



AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AFFORDABLE HOUSING COLONY 29RA 673256

This agreement is made on this 12th day of September, of year 2014.

Between

We Mr. Ramesh Sanka, Mr. Nilesh Ramjiyani & Mr. Dinesh Kumar C/o M/s Revital Reality Pvt. Ltd., a company registered under the Companies Act 1956 having its registered office at 1114, 11th Floor, Hemkunt Chambers, 89, Nehru Place, New Delhi-19 (hereinafter referred to as "Owner/Developer") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees, acting through its authorized signatory namely Mr. Yagna Brahman S/o Sri Ch. Satnarayan, R/o 1548, Housing Board Colony, Sec-31, Gurgaon.

..... Of The One Part

And

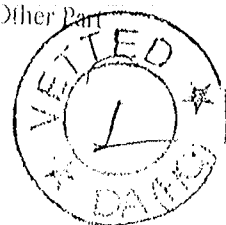
The Governor of Haryana, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR GENERAL")

For Revital Reality Pvt. Ltd.

Authorized Signatory

..... Of The Other Part

Director General
Town & Country Planning,
Haryana, Chandigarh



WHEREAS the Owner/Developer is well entitled to the land mentioned in Annexure hereto and applied for the purposes of converting and developing it into an Affordable Group Housing Colony


AND WHEREAS under Rule II of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), one of the conditions for grant of license is that the owner/Developer shall enter into an agreement with the Director General for carrying out and completion of development works in accordance with the additional license finally granted for setting up an Affordable Group Housing Colony on the land measuring 5.075 acres falling in the revenue estate of Village Naurangpur, Sector-79 & 79B of GMUC, District Gurgaon, Haryana.

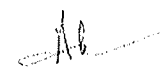
NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

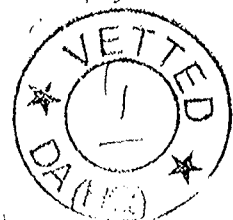
In consideration of the Director General agreeing to grant license to the Owner/ Developer to set up the Affordable Group Housing Colony) on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-II of the Haryana Development and Regulation of Urban Areas Rules, 1976 the Owner/ Developer hereby covenants as follows:-

- a) That the Owner/ Developer shall deposit 30% of the amount realized by him from the Flat 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 owner/Developers towards meeting the cost of internal development works of the Colony.
- b) That the Owner/Developer undertakes to pay proportional External Development Or Charges ("EDC") for the area earmarked for the Affordable Group Housing scheme, as per the rate schedule, terms and condition hereto:
 - (i) That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 94.6341 Lacs/acres for Affordable Group Housing colony Component and Rs.441.9404 Lac/ acres for Commercial component. These charges shall be payable

For Revital Reality Pvt. Ltd.


Authorised Signatory



Director General
Town & Country Planning,
Haryana, Chandigarh




to Haryana Urban Development Authority through the Director, Town and Country Planning, Haryana, either in lump sum within 30 days from the date of grant of License or in ten equal six monthly installments of 10% each i.e.

- (ii) First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of the grant of license.
- (iii) Balance 90% in Nine equal Six monthly installments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion of amount worked out at the tentative rate of Rs. 94.6341 Lacs/acres for Affordable Group Housing colony Component and Rs.441.9404 Lac/ acres for Commercial component. However at the time of grant of occupation certificate nothing will be due on account of EDC.
- (iv) That the owner shall pay the EDC as per schedule date and time as and when demanded by the DGTCP, Haryana.
- (v) That the Owner shall specify the detail of Calculation per Sq.m / Per Sq. Ft which is being demanded from flat Owners on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.
- (vi) That in the event of increase in EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of license and shall furnish the Additional Bank Guarantee, if any, on the enhanced EDC rates.
- (vii) In case the Owner Developer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.
- (viii) The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the due date, an additional penal interest of 3% per annum (making the total payable interest @ 15%

For Revital Reality Pvt. Ltd.


Authorised Signatory



Director General
Town and Country Planning,
Haryana, Chandigarh

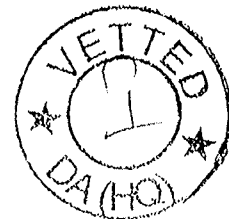



per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director.

- (ix) In case HUDA executes External Development Works and completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner/ Developer to pay the balance amount of EDC in the lump sum even before the completion of the license period and the Owner/ Developer shall be bound to make the payment within the period so specified.
- c) That the pace of the construction shall be at least in accordance with our sale agreement with the buyers of the flats.
- d) The owner/Developer shall arrange the electric connection from outside source for electrification of their said Affordable Group Housing Colony from the Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the director shall recover the cost from the Owner/Developer and deposit the same HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said Group Housing Colony, shall be responsibility of the owner/Developer for which the Owner/Developer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services", i.e HVPNL/Uttar Haryana Bijli Vitran Nigam Limited, DIBVNL Haryana and complete the same before obtaining completion certificate for the said Affordable Group Housing Colony.
- e) That the Owner/Developer shall be responsible for the maintenance and upkeep of all roads, open spaces of the said Affordable Group Housing Colony for the period of time from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public parks free of cost to the Government of the local authority, as the case may be.
- No third party right shall be created without getting the prior permission from the Director General Town and Country Planning, Haryana, Chandigarh.

For Revital Reality Pvt. Ltd.



Authorised Signatory




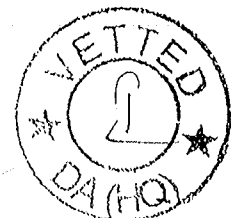

Director General
Town and Country Planning,
Haryana, Chandigarh

- f) The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of License.
- g) That the Owner/Developer shall be individually as well as jointly responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- h) That the Owner /Developer shall complete the Internal Development Works within four years of the grant of License.
- i) That the Owner/Developer undertakes to pay proportionate EDC for the areas earmarked for Affordable Group Housing Scheme, us per rate, schedule, terms and conditions given in clause-1 (b) of the agreement.
- j) That the rates, schedule, terms and conditions of EDC as mentioned above may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of license.
- k) That all the buildings to be constructed in the said Affordable Group Housing Colony shall be with approval of the competent authority and shall in addition to provision of zoning Plan of the site, conform to the Building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se-distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal)
- l) That the owner shall furnish layout plan of Affordable Group Housing Scheme along with the service plan/detailed estimates together with the Bank Guarantee equal to 25% of the total cost of development works (both for internal and external) for the area under the Affordable Group Housing Scheme within a period of 60 days from the date of grant of license.
- m) That all Flats in this project shall be allotted in one go within 4 months sanction of building plans or receipt of environmental clearance whichever is later and possession of flats shall be offered within the validity period of 4 years of such sanction/clearance.

For Revital Reality Pvt. Ltd.



Authorised Signatory



Director General
Town & Country Planning,
Haryana, Chandigarh



- n) That the Owner/ Developer shall carry out at their own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the said Affordable Group Housing Colony.
- o) That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Affordable Group Housing Colony and the Owner/Developer shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the license granted.
- p) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner/Developer.
- q) That the Owner/Developer shall give the requisite land for the treatment works(oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangements for temporary disposable or give the requisite land. That the Owner/Developer shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DG TCP till the services are made available from the external infrastructure to be laid by HUDA.
- r) Provided always and it is hereby agreed that if the Owner/Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right, the Director General may cancel the license granted to the Owner/ Developer.
- s) 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 Director General.
- t) That the Owner/Developer shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to Director, within two months

For Revital Reality Pvt. Ltd.


Authorised Signatory


Director General
Town & Country Planning,
Haryana, Chandigarh

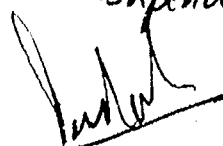


period from the date of grant of license to enable provision to site in licensed land transformers Switching Stations/Electric Substations as per norms prescribed by the power utility in the zoning plan of the project.


- u) The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
- v) After the layout and development works or part thereof in respect of the said Affordable Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf from the Owner/ Developer release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Affordable Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Affordable Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Affordable Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule-16 or earlier in case the Owner/Developer is relieved of the responsibilities in this behalf by the Government, However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner/Developer.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR GENERAL have signed this deed on the date and the year first above written.

WITNESSES:

1. *Pushpender Singh*


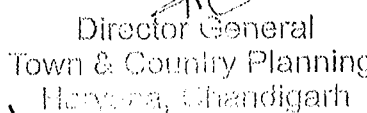
For Revival Realty Pvt. Ltd.
Revival Realty Pvt. Ltd.


Authorized Signatory

(Director)
Director General
Town and Country Planning,
Haryana, Chandigarh

For and on behalf of the
Governor of Haryana

2.


Director General
Town & Country Planning,
Haryana, Chandigarh





हरियाणा HARYANA

29AA 673258

FORM LC-IV-A BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AN
AFFORDABLE GROUP HOUSING COLONY

This agreement is made on this 12th day of September, of year 2014.

Between

Mr. Ramesh Sanka, Mr. Nilesh Ramjiyani & Mr. Dinesh Kumar C/o M/s Revital Reality Pvt. Ltd., a company registered under the Companies Act 1956 having its registered office at 1114, 11th Floor, Hemkunt Chambers, 89, Nehru Place, New Delhi-19, represented herein by its Authorized Signatory, Mr. Yagna Brahman S/o Sri Ch. Satnarayan, R/o 1548, Housing Board Colony, Sec-31, Gurgaon.


..... Of The One Part

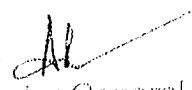
And

The Governor of Haryana, acting through the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR GENERAL")

For Revital Reality Pvt. Ltd.

..... Of The Other Part


Authorized Signatory


Director General
Town & Country Planning,
Haryana, Chandigarh



Revital Realty Co. LTD

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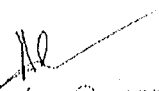
AND WHEREAS addition to the agreement executed in pursuance of the provision of the Rule 11 of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), and the condition laid down herein to grant of license the owner/developer shall enter into Bilateral agreement with The Director General for carrying out and completion of development works in accordance with the additional license finally granted for setting up a Affordable Group Housing Colony on the land measuring 5.075 Acres falling in the revenue estate of Village Naurangpur, Sector-79 and 79 B of GMUC District Gurgaon, Haryana.

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

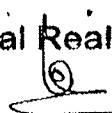
NOW THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant license to the OWNER/Developer to set up the said Affordable Group Housing Colony on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral agreement, the Owner/Developer, their partners, legal representatives authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner/Developer, the Owner/ Developer hereunder covenants as follows:

- 1 The terms, conditions and policy parameters as prescribed under the affordable housing Policy, 2013 as notified by notification no-48921 dated 19.08.2013 and enclosed as Annexure-I to this agreement shall form integral part of this agreement and shall be read as part and parcel of this agreement.
- 2 That all the buildings to be constructed in the said Affordable Group Housing Colony shall be with the approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal).
- 3 That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC") for the area earmarked for the Affordable Group Housing Scheme, as


Director General
Town & Country Planning,
Haryana, Chandigarh ✓

Revital Reality Pvt. Ltd.


Auth. Signatory

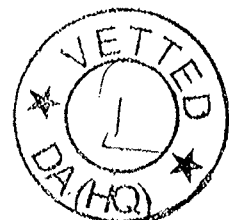


per rate, schedule, terms and conditions Annexed hereto That the rates, schedule, term and conditions of the CDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.

- 4 That the Owner/Developer shall ensure that the flats/dwelling units are sold/ leased/ transferred by them keeping in view the provision of Haryana Apartment Ownership Act 1983 which shall be followed in letter & Spirit.
- 5 The terms condition and policy parameters as prescribed under the Affordable Housing Policy, 2013 as notified by notification no-48921 dated 19.08.2013 and enclosed as Annexure-1 to this agreement shall form integral part of this agreement and shall be read as part and parcel of this agreement.
- 6 After the layout plans and development works or part thereof in respect of the said Affordable Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf from the Owner Developer release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Affordable Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Affordable Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to The 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Affordable Group Housing Colony or the part thereof, as the case may be for a period of five years from the date of the issue of the completion certificate under Rules-16 or earlier in case the Owner/Developer is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner/Developer
- 7 That the Bank Guarantee of the internal rates works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee if

For Revita Reality Pvt. Ltd.
Director General
Town & Country Planning,
Haryana, Chandigarh

Authorised Signatory



any, at the time of the approval of services plan/estimate according to the approved layout plan. In case of the community buildings, the bank guarantee is based on the interim rate of the 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/Developer will furnish an additional bank guarantee within the thirty days on demand.

- 8 Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Bilateral 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 license granted to the Owner/Developer.
- 9 Upon cancellation of the license under clause 8 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 area Rules, 1976 and all the subsequent amendment made in the Act and Rules up to date. The Bank Guarantee in that event shall stand forfeited in favor of the Director.
- 10 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 license to enable provision to site in licensed land Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.
- 11 The stamp duty and registration charges on this deed shall be borne by the Owner Developer.
- 12 That any other condition which the Director may think necessary in public interest can be imposed.
- 13 That "the Owner/Developer shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangement for temporary disposable or give the requisite land. The

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Authorised Signatory

Director General
Town & Country Planning
Haryana, Chandigarh

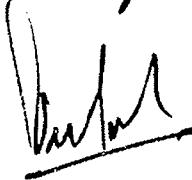


Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc, to the satisfaction of DCTCP till the services are made available from the external infrastructure to be laid by HUDA.


- 14 The Owner/Developer shall pay labour cess charges as per policy of Govt. 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.

WITNESSES:

Pushpender Singh


For M/s Revital Reality Pvt. Ltd.
For Revital Reality Pvt. Ltd.


Authorized Signatory
Authorised Signatory

(Director)
Director General
Town and Country Planning,
Haryana, Chandigarh

For and on behalf of the
Governor of Haryana




Director General
Town & Country Planning,
Haryana, Chandigarh