

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 20/01/2022

Certificate No. G0T2022A1949



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 86352420



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : GLS Infraprojects Pvt Ltd

H.No/Floor : 0

Sector/Ward :

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 81\*\*\*\*\*81



Purpose : AGREEMENT to be submitted at Concerned office

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

**FORM LC-IV-B**

[See Rule 11(1)(h)]

**Bilateral Agreement by owner of land intending to set up Affordable Plotted Colony  
under Deen Dayal Jan Awas Yojna**

This agreement made on the 17<sup>th</sup> day of April, 2022

between

Sh. Tilak Raj S/o Sh. Risal Singh in collaboration with M/s GLS Infraprojects Pvt. Ltd. a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 having its registered office at 707, 7<sup>th</sup> Floor, JMD Pacific Square, Sector – 15, Part – II, Gurugram, Haryana – 122001 (hereinafter called the “owner/developer”) of the one part.

And

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (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 (herein after 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 license finally granted for setting up an

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

**For GLS INFRAPROJECTS PVT. LTD.**

Director

Affordable Plotted Colony under DDJAY on the land measuring 5.04514 Acres falling in the revenue estate of Village Wazirpur, Sector - 92, District Gurugram, 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:**


In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Affordable Plotted Colony under Deen Dayal Jan Awas Yojna 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. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" as per rate, schedule, terms and conditions Annexed hereto. That the rates, schedule, terms and conditions of the EDC 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.
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 terms and condition of the policy parameters as prescribed under the Affordable Residential Plotted Colony under 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.
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 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 as amended from time to time.
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 as amended from time to time 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 and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimates according to the approved layout plans (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of said bank guarantee as per DDJAY Policy dated 08.02.2016 as amended from time to time).
10. That any other condition which the Director may think necessary in public interest can be imposed.


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


Witness:

1.   
Pankaj Sharma  
At: 707, 7<sup>th</sup> Floor,  
JMD Pacific Square,  
Sector – 15, Part – II,  
Gurugram, Haryana.

FOR GLS INFRAPROJECTS PVT LTD  
For GLS INFRAPROJECTS PVT. LTD.

  
Director  
AUTHORIZED SIGNATORY  
OWNER / DEVELOPER

2.   
Ashish Drall  
At: 707, 7<sup>th</sup> Floor,  
JMD Pacific Square,  
Sector – 15, Part – II,  
Gurugram, Haryana.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
DIRECTOR  
TOWN AND COUNTRY PLANNING,  
HARYANA, CHANDIGARH  
FOR AND ON BEHALF OF THE  
GOVERNOR OF HARYANA