

Sale of Immoveable Properties

**Indian-Non Judicial Stamp
Haryana Government**

Date : 02/11/2021

Certificate No. : GFB2021K48

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. : 83788648



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: St patricks Realty Pvt Ltd

H.No/Floor : 5b

Sector/Ward : Asset

LandMark : Igi airport

City/Village : New delhi

District : Delhi

State : New delhi

Phone: 74*****25

**Buyer / Second Party Detail**

Name : Dtcp

H.No/Floor : 18

Sector/Ward : 18

LandMark : Madhya marg

City/Village: Chandigarh

District : Chandigarh

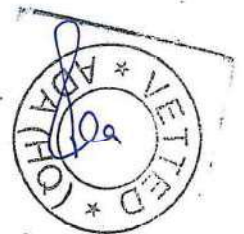
State : Chandigarh

Phone : 74*****25

Purpose : LC IV Agreement

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 PLOTTED COLONY**This agreement is made at Chandigarh on the 10th day of December, 2021
(Two Thousand and Twenty One)**BETWEEN**

We (i) St. Patricks Realty Pvt. Ltd. (ii) Sher Jung - Sher Mohammad - Wahid Khan - Akbar Ss/o Sh. Chhutmal (iii) Shorab Khan - Yamir Khan - Sarfraz Khan Ss/o Sh. Akbar (iv) Inderjit S/o Sh. TejBhan, (v) Ishwar Devi W/o Sh. Tejbhan (vi) St. Ambrose Buildcon Pvt. Ltd. through General Power of Attorney and having Collaboration with M/s St. Patricks Realty Pvt. Ltd. having registered office at The Room, Wing 1 & Wing 2,

Director
Town & Country Planning
Haryana, Chandigarh

Central Park – II, Sector 48, Sohna Road, Gurugram - 122018 (hereinafter referred to as the Owner/Colonizer) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through their authorized signatory Mr. Chirag Gehlot of the ONE PART.

AND


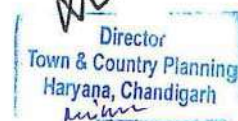
The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the '**Director**') of the OTHER PART.

WHEREAS the owner is in possession of or otherwise well entitled to the land mentioned in the Annexure hereto for the purposes of converting and developing it into Residential plotted 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 the grant of license is that the Owner shall enter into an agreement with the Director for carrying out and completion of development works in accordance with the additional license finally granted for setting up a **Residential Plotted Colony on the additional land measuring 47.759 acres falling in the revenue estate of Village Dhunela & Berka, Sector- 30, 32 & 33 of Sohna, District Gurgaon, Haryana.**

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Director agreeing to grant license to the Owner to set up the said residential plotted colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rule, 1976 by the Owner, hereby covenants as follows:
 - i. That the Owner shall deposit 30% (thirty percent) of the amount realized by him from plot holders from time to time, within 10 (ten) days of its realization in a separate account to be maintained in a scheduled bank and that this amount shall only be utilized by the Owners towards meeting the cost of Internal Development Works (hereinafter referred to as '**IDC**') and Construction Works in the colony.
 - ii. That the owner undertakes to pay proportionate External Development Charges (hereinafter referred to as '**EDC**') as per rate, schedule, terms and conditions hereto:-

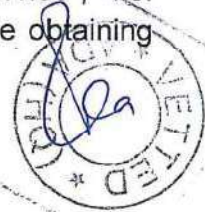



Director
Town & Country Planning
Haryana, Chandigarh

- a. That the Owner shall pay the proportionate EDC at the tentative rate of Rs.93.687 Lacs per acre for the plotted area of 47.759 acres. These charges shall be payable to the Director, Town & Country Planning Haryana, either in lump-sum within 30 days from the date of grant of license or in ten equal half yearly installment of 10% each in following manner:
1. First installment of 10% shall be payable within a period of 30 days from the date of grant of license.
 2. Balance 90% in nine equal half yearly installments along with interest at the rate of 12% p.a. which shall be charged on the unpaid portion of the amount worked out at the tentative rate of Rs.93.687 Lacs per acre for the plotted area of 47.759 acres. However, at the time of grant of occupation certificate nothing will be outstanding on account of EDC.
- b. That the Owner shall pay the EDC, as per schedule date as and when demanded by the Director.
- c. That in the event of increase in EDC rates, the owner 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.
- d. For the grant of completion certificate, the payment of EDC shall be pre-requisite along-with the Bank Guarantee.
- e. That the Owner shall specify the detail of calculation per sq mtr/per sq ft which is being demanded from plot owners on account of EDC/IDC, if being charged separately as per rates fixed by the Government.
- 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 installments on the due date, an additional penal interest of 3% per annum (making the total payable interest 15%(Simple) per annum) would be chargeable up to period of three (3) months and the additional three (3) months with the permission of Director.
- g. In case, the HSVP executing external development works completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner to pay the balance amount of EDC in lump-sum even before the completion and the Owner shall be bound to make the payment with the period so specified.




- h. Enhance Compensation of land cost, if any shall be payable extra as decided by Director from time to time.
- i. The Owner will arrange the electric connection from outside sources for electrification of their colony from DHBVN. If they fail to provide electric connection from DHBVN, Director will recover that cost from the owner and deposit it with DHBVN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall remain the responsibility of the owner, for which the owner will be required to get the "electrical (distribution) services plan/estimate" approved from the agency responsible for installation of "External Electrical Service", i.e. HVPN/UHBVN/DHBVN, Haryana and complete the same before obtaining occupation/completion certificate for the colony.
- j. No EDC would be recovered from the EWS categories of allottees.
- k. That the rates, schedule and terms and conditions of EDC may be revised by the Director during the period of license as and when necessary and the Owner shall be bound to pay the balance enhanced charges, if any, in accordance with the rates, schedule and terms and conditions, so determined by the Director along with interest from the date of grant of license.
- l. That the 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 earlier relieved of this responsibility, when the owners shall transfers 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.
- m. That the 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 as per section 3(3A) (IV) of Act of 1975, 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 the Local Authority, for the land purpose on such terms and conditions as it may laid down.
- n. No third party/ subsequent rights will be created without obtaining the prior permission of the Director.



Director
Town & Country Planning
Haryana, Chandigarh

- o. All the community buildings will be got constructed by the Owner within a time period, so specified by the Director.
- p. That the 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 Owner shall complete the internal development works within five years from the date of grant of license.
- r. That the Owner shall deposit infrastructure development charges @ Rs. 375/- per sq.mtr. for permissible saleable plotted area through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The first installment of the infrastructure development charges would be deposited by the owner within sixty days from the date of grant of license and the second installment to be deposited within six months from the date of grant of license failing which 18% p.a. (Simple) Interest will be paid for the delayed period.
- s. That the 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 Owner shall permit the Director, or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner shall carry out all the 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.
- 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 owner.
- v. That the Owner shall give the requisite land for the treatment works (Oxidatic ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by HUDA and make their own arrangements for temporary disposal or give the requisite land.
- w. That the 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




within the licenced land for transformers/Switching Station/Electric sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.

- x. That the Owner shall abide by the policy dated 26-02-2021 or any other instructions issued from time to time in respect to EWS plots as mentioned in the bilateral agreement.
2. Provided always and it is hereby agreed that if the Owner shall commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions 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 cancel the license granted to them.
3. Upon cancellation of the license under Clause 2 above, the Government may acquire the area of the aforesaid colony under the act of 1975 or any other act and may develop the said area under any other Law. 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 'Owner' herein before used/shall include their heirs, legal representatives, successors and permitted assignees.
6. After the layout plans and development works or part thereof in respect of the Residential Plotted Colony or part thereof have completed and a completion certificate in respect thereof has been issued, the Director may on an application in this behalf from the Owner, release the Bank Guarantee or part thereof, as the case may be, provided that, if the completion of the Residential Plotted Colony is taken in parts, only the part of the Bank Guarantee corresponding to the part of the residential plotted colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or the part thereof, as the case may be, for a period of five years from the date of completion certificate under Rule-16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of the External Development Charges received from the Owner.




Director
Town & Country Planning
Haryana, Chandigarh


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



WITNESS

For M/s St. Patricks Realty Pvt Ltd


1. Puneet Sachdeva
745, Sector - 7
Gurgaon




Chirag Gehlot

(Authorised Signatory)

2.

Director, Town & Country Planning
Haryana, Chandigarh




Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 02/11/2021

Certificate No. GFB2021K45



Stamp Duty Paid : ₹ 101

GRN No. 83788527



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: St patricks Realty Pvt Ltd

H.No/Floor : 5b

Sector/Ward : Asset

LandMark : Igi airport

City/Village : New delhi

District : Delhi

State : New delhi

Phone: 74*****25



Buyer / Second Party Detail

Name : Dtcp

H.No/Floor : 18

Sector/Ward : 18

LandMark : Madhya marg

City/Village: Chandigarh

District : Chandigarh

State : Chandigarh

Phone : 74*****25

Purpose : Bilateral Agreement LCIV B

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 B

See Rule-11(1) (h)

Bilateral Agreement by owner of land intending to set up a Residential Plotted Colony

This agreement is made at Chandigarh on the 10th day of December, 2021
(Two Thousand and Twenty One)

BETWEEN

We (i) St. Patricks Realty Pvt. Ltd. (ii) Sher Jung - Sher Mohammad - Wahid Khan - Akbar Ss/o Sh. Chhutmal (iii) Shorab Khan - Yamir Khan - Sarfraz Khan Ss/o Sh. Akbar (iv) Inderjit S/o Sh. TejBhan, (v) Ishwar Devi W/o Sh. TejBhan (vi) St. Ambrose Buildcon Pvt. Ltd. through General Power of Attorney and having Collaboration with M/s St. Patricks Realty Pvt. Ltd. having registered office at The Room, Wing 1 & Wing 2, Central Park- II, Sector 48, Gurugram, Haryana - 122018 (hereinafter referred to as the Owner/Colonizer) which expression shall unless repugnant to the subject or context

Director
Town & Country Planning
Haryana, Chandigarh
Anita

shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through their authorized signatory Mr. Chirag Gehlot 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 Owner shall enter into a Bilateral agreement with the Director for carrying out and completion of the development works in accordance with the additional license finally granted for setting up of a Residential Plotted Colony on the additional land measuring 47.759 acres falling in the revenue estate of village Dhunela & Berka, Sector – 30, 32 & 33 of Sohna, District Gurgaon, Haryana.

AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the Owner.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to the Owner to set up the said residential plotted colony on the land mentioned in annexure hereto on the fulfillment of all the conditions of this bilateral agreement, the Owners, their partners, attorney, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this bilateral agreement executed by the Owner hereunder covenanted by them as follows:
 - a) That the Owner shall reserve 20% (twenty percent) of the total number of residential plots in Residential Plotted Colony for allotment to Economically Weaker Section (hereinafter referred to as 'EWS')/Lower Income Group category (hereinafter referred to as 'LIG').
 - b) That the size of EWS plots shall vary within 50 square meters to 125 square meters or as otherwise approved specifically in the layout plan approved by the Director.
 - c) That the Owner shall transfer 100% EWS category plots to Housing Board, Haryana within six months after approval of Zoning Plan @ Rs.600/- per sq mtr. or such rate as may be prescribed. The development works in the area of EWS category plots will be completed on priority, so that Housing Board Haryana



Director
Town & Country Planning
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(hereinafter referred to as 'HBH') can construct the houses and allot the same within the initial validity period of four years of the license.

- d) That the Owner shall complete the development works of at least road, water supply and electricity in the area earmarked for EWS plots within ^{one} five years from approval of zoning plan/Environmental clearance whichever is later, so that HBH 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/zoning plan and within initial validity period of license itself.
 - e) That in case of earlier granted licenses, Licensee/Owner shall transfer the EWS plots to HBH 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 HBH may also earmark these units for rental housing scheme for BPL families.
 - h) That the allottee of such plots shall not be allowed to further transfer the plots 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 along-with irrevocable will and for consideration passed onto 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 cases where EWS plots have already been advertised, the Owner shall conduct draw of plots within three months from issuance of this policy.
2. That the 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 Director for allotment. These plots shall be allotted at a price determined by the Director and in the following manner:
- (i) That the 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.




