

ANNEXURE

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 12/09/2024

Certificate No. Q0L2024I235



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 121338046



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ralith Realty Private limited

H.No/Floor : B903

Sector/Ward : 2

LandMark : Npsc society plot no 5

City/Village : Dwarka

District : New delhi

State : Delhi

Phone: 90*****67



Buyer / Second Party Detail

Name : Town and Country Planning

H.No/Floor : 0

Sector/Ward : 18a

LandMark : Plot 3 nagar yojna bhawan

City/Village: Chandigarh

District : Chandigarh

State : Chandigarh

Phone : 90*****67

Purpose : AGREEMENT

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LC-IV

BILATERAL AGREEMENT BY DEVELOPER / OWNER OF LAND INTENDING TO SET UP OF A RESIDENTIAL PLOTTED COLONY

28th November

This Agreement is made and executed on this 12th day of September 2024.

Between

Ralith Realty Private Limited, a company incorporated under the Companies Act 1956 and existing under Companies Act 2013 having its registered office at **B-903, NPSC Society, Plot No. 5 Dwarka, New Delhi – 110075** (hereinafter called the "**Developer/Owner**"), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its Director/**Authorized Signatory Vikas Goel** of the **FIRST PART**.



.....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**.

Director
Town & Country Planning
Haryana, Chandigarh

For Ralith Realty Private Limited
Vikas Goel

Director

AND WHEREAS the Agreement mutually agreed upon and executed between the parties shall be binding in all respect

AND WHEREAS the **Developer / Owner** is in possession of the land mentioned in Annexure hereto for the purpose of converting and developing it into **Residential Plotted Colony**.

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 the grant of License is that the **Developer / Owner** shall enter into an agreement of carrying out and completion of development works in accordance with the license final to be granted for setting up a **Residential Plotted Colony** on the land measuring **21.36875 acres** falling in Village **Azizulapur, Sector-19A, Panipat**.

NOW THIS DEED WINTNESSTH AS FOLLOWS:

1. In consideration of the Director agreeing to grant license to the **Developer/Owner** to set up the said colony on the land mentioned in Annexure hereto on the fulfilment of all conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the **Developer/Owner**, hereby covenants as follows:-
 - i) That the **Developer/Owner** shall deposit 30% of the amount realized by him from plot 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 only be utilized by the **Developer/Owner** towards meeting the cost of Internal Development Works in the colony.
 - ii) That the **Developer/Owner** undertakes to pay proportionate External Development Charges as per rate, schedule, terms & conditions hereto:-
 - a. That **Developer/Owner** shall pay the proportionate external development charges at the tentative rate of **Rs. 72.867 lacs per acre** for plotted area and **Rs. 291.470 lacs per acre** for commercial area. These charges shall be payable to Haryana Urban Development Authority, through the Director, Town & Country Planning, Haryana either in lump-sum within 30 days from the date of grant of license or in **Ten Equal six monthly instalments of 10% each** in the following manner.
 - i) **First instalment of 10%** shall be payable within a period of 30 days from the date of grant of license.
 - ii) **Balance 90% in nine equal six monthly** instalments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion of the amount worked out as tentative rate of **Rs. 72.867 lacs per acre** for plotted area and **Rs. 291.470 lacs per acre** for commercial area. However, at the time of grant of Occupation Permission / License Completion nothing will be outstanding on account of EDC.
 - b. That the **Developer/Owner** shall pay the EDC, as per schedule date as and when demanded by the Director, Town and Country Planning, Haryana, Chandigarh.

