

ANNEXURE - 7

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 07/06/2023

Certificate No. G0G2023F2180

GRN No. 103253780

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Kvell Infrastructure Lip
H.No/Floor: E931 Sector/Ward: Na LandMark: Lower ground floor
City/Village: Chitrnanjan par District: Delhi State: Delhi
Phone: 97*****96

Buyer / Second Party Detail

Name: Governor Of Haryana
H.No/Floor: Na Sector/Ward: Na LandMark: Na
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 97*****96

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>

LC-IV

**AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR SETTING UP A COLONY
(on Rs. 100 stamp paper)**

This Agreement is made on this 12th day of July, 2023

Between

M/s **KVELL Infrastructure LLP** a Company within the meaning of the Companies Act, 2013 ("Company"), (LLPIN ABC-4924) having its Registered Office at E-931, Lower Ground Floor, Chitrnanjan Park, New Delhi - 110019 through its Authorised Signatory Mr. Jatin Arora S/o Sh. Mohan Lal Arora R/o A-718, Sushant Lok - 1, Gurugram, Haryana, which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees 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**.

Director General
Town & Country Planning
Haryana, Chandigarh

KVELL INFRASTRUCTURE LLP

Auth. Sign./Designated Partner

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 4.5875 Acres falling in the revenue estate of village Gwal Pahadi, Tehsil Wazirabad, District Gurgaon, Haryana.

AND WHEREAS Director General, Town and Country Planning, Haryana (DGTCP) has granted in-principle approval for Change of Developer from Shalimar Corp Ltd. to **KVELL Infrastructure LLP** w.r.t. License No. 75 of 2022 dated 15.06.2022 for development of a Group Housing Colony on land measuring 4.5875 acres situated in Village Gwal Pahari, Sector -2, Gwal Pahari, District Gurugram, Haryana vide Memo No. LC-4562/JE(DS)/2023/15050 dated 18.05.2023.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the Director agreeing to grant license to the Owner/Developer to setup the said Group Housing Colony on the land situated in the revenue estate of Village Gwal Pahadi under Rectangle No. 35, Killa No. 6 (3K-17M), 7 (7K-18M), 15/1 (5K-8M), 16/1/2 (1K-11M), 36// 1/1 (3K-3M), 10/2 (4K-16M), 20/1 (6K-8M), 11/2 (3K-13M), **Total Land 36K-14M (4.5875 acres)** and on the fulfilment 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:

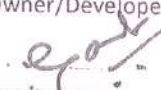
1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, and Haryana Building Code 2017, 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 / GMDA 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 / GMDA.


Director General
Town & Country Planning
Haryana, Chandigarh

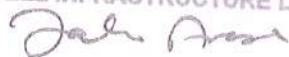
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KVELL INFRASTRUCTURE LLP

Auth. Sign./Designated Partner

5. That the owner/Developer shall deposit 30% of the amount realized by him from the Flat Holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the Owner/Developer towards meeting the cost of internal development works of the colony.
6. That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 281.06 Lacs/Acres (Rs. Two Crore Eighty-One Lacs Six Thousand only for the colony (other than commercial) component and Rs. 374.747 lacs /acres (Rs. Three Crore Seventy-Four Lacs Seventy-Four Thousand Seven Hundred only) for commercial component. The charges shall be payable to Director, Town and Country Planning, Haryana, online either in lump sum within 30 days from the date of License or in ten equal six monthly instalments of 10% each.
7. First instalment of ten percent of the total amount of EDC shall be payable within a period of 30 days from the date of grant of license.
8. Balance ninety Percent in nine equated six-monthly instalments along with interest at the rate of 12% per annum which shall be charges on the unpaid portion of amount worked out at the tentative rate of Rs. 281.06 Lacs/Acres (Rs. Two Crore Eighty-One Lacs Six Thousand only) for the colony (other than commercial) component and Rs. 374.747 lacs / acres (Rs. Three Crore Seventy-Four Lacs Seventy-Four Thousand Seven Hundred only) for commercial component. However, at the time of grant of occupation certificate nothing will be due on account of EDC.
9. That the Owner shall pay the EDC as per schedule date and time and when demand by the DTCP, Haryana.
10. That in the event of increase in EDC rates, the colonizer shall pay the enhanced and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
11. 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.
12. 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 instalment 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.
13. In case HSVP / GMDA 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 license period and the Owner/Developer shall be bound to make the payment within the period so specified.
14. 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


Director General
Town & Country Planning
Haryana, Chandigarh

KVELL INFRASTRUCTURE LLP



Auth. Sign./Designated Partner

24. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
25. That any other condition which the Director may think necessary in the 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. NARESH KR. DAUDE
D/L. GANESH NARAYAN
2. ROTPURA PUNJAB

