

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. 255 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Smt. Satyawati M/o Monica Wd/o, Bindu D/o, Nitesh S/o Manjeet & Rishika Structure LLP., H. No. 48, Ward No. 15, Gandhi Nagar, Ganaur, Sonipat 131101 for setting up Affordable Plotted Colony (under DDJAY policy 2016) over an area measuring 14.16250 acres in the revenue estate of village Pipli, Sector-4, Kharkhauda, District Sonipat.

1. The particulars of the land, wherein the aforesaid Affordable Residential 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:-
 - i) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii) 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.
 - iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within 30 days of approval of zoning plan.
 - iv) That you 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.
 - v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of zoning plan.
 - vi) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - vii) 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 Area Restriction of Unregulated Development Act, 1963.
 - viii) That you will transfer 10% area of the licenced colony to the Government for provision of community facilities as per policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The same shall be transferred to the Government within 30 days of

Director General
Town & Country Planning
Haryana, Chandigarh

[Signature]

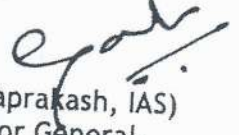
issuance of zoning plan. Alternatively, the said community site may also be developed as per policy dated 25.08.2022.

- ix) That you have understood 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- x) That you 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.
- xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) 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.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) That you 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.
- xvii) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC/SIDC. In case of not inclusion of EDC/SIDC 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/SIDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xix) That you 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.
- xx) That you 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.
- xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxii) That you 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 as amended from time to time.

- xxiii) That you 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiv) That no further sale has taken place after submitting application for grant of license.
- xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxvi) That you 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.
- xxvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxviii) 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.
- xxix) 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.
- xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi) 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.
- xxxii) That you 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.
- xxxiii) That you 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 Control Board or any other Authority Administering the said Acts.
- xxxiv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxv) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
- xxxvi) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxxvii) That you shall maintain the UGT and underground STP and the green above the same through proper horticulture in this residential colony.
- xxxviii) That applicant shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement.
- xxxix) That you shall maintain the ROW of 11 KV HT license passes through the site.

3. That you shall 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.
4. That the plots falling under khasra nos. 53//17/3, 24/1, 22, 62//1/1, 2/1, 3/1 are in joint share is freezed in the layout plan and shall not be considered of this license until the submission of partition mutation/land transferred through sale deed and shall not create any third party rights thereof.
5. The licence is valid up to 16/11/2028.

Dated: 17/11/2023
Place: Chandigarh



(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Dated: 20-11-2023

Endst. No. LC-5094-JE (MK)-2023/ 40029

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

1. Smt. Satyawati M/o Monica Wd/o, Bindu D/o, Nitesh S/o Manjeet & Rishika Structure LLP, H. No. 48, Ward No. 15, Gandhi Nagar, Ganaur, Sonipat 131101 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, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, -Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Sonipat.
12. District Town Planner, Sonipat 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.


(Sunena)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no. 255 of 2023

Detail of land owned by Rishika Structure LLP:-

dt:-17/11/2023


Village	Rect. No.	Killa No.	Area (K-M)
Pipli	53	17/1	3-13
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		24/2/4	0-4
		24/2/3	3-10
		24/2/5	0-8
		23/1	5-0
		23/2	3-0
	60	24/2/2	2-0
		16	8-0
		17/1	1-12
		25/1	4-17
		25/2	4-14
	60		
	61	5	6-0
	62	1/3	2-11
		1/2	5-0
		3/3	5-0
		8min	6-0
	2/2	5-2	
	2/3	2-9	
	3/2	2-11	
	Total	103k-11m	

Area under joint share:-

Village	Rect. No.	Killa No.	Area (K-M)
Pipli	53	17/3	0-0 (Kamaj-Marla)
		24/1	0-8
		22	8-0
	62	1/1	0-9
		2/1	0-9
		3/1	0-9
		Total	9k15m

Grand Total =113-6 or 14.1625 acres

Note:- The area under khasra no. in joint share is freezed in the layout plan and shall not be considered of this license un-till the submission of partition mutation / sale deed / transfer land registry and shall not create any third party rights thereof.


Director General
Town & Country Planning
Haryana, Chandigarh
Gaiman (Pahar)

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 23/09/2023

Certificate No. T0W20231393



Stamp Duty Paid : ₹ 101

GRN No. 107524872



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rishika Structure Llp

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Ganaur

District : Sonipat

State : Haryana

Phone : 78*****28



Purpose : AFFIDAVIT 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>

LC-IV

**AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR
SETTING UP A COLONY**

This Agreement is made on this 17th, day of November, 2023.

Between

M/s Rishika Structure LLP, Sh. Sudhir S/o Sh. Onkar, Smt. Sheela Wd/o Late Ashok Kumar, Sachin-Naveen Ss/o Late Ashok Kumar, Smt. Chandro W/o Late Dayanand, Smt. Mukesh Wd/o Late Naresh, Ashish-Ankit Ss/o Naresh, Smt Satyawati Wd/o-Sushila-Sunita D/o Manjeet S/o Sh. Dalel, Monika D/o Anita, Dalbir Singh-Rajender Singh-Rajbir Singh-Bijender Singh-Ss/o Sh. Prithi, Smt. Parmesh Wd/o Sh. Pardeep, Sh. Satish-Kuldeep-Rajesh Ss/o Dayanand S/o Sh Lalchand and Sh. Onkar S/o Sh. Shiv Narayan in collaboration with Rishika Structure LLP having its registered office HNo. 48, Ward No. 15, Gandhi Nagar, Ganaur, Sonipat 131101 (hereinafter called the "owner or licence"), which-expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Sh. Sumit Kaushik S/o Satish Kaushik respectively.

