owner shall specify the details of calculation per Sq. Mtrs./ per Sq. Ft., which is being demanded from the commercial site owners on account of EDC/ IDC, if being charged separately as per the rates fixed by the Govt.
6. For grant of completion certificate, the payment of external development charges shall be pre- requisite along with valid licence and bank guarantee.
7. The unpaid amount of external development charges would carry an interest at a rate of 12% per annum (simple) and in case of any delay in the payment of installments on the due date a n additional penal interest of 3% per annum (making the total payable interest 15% simple per annum) would be chargeable upto a period of three months and an additional three months with the permission of Director.
8. That the Owner/ Developer shall transfer 10% (ten percent) of colony area free of cost to the Government earmarked for affordable housing for or pay three times of collector rate in lieu of 10% of colony area.

Community Facilities:

1. That the Owner/ Developer shall transfer 10% of area of licensed colony free of cost to the government for provision of community facilities in a compact block for optimal utilization of the area. This will give flexibility to Director to Work out the requirement of community infrastructure at sector level and accordingly make provisions.
2. That the location of the area for community facility will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony.
3. That FAR as permitted in the licensed colony will be given to the Owner/Developer for the area to be transferred in this regard for its utilization within the licensed colony area as per existing practice being followed in group housing colonies.
4. The land earmarked for community sites shall be transferred before obtaining the completion certificate, if applicable.
5. That the owner shall derive maximum net profit @15% of the total project cost of development of a colony after making provision 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 this colony

For Godrej Properties Ltd.
Mamta
Authorised Signatory

SSC
Director
Town & Country Planning
Haryana, Chandigarh

for the benefit of resident therein or the Owner/Developer shall have the option to deposit the infrastructure augmentation charges as applicable from time to time at any stage before grant of completion certificate and get exemption of the restriction of net profit beyond 15%.

6. The Owner/ Developer 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:
 - i. That overall net profit (after making provision for the payment of taxes have not exceeded 15% of the total project cost of the scheme.
 - ii. The Owner/ Developer while determining the sale price of the plots in residential plotted colony, 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 colony, as approved by the Director.
7. That the pace of construction in the colony shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space/ I.T Space as and which the scheme is launched, wherever applicable.
8. That the Owner/ Developer shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, 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/ Developer 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.
9. That the Owner/ Developer shall ensure compliance of the provision of Apartment Ownership Act, 1983, which shall be followed in letter & Spirit.
10. That the sector road and internal sector road as per approved sectoral plan shall not form part of common area as defined as per provision of Haryana Apartment Ownership Act, 1983 and shall be transferred free of cost to the Government or the Local Authority as per provision of Section 3(3)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
11. That the Owner/Developer shall deposit 70% of the amount realized by them from plot holders from time to time within ten days of its realization in a separate account to be maintained in the Scheduled Bank and that this amount shall only be utilized by the Owner/ Developer towards meeting the cost of internal development works and the construction works in the colony.
12. That the Owner/ Developer shall permit the Director or any other officer authorized by him in his behalf to inspect the execution of the layout and the development works in the colony and the Owner/ Developer shall carry out all

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12/3/24
(HQA)

For Godrej Properties Ltd.

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Authorised Signatory

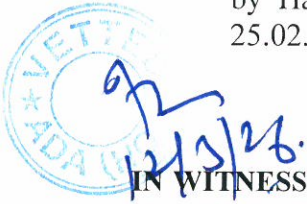
SSK
Director
Town & Country Planning
& Haryana, Chandigarh

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.

13. That the Owner/ Developer shall carry out at their own expenses for any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
14. That the Owner/ Developer shall obey any other conditions which the Director may impose necessary and reasonable condition/s and/or direction/s in the interest of proper development of the colony.
15. That the bank guarantee of internal development works has been furnished on the interim rates for development works. The Owner/ Developer will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owner/ Developer will furnish an additional bank guarantee within thirty days on demand.
16. That the Owner/ Developer shall deposit infrastructure development charges @ Rs. 625/-per sq. mtr. for permissible saleable residential component and @ Rs. 1000 /- per sq. mtr. (175% FAR) for commercial component through bank draft/online payment mode in favour of Director, General Town & Country Planning Haryana payable at Chandigarh in two equal installments. The first installment of infrastructure Development Charges would be deposited by the Owner/Developer within 60 days from the date of grant of licence, falling which 18% p.a. (simple) interest will be paid for the delayed period. 12/3/24
17. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provision of the Act and the Rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director, may be cancel the licence granted to them.
18. Upon cancellation of the licence under clause- 32 above, action shall be taken as provided in the Haryana Development and Regulation Areas Act, 1975 and Haryana Development and Regulation Areas Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.
19. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
20. The expression Owner/Developer hereinbefore used/shall includes their heirs, representatives, successors and permitted assignees.
21. 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 two months period from the date of grant of licence to enable provision of the site within the licensed land for transformer/Switching Station/ Electric Sub-station as per norms prescribed by the owner utility in the zoning plan of the project.

22. That any other condition which the Director may think is necessary in public interest can be imposed.

23. The Owner/ Developer shall pay Labour Cess as per policy instructions issued by Haryana Government vide memo no. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.



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

WITNESS:

1. _____

2. _____

For Godrej Properties Ltd.

Manish
Authorised Signatory

Authorised Signatory
M/s Godrej Properties Limited
OWNER/DEVELOPER

MSK
Director
Town & Country Planning
Haryana, Chandigarh

DIRECTOR
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH