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No.  
1704  
2022

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## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC - V  
(See Rule 12)

License No. 31 of 2022

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to New Prabhakar Developers Pvt. Ltd., Shop No.1, Ground Floor, Jivika Complex, Medical Enclave, Tohana, District Fatehabad for setting up of affordable residential plotted colony under DDJAY-2016 area, measuring 7.86875 acres in the revenue estate of village Tohana, Sector-13, Tohana District Fatehabad.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That applicant shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That applicant shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e) That you have not submitted any other application for grant of license for development of the said land ~~or~~ part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
  - f) That applicant will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - g) That applicant understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of

Director  
Town & Country Planning  
Haryana, Chandigarh

24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- h) That applicant shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i) That applicant shall make its own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- j) That applicant shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That applicant shall use only LED fitting for internal lighting as well as campus lighting.
- n) That applicant 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sqft. to the Allottees while raising such demand from the plot owners.
- p) That applicant shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That applicant shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- r) That applicant shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That applicant will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- u) That applicant shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you

have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- v) That no further sale has taken place after submitting application for grant of license.
- w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- x) That applicant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- y) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That applicant shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- cc) That the owner/developer shall integrate the bank account in which 70 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.
- dd) 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.
- ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ff) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the 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 installments that are due for payment that paid as per the prescribed schedule.
- gg) That the applicant shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

- hh) That the applicant shall maintain the green on top of the STP / UGT for horticulture purpose.
3. That the 50% saleable area, earmarked in the approved layout plan and freed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
5. The licence is valid up to 21-03-2027

(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh  
*K. Makrand*

Dated: 22-03-2022

Place: Chandigarh

Endst. No. LC-4631- JE (MK)-2022/ 8223-36

Dated: 25-03-2022

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. New Prabhakar Developers Pvt. Ltd., Shop No.1, Ground Floor, Jivika Complex, Medical Enclave, Tohana, District Fatehabad, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula
7. Administrator, HSVP, Hisar.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Hisar.
10. Senior Town Planner, Hisar.
11. District Revenue Officer, Fatehabad.
12. District Town Planner, Fatehabad along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.


*Babita*  
(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License no. 31.....dated 22-3-2022

Detail of land owned by New Prabhakar Developers Pvt.ltd.

Village	Rect.No.	Killa No.	Area (K-M)
Tohana	188	16/2	0-7
		17/2	0-4
		24	8-0
		25	8-0
	216	4	7-16
		5	8-0
		6	8-0
		7	8-0
		14/1	7-15
		15/1	6-13
		26	0-4
		<b>Total</b>	<b>62-19</b>

Or 7.86875 Acres

  
District,  
Town & Country Planning  
Department  
Jaipur



Indian-Non Judicial Stamp  
Haryana Government



Date 28/01/2022

Certificate No. FA282022A122



Stamp Duty Paid : ₹ 401  
(Rs. Only)

SRN No. 86744510



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: M/s New Prabhakar developers pyt ltd  
No/Floor: 0 Sector/Ward: 0 LandMark: 0  
City/Village: Tohana District: Fatehabad State: Haryana  
Phone: 99\*\*\*\*\*56



**Buyer / Second Party Detail**

Name: The governer of Haryana  
No/Floor: 0 Sector/Ward: 0 LandMark: 0  
City, Village: Chandigarh District: Chandigarh State: Chandigarh  
Phone: 99\*\*\*\*\*56

Purpose: Agreement

The authenticity of this document can be verified by scanning this QR Code 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 AN AFFORDABLE PLOTTED COLONY.**

This Agreement is made and executed at 22<sup>nd</sup> on MARCH day of 2022

BETWEEN

M/s New Prabhakar Developers Pvt. Ltd. having its registered office at Shop No. -1, Ground Floor, Jivika Complex, Medical Enclave, Tohana, District Fatehabad -125120 (hereinafter called the "OWNER") of the one part.

AND

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part.

Whereas the owners are in possession of or otherwise well-entitled to the land mentioned in Annexure- A attached hereto for the purposes of converting into an Affordable Plotted Colony;



**For New Prabhakar Developers Pvt. Ltd.**

*[Handwritten Signature]*  
Authorised Signatory



And whereas under rule 11, one of the conditions for the grant of license is that the owners shall enter into an agreement for carrying out and completion of development works in accordance with the license finally granted for setting up an Affordable Residential Plotted Colony of land measuring 7.86875 acres falling in the revenue estate of Village- Tohana, Sector-13, Tohana, District Fatehabad, Haryana.

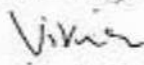
**NOW THIS DEED WITNESSETH AS FOLLOWS**

In consideration of the Director agreeing to grant license to the owner to set up the said Affordable Plotted Colony on the said land mentioned in Annexure-'A' here to on the fulfillment of all the conditions laid down in Rules 11 of Haryana Development and Regulation of Urban Areas Rules, 1976 the owner hereby conveys as follows:-

1. That the Owner/ Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas rules 1976, Haryana Apartment Ownership Act, 1983, Haryana apartment ownership rules 1987 Haryana Building Code 2017 as amended from time to time and policies issued there under from time to time.
2. The Owner/Developers shall pay labourcess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
3. That the Owner/ Developers 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.
4. That the Owner/ Developers 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 systems by HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/ Developers shall make arrangement for water supply, sewage, drainage etc. to the satisfaction of DTCP till the services are made available from the external infrastructure to be laid by HSVP.
5. That the Owner/ Developers 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.
6. That the Owner/ Developers shall pay the balance amount of EDC of Rs.91,75,000 (Rupees Ninety One Lakhs Seventy Five Thousand Only) and these charges shall be payable to the Director, Town and Country Planning, Haryana online before grant of license, as per policy dated 05.12.2018.

Director  
Town & Country Planning  
Haryana, Chandigarh

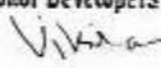
For New Prabhakar Developers Pvt. Ltd.

  
Authorised Signatory

7. That the owner shall pay the EDC as per schedule date and time and when demand by the DTCP, Haryana.
8. That in the event of increase in EDC rates, colonizer shall pay the enhanced amount of EDC and the interest on installment from the date of grant of license and shall furnish and additional bank guarantee, if any, on the enhanced EDC rates.
9. In case of Owner/Developer asks for a completion before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion would be considered.
10. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) in case of any delay in the payment in installment on the date, an additional penal interest of 3% per annum (making the Total payable interest @15% per annum) would be chargeable up to a period of three months and additional three months with the permission of the Director.
11. In case HSVP executed external development works and completes the same before the final payment of EDC the Director shall be empowered to call upon the owner/developers 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 with in the period so specified.
12. The owner/developers shall arrange the electric connection from outside source for electrification of their said colony from the Haryana VidhyuthParsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the owner/developers and deposit the same with the HVPNL. However the installation of internal electricity distribution infrastructure as per peak load requirement of the said colony shall be responsible of the owner /developer will be required to get the electric(distribution) services plan/estimate approved from the agency responsible for installation of external electrical services i.e., HVPNL/Uttar Haryana Vidhyuth Parsaran/ Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.
13. No third party rights shall be created without getting the prior permission of the Director Town and Country Planning, Haryana, Chandigarh.
14. The Owner/Developers shall construct all the Community Buildings within a period so specified by the Director from the date of grant of license as per applicable legal provision.
15. That the Owner/Developers shall be individually as well as jointly responsible for the compliance of terms and conditions of the license and applicable legal provisions.
16. That the Owner/Developers shall complete the Internal Development Works within four years of the grant of license.

Director  
Town & Country Planning  
Haryana, Chandigarh

For New Prabhakar Developers Pvt. Ltd.

  
Authorised Signatory



17. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the license period as and when necessary and the owner/developers shall be bound to pay balance of the enhanced charges, if any, in accordance with rates, schedule, term and conditions determined by him along with interest from date of grant of license.
18. That the Owner/Developers shall permit the director or any other officer authorized by him in this behalf to inspect the execution of the development works in said colony and the owner/developers 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.
19. That without prejudice to anything contained in this agreement all the provisions contained in the Act and Rules shall be binding on the Owner/Developers.
20. That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said Affordable Residential Plotted Colony for the period of five years from the date of issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility upon which the Owner/Developers shall transfer all such roads, open spaces, public health services free of cost to the Government or the local authority, as the case may be.
21. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and condition of this agreement or violate any provision of the acts and/or rules, then in any such case, and notwithstanding the waiver or any previous cause or right the Director, may cancel the License granted to the Owner/Director.
22. The stamp duty and registration charges on this deed shall be borne by the owner/Developer.
23. That any other condition which the Director may think necessary in public interest can be imposed.

IN WITNESS WHERE OF THE COLONIZER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

For M/s New Prabhakar Developers Pvt. Ltd.  
(Authorised Signatory)

Signature: *[Handwritten Signature]*  
Name: - PRANDEEP BANSAL  
Date: - 456, Sector-14 WEST  
Mitte Colony Phase  
Chandigarh - 160014

For New Prabhakar Developers Pvt. Ltd.  
Signature: - *[Handwritten Signature]*  
Name: - Authorised Signatory  
Date: - \_\_\_\_\_

Signature: - \_\_\_\_\_  
Name: - \_\_\_\_\_  
Date: - \_\_\_\_\_

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





Indian-Non Judicial Stamp  
Haryana Government



Date : 28/01/2022

Certificate No. FA282022A138



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 86747135



Penalty : ₹ 0  
(Rs. Only)

**Seller / First Party Detail**

Name: M s New Prabhakar developers.pvt ltd  
Fl.No/Floor : 0 Sector/Ward : 0 LandMark : 0  
City/Village : Tohana District : Fatehabad State : Haryana  
Phone: 99\*\*\*\*\*56



**Buyer / Second Party Detail**

Name : The governor of Haryana  
Fl.No/Floor : 0 Sector/Ward : 0 LandMark : 0  
City/Village : Chandigarh District : Chandigarh State : Chandigarh  
Phone : 99\*\*\*\*\*56

Purpose : Bilateral Agreement

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

**LC-IV-B**

[See Rule 11 (1) (h)]

**BILATERAL AGREEMENT BY THE OWNER OF THE LAND INTENDING TO SET UP AN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016**

This Agreement is made and executed at 22<sup>th</sup> on MARCH day of 2022

BETWEEN

M/s New Prabhakar Developers Pvt. Ltd, having its registered office at Shop No. -1, Ground Floor, Jivika Complex, Medical Enclave, Tohana, District Fatehabad - 125120(hereinafter called the "OWNER") of the one part.

AND

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana, Chandigarh (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 license, the

Cont.....

Director  
Town and Country Planning  
Chandigarh

For New Prabhakar Developers Pvt. Ltd.

Authorised Signatory

owner shall enter into a Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for setting up of a Affordable Residential Plotted Colony on the land measuring 7.86875 acres falling in the revenue estate of Village- Tohana, Sector-13, Tohana, District Fatehabad, Haryana.

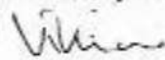
**NOW THIS AGGREMENT WITNESSES AS UNDER:**

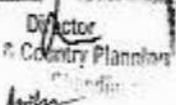
In consideration of the Director agreeing to grant license to the owner to set up the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land mentioned in annexure here to on the fulfillment of the conditions of this Bilateral Agreement, the owner, his partners, legal representatives, authorized agents, assignees, executers 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. That the owner/developer undertakes to pay proportionate external Development charges ("EDC" as per rate scheduled, terms and conditions Annexed in LC-IV may be revised by the Director during the license period as and when necessary 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, scheduled and terms and conditions determined by him along with the interest from the date of grant of license.
2. That the owner/developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of DDJAY-2016 Policy as amended from time to time, which shall be followed in letter & spirit.
3. The term and condition of the policy parameters as prescribed under the Affordable Residential plotted Colony under the Deen Dayal Jan Awas Yojna -2016 Policy dated 08.02.2016 as amended from time to time and enclosed as Annexure - 1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
4. The Owner/developer will transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities as per DDJAY policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in optimal utilization of the area.

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for New Prabhani Developers Pvt. Ltd.

  
Authorized Signatory

  
Director  
Country Planners  
Haryana

5. Clubbing of Residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the DDJAY-2016 Policy dated 08.02.2016.
6. That all plots in the project shall be allotted strictly as per the DDJAY-2016 policy as amended from time to time.
7. That Owner/Developer shall complete the project within 7 years (5+2 years) from the date of grant of license as per policy dated 08.02.2016.
8. That the Owner/Developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the state government Treasury by the Owner/developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development 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 any, at the time of approval of services plan/estimate according to the approved layout plans (this clause shall not be applicable in cases, where 15% of salable area is mortgaged on account of said bank guarantee as per DDJAY Policy dated 8.02.2016 as amended from time to time.
10. That any other condition which the Director may think necessary in public interest can be imposed.
11. That the Owner/developer shall integrate its bank account in which 70% allottee receipts are credited under section -4(2)(i)(d) of the real Estate Regulation and Development Act, 2016 with the on line application/payments 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 get credited to the EDC Head in the state treasury.
12. That 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 the Government treasury against EDC dues.
13. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/Developers.



Director  
Town & Country Planning  
Haryana, Chandigarh

For New Prabhakar Developers Pvt. Ltd.

*Vishu*  
Authorized Signatory

Cont.....

14. The implementation of such mechanism shall however have no bearing on the EDC installment schedule conveyed to the owner/Developers. The owner/developer shall continue to supplement such automatic EDC deductions with payments are due for payment from its own funds to ensure that the EDC installment that are due for payment get paid as per prescribed, schedule.

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

For New Prabhakar Developers Pvt. Ltd.

WITNESSES:-

*Vijay*  
For M/s New Prabhakar Developers Pvt. Ltd.  
(Authorised Signatory)

Signature:-

*Amandeep*

Name:-

AMANDEEP BANSAL

Date:-

#156, Sector-14 West  
Milk Colony Dharam  
Chandigarh - 160117

Signature:-

\_\_\_\_\_

Name:-

\_\_\_\_\_

Date:-

\_\_\_\_\_

Signature:-

\_\_\_\_\_

Name:-

\_\_\_\_\_

Date:-

\_\_\_\_\_

*[Signature]*  
Director  
Town & Country Planning  
Haryana, Chandigarh  
*h/m*