Director
Town & Country Planning
Haryana, Chandigarh

For Ralith Realty Private Limited

Director



- c. In the event of increase in EDC rates, the License Completion **Developer/Owner** shall pay the enhanced amount of EDC and the interest on instalments from the date of grant of license and shall furnished the Additional Bank Guarantee if any, on the enhanced EDC rates.
- d. For the grant of completion certificate, the payment of EDC shall be prerequisite along with the valid license and Bank Guarantee.
- e. That the **Developer/Owner** shall specify the detail of Calculation per sq.mtr./per sq.ft/per sq.yd. which is being demanded from plot owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.
- f. The unpaid amount of EDC would carry an interest of 12% per annum (Simple) and in case of any delay in the payment of instalments 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.
- g. In case, 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.
- h. Enhanced compensation of land cost, if any shall be payable extra as dedicated by Director from time to time.
- i. The **Developer/Owner** will arrange the electric connection from outside source for electrification of their colony from HVPN, If they fail to provide electric connection from HVPN, the Director, Town & Country Planning will recover that cost from the colonizer and deposit it with HVPN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall remain the responsibility of the colonizer, for which the **Developer/Owner** will be required to get the "Electrical (Distribution) services plan/estimates" approved from the agency responsible for installation of "External Electrical Services", i.e. HVPN/UHBVNL/DHBVNL, Haryana and complete the same before obtaining completion certificate of the colony.
- j. No EDC would be recovered from EWS category of allottees.
- k. 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 **Developer/Owner** 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.
- l. That the **Developer/Owner** 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 completion certificate under Rule 16 of the Rules, unless



Director
Town & Country Planning
Haryana, Chandigarh

For Ralith Realty Private Limited

Director

earlier relieved of this responsibility, when the **Developer/Owner** shall transfer all such roads, open spaces, public parks, public health services free of cost to the Govt. or the Local Authority as the case may be.

- m. That **Developer/Owner** shall construct at his own cost or get constructed by any other institution or individual at its cost, schools, hospitals, community centre and other community buildings on the land set apart for this purpose within a period of four years from the date of grant of license extendable by the Director for another period of two years, for reasons to be recorded in writing, failing which, the land shall vest with the Government after such specified period free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including a local authority, for the land, purpose, on such terms and conditions as it may be laid down.
- n. No third party/subsequent rights will be created without obtaining the prior permission of the DGTCP.
- o. All the community buildings will be got contracted by the **Developer/Owner** within time period, so specified by the Director.
- p. That the **Developer/Owner** shall individually as well as jointly be responsible for the Individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- q. That the **Developer/Owner** shall complete the Internal Development works within **five years** of the grant of license.
- r. That the **Developer/Owner** shall deposit Infrastructure Development Charges **Rs.3,49,76,324/- @ Rs. 375 per sq. mtr. for plotted component and @ Rs. 750/- per square mt for commercial component** through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh/online module in **two equal instalments within 6 months**. The first instalment of the infrastructure development charges would be deposited by the **Developer/Owner, within sixty days** from the date of grant of license and the **second instalment to be deposited within six month** from the date of grant of license failing which 18% p.a. (simple) interest will be paid for the delayed period.
- s. That the **Developer/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.
- t. That the **Developer/Owner** shall permit the director or any other office authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the **Developer/Owner** shall all directions issued to him for ensuring the due compliance of the execution of the layout plans and the development works in accordance with the license granted.



Director
Town & Country Planning
Haryana, Chandigarh

For Ralith Realty Private Limited

Director

- u. That without prejudice to anything contained in this agreement all the provisions contained in the Act and the Rules shall be binding on the **Developer/Owner**.
- v. That the **Developer/Owner** shall give the requisite land for the treatment works (Oxidation ponds) and for broad Irrigation purposes at this own cost till the completion of external sewerage system and make their own arrangements for temporary disposal or give the requisite land.
- w. That the **Developer/Owner** 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 license** to enable provision of site in our land for Transformer Switching Station Electric Sub- Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- x. That the **Developer/Owner** shall abide by the policy dated 08.07.2013 / or any other instructions/policy issued from time to time with regard to allotment of EWS plot and flats.

Provided always and it is hereby agreed that if the **Developer/Owner** shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act of 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 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 Act. 1976 as amended upto date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
4. The stamp duty and registration charges on this deed shall be borne by the Owner.
5. The expression "**Developer/Owner**" hereinbefore used shall include his heirs, legal representatives' successors and permitted assignees.
6. After the layout plans and development works or part thereof in respect or the colony or part thereof have been completed and a completion certificate in respect thereof has been issued, the Director may on an application in this behalf from the **Developer/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 the Bank Guarantee corresponding to the part of the colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5th thereof shall be kept unreleased to ensure upkeep and maintenance or the colony or the part thereof, as the case may be, for a period of five years from the date of the completion certificate under Rule 16 or earlier in case the **Developer/Owner** is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges



Director
Town & Country Planning
Haryana, Chandigarh

For Ralith Realty Private Limited
[Signature]
Director

shall be released by the Director in proportion to the payment of the external development charges received from the **Developer/Owner**.

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

WITNESS:

1. ANAND
Anand

2. SAKSHI [Signature]

For **RALITH REALTY PRIVATE LIMITED**

For Ralith Realty Private Limited

[Signature]
Authorized Signatory
"DEVELOPER / OWNER" Director

Director
Town and Country Planning,
Haryana, Chandigarh

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh





Certificate No. QOL2024I274

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 121339341

Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Ralith Realty Private limited

H.No/Floor: B903

Sector/Ward: 2

LandMark: Npsc society plot no 5

City/Village: Dwarka

District: New delhi

State: Delhi

Phone: 90*****67

**Buyer / Second Party Detail**

Name: Town and Country Planning

H.No/Floor: 0

Sector/Ward: 18a

LandMark: Plot 3 nagar yojna bhawan

City/Village: Chandigarh

District: Chandigarh

State: Chandigarh

Phone: 90*****67

Purpose: AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**FROM LC-IV-B****(See Rule 11)****BILATERAL AGREEMENT BY DEVELOPER / OWNER OF LAND INTENDING TO SET UP OF****A RESIDENTIAL PLOTTED COLONY**This Agreement is made and executed on this 17th day of September 2024.**Between**

Ralith Realty Private Limited, a company incorporated under the Companies Act 1956 and existing under Companies Act 2013 having its registered office at **B-903, NPSC Society, Plot No. 5, Sector-2, Dwarka, New Delhi – 110075** (hereinafter called the "**Developer/Owner**"), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its Director/**Authorized Signatory Vikas Goel**.

.....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 Ralith Realty Private Limited

Director

Director
Town & Country Planning
Haryana, Chandigarh

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 **Developer/Owner** shall enter into an Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up of a **Residential Plotted Colony** on the land measuring **21.36875 acres** falling in Village **Azizulapur, Sector-19A, Panipat**.

NOW THIS DEED OF BILATERAL AGREEMENT WINTNESSTH AS FOLLOWS:

1. In consideration of the Director agreeing to granting license to the **Developer/Owner** to set up the said colony on the land mentioned hereto on the fulfilment of all the conditions of this Bilateral Agreement, the **Developer/Owner**, his parents, legal representative, authorized agents, assignees, executors etc. shall be bound by the terms & conditions of Bilateral Agreement executed by the owner hereunder covenanted by him as follows:-
 - a. That the **Developer/Owner** shall reserve 20% of the total number of residential plots in residential plotted colony for allotment to economically weaker section/ lower income group category.
 - b. That the size of EWS plots shall vary within 50 to 125 squares meters or as otherwise approved specifically in the layout plan approved by the Director.
 - c. The **Developer/Owner** shall transfer 100% EWS category plots to Housing Board, Haryana within one month after approval of zoning plan @ Rs. 750/- per square meter. The development works in the area of EWS category plot will be completed on priority, so that Housing Board, Haryana can construct the houses and allot the same within the initial validity period of five years of the license.
 - d. That the **Developer/Owner** shall complete the development works of at least road, water supply and electricity in the area earmarked for EWS plots within one year from approval of zoning plan/ environmental clearance whichever is later, so that Housing Board may construct units on the transferred plots and allot to the BPL families at a reasonable cost (approved by the Government) by following provisions of layout plan/zoning plan and within initial validity period of license itself.
 - e. That in case of earlier granted licenses, **Developer/Owner** shall transfer the EWS plots to Housing Board Haryana before getting the license renewed.
 - f. That HBH shall allot the EWS units to the BPL families after carrying out construction as per specifications.
 - g. That Housing Board Haryana may also earmark these units for Rental Housing Scheme for BPL families.



For Ralith Realty Private Limited

[Handwritten Signature]

Director

[Handwritten Signature]
Director
Town & Country Planning
Haryana, Chandigarh

- h. That the allottee of EWS flats shall not be allowed to further transfer the flats to any other person within a period of five years after getting the possession. HBH shall impose this condition in the allotment letter. The 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 alongwith irrevocable will and for consideration passed on to the executor of irrevocable power of attorney or to anybody on his behalf, shall be construed as sale of property for this purpose. This penalty is meant for misuse of such plot and allotment of plot shall also be liable for cancellation.
- i. That in case, where EWS plots have already been advertised, the licensee shall conduct draw of lots within three months from issuance of this policy.
2. That the **Developer/Owner** shall further reserve 25% of the residential plots of "No Profit No Loss" category (Normally of sizes of 125 Square Meters, 150 Square meters, 200 square meters, 225 square meters or otherwise approved specifically in the layout plan by the Directory for allotment. These plots shall be allotted at a price determined by the Director and in the following manner:
- (i) That the **Developer/Owner** shall allot these plots to the applicants registered during the course of his business. In case the number of persons so registered exceeds the number of plots, the allotment shall be made by the draw of lottery for 75% plots.
- (ii) That the **Developer/Owner** shall allot remaining 25% of "No Profit No Loss" plots to:
- Non Residential Indians Against foreign exchange.
 - The land owner whose land has been purchased by the **Developer/Owner** for setting up a colony in Lieu thereof under a written contractual obligation.
 - Owner of plots falling in Small Pockets which subsequently are acquired by the colonizers as part of an area already developed as colony by the owner.
 - Such persons whom the owner may like at this direction provided that the allotment to such persons shall not exceed 5% of the total number of plots provided in sub clause (i) & (ii).
3. That the remaining 55% of the total number of residential plots would be sold by the **Developer/Owner** in the open market wherein he would adjust the subsidy given in the plots as well as the loss of reasonable profits as provided under Clause (1) and (2)
4. Provide that in case of allotment form out of registered applicants only, if the prices of different sizes of plot offered to applicants are different in the lottery shall be drawn separately for each of the categories. However, the draw of lottery for the smallest size of plots will be drawn first. After the draw of lottery allotment of plots shall be made to successful applicants after fulfilment of usual business conditions with regard to the payment of earnest money and acceptance of usual terms and conditions within the stipulated time, prescribed by the **Developer/Owner**.

For Ralith Realty Private Limited

Director

Director
Town & Country Planning
Haryana, Chandigarh

5. That the **Developer/Owner** while advertising for the sale of plots in the open market shall ensure the allotment of other categories of plots proportionately.
6. That the **Developer/Owner** shall submit the list of allottee(s) to the Director twice a year.
7. That the record of such allotment shall be open for inspection by the State Government.
8. That if the number of the applications exceeds the number of plots, the allotment shall be made through the method of lottery/draw, by the **Developer/Owner** after giving due publicity and in the presence of the representative of the State Government. The successful applications will be allotted plots after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of the terms and conditions of the sale within the stipulated time period prescribed by the Owner/Developer.
9. That **Developer/Owner** will ensure at the time of grant of completion certificate for the plotted colony that the 20% of the total number of plots reserved for EWS category transferred to Housing Board, Haryana.
10. In case the **Developer/Owner** seek exemption from payment of infrastructure augmentation charges, then he shall adhere to the following condition:
 - a. That the **Developer/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 **Developer/Owner** or he shall spend this money on further amenities facilities in his colony for the benefit of the residents therein.
11. The **Developer/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: -
 - i) The overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme. (This is applicable if **Developer/Owner** seeks exemption from payment of infrastructure augmentation charges).
 - ii) The **Developer/Owner** 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. (This is applicable if **Developer/Owner** seeks exemption from payment of infrastructure augmentation charges).



For Ralith Realty Private Limited

[Handwritten Signature]

Director

[Handwritten Signature]
 Director
 Town & Country Planning
 Haryana, Chandigarh

iii) 20 % of the total number of plots reserved for EWS categories has been transferred to Haryana Housing Board. 25% of "No Profit No Loss plots" have been allotted at the price fixed by DGTCP.

12. That the allotment of these plots can also be made with the approval of the Government to the specific category of people in public interest of recommendations of the committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator HSVP, STP and DTP. This category may include slum dwellers occupiers of precious government land or person who are living in constructed houses on the acquired land and are eligible for rehabilitations as per Government decision/court orders or the persons who have to be allotted other quota plots, but the same are not readily available with HSVP/Government.
13. That the pace of the construction shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space/LT. space as and when scheme is launched, wherever applicable.
14. That the **Developer/Owner** shall be responsible for the maintenance and up-keep 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 **Developer/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.
15. That **Developer/Owner** shall construct at his own cost or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose within a period of four years from the date of grant of license extendable by the Director for another period of two years, for reasons to be recorded in writing, failing which, the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including a local authority, for the land purpose, on such terms and conditions as it may laid down. No third party/ subsequent rights will be created without obtaining the prior permission of the DGTCP.
16. That the **Developer/Owner** shall deposit 30% of the amount realized by him from plot holders 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 utilized by the Owner towards meeting the cost of internal development works and the construction works in the colony.
17. That the **Developer/Owner** shall permit the Director or any other officer authorized by him in this behalf to inspect -the execution or the layout and the development works in the colony and the colonizer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout and the development works in accordance with the license granted.
18. That the **Developer/Owner** shall carry out at his own expenses for any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.



For Ralith Realty Private Limited

[Handwritten Signature]

Director

[Handwritten Signature]
Director
Town & Country Planning
Haryana, Chandigarh

19. That the Bank Guarantee of Internal Development Works has been furnished on the interim rates of development works and construction of community buildings. The **Developer/Owner** will 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 cost of construction and an increase in the number of facilities in the Layout Plan, the **Developer/Owner** will furnish an additional bank guarantee within 30 days on demand.
20. That the **Developer/Owner** shall deposit infrastructure development charges @ Rs. 375/- per square meter for permissible saleable plotted area and @ Rs. 750/- per square meter for commercial area through bank draft in favour of DTCP, Haryana in two equal instalments. The first instalment of the infrastructure development charges would be deposited within sixty days from the date of grant of license and the second instalment to be deposited within six months from the date of grant of license. Failing which 18% p.a. will be paid for the delayed period.
21. a) That, against each licence, the coloniser shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(1)(O) of the Real Estate Regulation and Development Act, 2016 with the on-line 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.
- b) Such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury, against EDC dues of the concerned licence of the coloniser.
- c) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the coloniser against the said licence.
- d) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The **Developer/Owner** shall continue to supplement such automatic EDC deductions with payments from to own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule."
22. Provided always and it is hereby agreed that if **Developer/Owner** shall commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act of 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.
23. Upon cancellation of the License under Clause 20 above action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act, 1975 and The Haryana Development and Regulation of Urban Area Act, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
24. That Stamp duty and registration charges on this deed shall be borne by the **Developer/Owner**.

For Ralith Realty Private Limited



Director


Director
Town & Country Planning
Haryana, Chandigarh



25. The expression "The **Developer/Owner** " hereinafter used shall include his heirs, legal representatives, successors and permitted assignees.
26. That **Developer/Owner** shall convey the 'Ultimate Power Load Requirement' of the project to the concern power utility, with a copy to the Director, with in two month period from the date of grant of license to enable provision of site within the licensed land for Transformers/Switching station/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
27. That any other condition which the Director trunk necessary in public interest can be imposed.
28. That the **Developer/Owner** shall pay labour cess charges, as per the policy of the Govt. dated 25.02.2010 as amended from time to time.

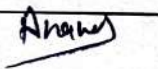
IN WITNESS WHEREOF THE DEVELOPER / OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.


For **RALITH REALTY PRIVATE LIMITED**

For Ralith Realty Private Limited

Authorized Signatory **Director**
"DEVELOPER / OWNER"

WITNESS:

1. ANAND 

2. SAKSHI 

Director
Town and Country Planning,
Haryana, Chandigarh


Director
Town & Country Planning
Haryana, Chandigarh