.....Of the ONE PART

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

RISHIKA STRUCTURE-LLP

Partner, Auth. Sign.

Director General
Town & Country Planning
Haryana, Chandigarh

In pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into an Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up Colony on the land measuring 14.16250 acres in the revenue estate of Village Pipli, Sector-4, Kharkhauda, District Sonapat.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to the Owner/Developer to set up the said 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 Rules, 1976 by the Owner/Developer hereby covenants 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 thereunder from time to time.
2. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
3. 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.
4. 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 HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DGTCP till the services are made available from the external infrastructure to be laid by HSVP.
5. That the owner/Developer shall deposit 70% 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 EDC/internal development works of the colony.
6. The total amount of EDC shall be payable before grant of licence.

RISHIKA STRUCTURE LLP
Partner/ Auth. Sign.

Director General
Town & Country Planning
Haryana, Chandigarh

7. That the Owner shall pay the EDC/IDW as per schedule date and times and when demand by the DTCP, Haryana.
8. 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 licence and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
9. 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.
10. 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 date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable upto a period of three months and an 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/Developer to pay the balance amount of EDC in the lump sum even before the completion of the licence period and the Owner/Developer shall be bound to make the payment within the period so specified.
12. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said 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 with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said 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 Vidhyut 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/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of licence as per applicable legal provision.
15. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the licence and applicable legal provisions.
16. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of licence.


RISHIKA STRUCTURE LLP
[Signature]
Partner, Auth Sign.

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

17. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the licence 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 licence.
18. 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 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 licence 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/Developer.
20. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said affordable group housing colony for the period of five years from the date of the issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility, upon which the owner/ developer 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 conditions of this Agreement or violate any provisions of the Acts and/or rules, then and in any such case, and notwithstanding the waiver or any previous cause or right, the Director, may cancel the license granted to the Owner/Developer.
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.

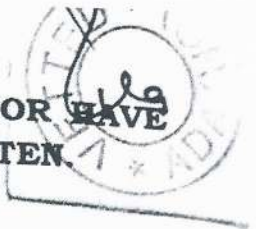
~~RISHIKA STRUCTURE LLP~~

~~Partner's Sign.~~


Director General
Town & Country Planning
Haryana, Chandigarh

WA

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



Witness:

1. ~~Signature~~
120. G.F
Small Flats
CHD. NIRMAL
SHARMA

2.

RISHIKA STRUCTURE LLP

~~Signature~~
Partner / Auth. Sign.

AUTHORIZED SIGNATORY

DIRECTOR GENERAL
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

~~Signature~~
Director General
Town & Country Planning
Haryana, Chandigarh

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date: 23/09/2023

Certificate No. TOW20231394



Stamp Duty Paid : ₹ 101

GRN No. 107524998



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rishika Structure Llp

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Ganaur

District : Sonipat

State : Haryana

Phone : 78*****28



Purpose : AFFIDAVIT 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

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016**

This Agreement is made on this 17th day of November, 2023.

Between

M/s Rishika Structure LLP, Sh. Sudhir S/o Sh. Onkar, Smt. Sheela Wd/o Late Ashok Kumar, Sachin-Naveen Ss/o Late Ashok Kumar, Smt. Chandro W/o Late Dayanand, Smt. Mukesh Wd/o Late Naresh, Ashish-Ankit Ss/o Naresh, Smt Satyawati Wd/o-Sushila-Sunita D/o Manjeet S/o Sh. Dalel, Monika D/o Anita, Dalbir Singh-Rajender Singh-Rajbir Singh-Bijender Singh-Ss/o Sh. Prithi, Smt. Parmesh Wd/o Sh. Pardeep, Sh. Satish-Kuldeep-Rajesh Ss/o Dayanand S/o Sh Lalchand and Sh. Onkar S/o Sh. Shiv Narayan in collaboration with Rishika Structure LLP having its registered office HNo. 48, Ward No. 15, Gandhi Nagar, Ganaur, Sonipat 131101 (hereinafter called the "owner or licence"), which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Sh. Sumit Kaushik S/o Satish Kaushik respectively.

.....Of the ONE PART

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana (hereinafter referred to as the "DIRECTOR")

..... Of the OTHER PART

RISHIKA STRUCTURE LLP

Partner/ Auth. Sign.

Director General
Town & Country Planning
Har. Res. Chandigarh

WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 14.1625 acres in the revenue estate of Village Pipli, Sector-4, Kharkhauda, Distt Sonipat.

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 Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 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.

RISHIKA STRUCTURE LLP
Partner, Sign.

Director General
Town & Country Planning
Chandigarh

This will give flexibility to the Director to work out 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.
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 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.
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/ 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 get credited to the EDC head in the State treasury.

RISHIKA STRUCTURE LLP
Partner, Auth. Sign.

Director General
Town & Country Planning
Haryana, Chandigarh

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/ developer.
14. The implementation of such mechanism shall, however, have no bearing on the 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 the EDC installments that are due for payment get paid as per prescribed, schedule.



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

RISHIKA STRUCTURE LLP
 Partner
 OWNER/DEVELOPER

WITNESS
 #120 G.P.
 1. Small flats
 Dhawan, CHD
 NIRMAL SHARMA

2. _____

**DIRECTOR GENERAL
 TOWN AND COUNTRY PLANNING,
 HARYANA, CHANDIGARH**

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