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Town & Country Planning
Haryana, Chandigarh

(ii) That the owner shall allot remaining 25% of "No profit No Loss" plots to: -

- a) Non-Resident Indians against Foreign Exchange.
 - b) The land owners whose land has been purchased by the owner for setting up a colony in Lieu thereof under a written contractual obligation.
 - c) Owners 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.
 - d) Such persons whom the owner may like at his discretion, provided that the allotment to such persons shall not exceed 5% of the total number of plots provided in sub-clauses (i) and (ii).
3. That the remaining residential plots on 55% of land would be sold by the Owner in the open market wherein he would adjust the subsidy given in the plots as well as the loss of reasonable profit on plots as provided under clauses 1 and 2 above.
 4. Provided that in case of allotment from out of registered applicants only, if the prices of different sizes of plots 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 sizes of plots will be drawn first. After the draw of lottery, allotment of plots shall be made to successful applicants after fulfillment 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 owner.
 5. That the 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 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 Owner after giving due publicity and in the presence of the representatives 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.




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9. That the Owner will ensure at the time of grant of completion certificate for the Residential Plotted Colony that the 20% of the total number of plots reserved for EWS category is transferred to HBH.
10. In case the Owner seek exemption from payment of Infrastructure augmentation charges, then he shall adhere to the following conditions:
- That the 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 owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.
11. The 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:
- 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 owner seek exemption from payment of Infrastructure augmentation charges)
 - The 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 owner seek exemption from payment of Infrastructure augmentation charges).
 - 20% of the total number of plots reserved for EWS categories has been transferred to HBH. 25% of "No Profit No Loss" plots have been allotted at the price fixed by Director.
12. The allotment of these plots/flats can also be made with the approval of the Government to specific category of people in public interest on the recommendations of the Committee headed by the Divisional Commissioner consisting of Deputy Commissioner, Administrator HSVP, STP and DTP. This category may include slum dwellers, occupiers of precious government land or persons who are living in constructed houses of the acquired land and are eligible for rehabilitations as per Government decisions/court orders or the persons who have to be allotted outstees quota plots but the same are not readily available with HSVP/Government.



Director
Town & Country Planning
Haryana, Chandigarh
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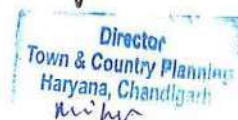
13. That the space of the construction shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space/IT.space as and when scheme is launched, wherever applicable.
14. That the owner shall be responsible for the maintenance and up-keep of all roads, open spaces, 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 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 the 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. According to section 3(3A) (IV) of act of 975, 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 the 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 Director.
16. That the owner shall deposit 30% 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 towards meeting the cost of internal development works and the construction works in the colony.
17. That the owner 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 shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.
18. That the Owner 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.
19. That the bank guarantee of internal development works has been furnished on the interim rates for development works and construction of community buildings. The 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




Director
Town & Country Planning
Haryana, Chandigarh

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 will furnish an additional bank guarantee within thirty days on demand.

20. That the Owner shall deposit infrastructure development charges @ Rs. 375/- per sq.mtr. for permissible saleable plotted area through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The first installment of the infrastructure development charges would be deposited by the owner within sixty days from the date of grant of license and the second installment to be deposited within six months from the date of grant of license failing which 18% p.a. (Simple) interest will be paid for the delayed period.
21. Provided always and it is hereby agreed that if the Owner shall commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions 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 cancel the license granted to them.
22. Upon cancellation of the license under Clause 21 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 Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
23. The Stamp duty and registration charges on this deed shall be borne by the Owner.
24. The expression 'Owner' herein before used/shall include their heirs, legal representatives, successors and permitted assignees.
25. That the 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 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.
26. That any other condition which the Director may think necessary in public interest can be imposed.
27. That the Owner shall pay labour cess charges, as per the policy of the Government dated 13.01.2021.

28. That, against each license, the coloniser shall integrate its bank account in which 70% allottee receipts are credited under section 4(2)(1)(D) 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.



29. 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 license of the coloniser.


30. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the coloniser against the said license.

31. The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The coloniser shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.

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

WITNESS

For M/s St. Patricks Realty Pvt Ltd

1. 
Puneet Sachdeva
745, Sector 7
Gurgaon




Chirag Gehlot

(Authorised Signatory)

2.

Director, Town & Country Planning
Haryana, Chandigarh


Director
Town & Country Planning
Haryana, Chandigarh