FOR KVELL INFRASTRUCTURE LLP

KVELL INFRASTRUCTURE LLP

Jatin Arora
Auth. Sign./Designated Partner

(JATIN ARORA)
PARTNER / AUTHORIZED SIGNATORY

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

DIRECTOR

TOWN AND COUNTRY PLANNING DEPARTMENT
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE GOVERNOR OF HARYANA

ANNEXURE-7

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**Indian-Non Judicial Stamp
Haryana Government**

Date: 07/06/2023

Certificate No. G0G2023F2107

GRN No. 103253780

Stamp Duty Paid: ₹ 101
(Rs. Only)

Penalty: ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Kvell Infrastructure Llp

H.No/Floor: E931

City/Village: Chitranjan par

Phone: 97*****96

Sector/Ward: Na

District: Delhi

LandMark: Lower ground floor

State: Delhi

Buyer / Second Party Detail

Name: Governor Of Haryana

H.No/Floor: Na

City/Village: Gurugram

Phone: 97*****96

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Director General
Town & Country Planning
Haryana, Chandigarh

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Director General
Town & Country Planning
Haryana, Chandigarh


KVELL INFRASTRUCTURE LLP
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6. That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 281.06 Lacs/Acres (Rs. Two Crore Eighty-One Lacs Six Thousand only for the colony (other than commercial) component and Rs. 374.747 lacs /acres (Rs. Three Crore Seventy-Four Lacs Seventy-Four Thousand Seven Hundred only) for commercial component. The charges shall be payable to Director, Town and Country Planning, Haryana, online either in lump sum within 30 days from the date of License or in ten equal six monthly instalments of 10% each.
7. First instalment of ten percent of the total amount of EDC shall be payable within a period of 30 days from the date of grant of license.
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14. 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

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Director General
Town & Country Planning
Haryana, Chandigarh

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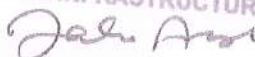
Auth. Sign./Designated Pa.

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.

15. No third-party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
16. The Owner/Developer 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.
17. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the license and applicable legal provisions.
18. That the Owner/Developer shall complete the Internal Development Works within five years of the grant of license.
19. That the rates, schedule, terms and condition of EDC as mentioned above may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of license.
20. 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 ensuring due compliance of the execution of the development works in accordance with the license granted.
21. 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.
22. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said 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.
23. 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.


Director General
Town & Country Planning
Haryana, Chandigarh

KVELL INFRASTRUCTURE LLP



Auth. Sign./Designated Partner

24. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.

25. That any other condition which the Director may think necessary in the 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. NARESH KR. PANDÉ
BIL GANESH NAGAR
2. RAJPURA PUNJAB

FOR KVELL INFRASTRUCTURE LLP

KVELL INFRASTRUCTURE LLP

Jatin Arora
Auth. Sign/Designated Partner

(JATIN ARORA)

PARTNER / AUTHORIZED SIGNATORY

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

TOWN AND COUNTRY PLANNING DEPARTMENT
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE GOVERNOR OF HARYANA

To be read with License No.75 Of 2022

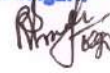
Revised Land Schedule

Detail of land owned by Kvell Infrastructure LLP.

Village	Rect.No.	Killa No.	Area (K-M)
GwalPahri	35	6	3-17
		7	7-18
		15/1	5-8
		16/1/2	1-11
	36	1/1	3-3
		10/2	4-16
		20/1	6-8
		11/2	3-13
		Total	36-14

OR 4.5875 Acres


Director General
Town & Country Planning
Haryana, Chandigarh



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 07/06/2023

Certificate No. G0G2023F2176

GRN No. 103253780



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kvell Infrastructure Llp

H.No/Floor : E931

Sector/Ward : Na

LandMark : Lower ground floor

City/Village : Chitranjan par

District : Delhi

State : Delhi

Phone: 97*****96



Buyer / Second Party Detail

Name : Governor Of Haryana

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****96

Purpose : 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-A

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY
(On Rs. 100/- stamp paper)**

This Agreement is made on thisday of 2023.

Between

M/s **KVELL Infrastructure LLP** a Company within the meaning of the Companies Act, 2013 ("Company"), (LLPIN ABC-4924) having its Registered Office at E-931, Lower Ground Floor, Chittranjan Park, New Delhi – 110019 through its Authorised Signatory Mr. Jatin Arora S/o Sh. Mohan Lal Arora R/o A-718, Sushant Lok – 1, Gurugram, Haryana, which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees 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**).

KVELL INFRASTRUCTURE LLP

Auth. Sign./Designated Partner

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 Group Housing Colony on the land measuring 4.5875 Acre falling in the revenue estate of village Gwal Pahadi, Tehsil Wazirabad, District Gurgaon, Haryana.

AND WHEREAS Director General, Town and Country Planning, Haryana (DGTCP) has granted in-principle approval for Change of Developer from Shalimar Corp Ltd. to **KVELL Infrastructure LLP** w.r.t. License No. 75 of 2022 dated 15.06.2022 for development of a Group Housing Colony on land measuring 4.5875 acres situated in Village Gwal Pahari, Sector -2, Gwal Pahari, District Gurugram, Haryana vide Memo No. LC-4562/JE(DS)/2023/15050 dated 18.05.2023.

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 agreeing to grant license to the Owner/Developer to setup the said Group Housing Colony on the land situated in the revenue estate of Village Gwal Pahadi under Rectangle No. 35, Killa No. 6 (3K-17M), 7 (7K-18M), 15/1 (5K-8M), 16/1/2 (1K-11M), 36// 1/1 (3K-3M), 10/2 (4K-16M), 20/1 (6K-8M), 11/2 (3K-13M), **Total Land 36K-14M (4.5875 acres)** and on the fulfilment 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 all the buildings to be constructed in the said Group Housing Colony shall be with the approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code and Haryana Building Code with regard to the inter-se distances between various blocks, structural safety, sanitary requirements and circulation (vertical and horizontal).
2. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC") for the area earmarked for the group housing scheme, 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.
3. That the Owner/Developer shall ensure that the flats/ dwelling units are sold/leased/transferred by them keeping in view the provision of Haryana Apartment Ownership Act, 1983 and Rules and/or policies, made thereunder as amended from time to time, which shall be followed in letter & spirit.
4. The terms and condition of the policy parameters as prescribed under the Group Housing Policy as amended from time-to-time shall form integral part of this agreement and shall be read as part and parcel of this agreement.
5. That the responsibility of the ownership of this common area and facilities as well as their management and maintenance shall continue to vest with the owner/ developer till such time the

KVELL INFRASTRUCTURE LLP

Auth. Sign./Designated Partner

Auth. Sign./Designated Partner

responsibility is transferred to the owner/ developer of the dwelling unit under the Haryana Apartment Ownership Act, 1983.

6. That the pace of the construction shall be at least in accordance with the sale agreement executed with the buyers of the flats.
7. That the owner/ developer shall carry out, at his own expense any other works which the Director may think necessary and reasonable in the interest of proper development of the said group housing colony.
8. The developer shall invite applications & allot flats strictly as per norms & mandate of Group Housing Policy as amended from time to time.
9. The colonizer can execute a plot/flat Buyer Agreement with the allottees of plot/flat, but the same should be within the purview of the policy framed by the State Govt.
10. That the Owner/Developer shall derive maximum net profit at the rate of ~~15%~~ 15% of the total project cost of the development of the above said Group Housing Colony 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 residents therein.
11. After the layout plans and development works or part thereof in respect of the said Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may on an application- in this behalf from the Owner/ Developer release the Bank Guarantee or part thereof, as the case may be provided that if the completion of the said Group Housing Colony is taken in part only, the part of the Bank Guarantee corresponding to the part of the Group Housing Colony shall be released and provided further that the bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rules-16 or earlier in case the Owner/Developer is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner/Developer.
12. 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/ estimate according to the approved layout plan. In case of the community buildings, the bank guarantee is based on the interim rate of the construction, as on 01.01.1995. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owner/Developer will furnish an additional bank guarantee within the thirty days on demand.
13. That any other condition which the Director may think necessary in public interest can be imposed.
14. That, the Owner/ Developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(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.

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John Arora

Auth. Sign./Designated Partner

15. 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.
16. Such 10% deduction shall continue to operate till the total EbC dues get recovered from the owner/ developer.
17. The implementation of such mechanism shall, however, have no bearing on the EDC instalment 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 instalments 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.

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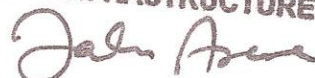
Witness:-

1.

2.

FOR KVELL INFRASTRUCTURE LLP

KVELL INFRASTRUCTURE LLP



Auth. Sign./Designated Partner

(JATIN ARORA)

PARTNER / AUTHORIZED SIGNATORY

DIRECTOR

TOWN AND COUNTRY PLANNING DEPARTMENT
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE GOVERNOR OF HARYANA