

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 141 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Keyna Builders and Constructions Pvt. Ltd., Morina Builders and Developers Pvt. Ltd., Gavel Builders and Constructions Pvt. Ltd., Jesen Builders and Developers Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. Regd. Off. 2nd Floor, DLF Gateway Tower, DLF City, Phase-III, NH-8, Gurugram-122002 for setting up of Group Housing Colony under NILP Policy-2022 over an area measuring 15.833 acres (migration of GH Component from licence no. 11 of 2010 dated 02.02.2010 and 114 of 2011 dated 23.12.2011) situated in the revenue estate of village Bhagwanpur, Sector-2, 3, Pinjore Kalka Urban Complex, Distt. Panchkula.

1. The Licence is granted subject to the following conditions:

- i. That residential colony will be laid out in confirmation to the approved layout plans and development works are executed according to the designs and specifications shown in the approved plan.
- ii. That 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 you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- iv. That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
- v. That you shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
- vi. That you understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- vii. That you shall arrange electric connection from HVPN/DHBVNL for electrification of colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates


Director General
Town & Country Planning
Haryana, Chandigarh

approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.

- viii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HSVP or any other Govt. Agency.
- ix. That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- x. That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xi. That you shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
- xii. That you shall pay the labour cess charges as per policy dated 04.05.2010.
- xiii. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- xv. That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvi. That you shall use only LED fittings for internal as well as for campus lighting.
- xvii. 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 thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.
- xviii. That you shall keep pace of the construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- xix. That you shall not create Third Party Rights/pre launch against the licenced land, before approval of building plans.
- xx. That provision of External Development Facilities may take long time by HSVP, the you shall not claim any damages against the Department for loss occurred, if any.

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Director General
Town & Country Planning
Haryana Chandigarh

- xxi. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. That developer company, i.e., DLF Homes Panchkula Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- xxiii. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- xxiv. That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- xxv. The maximum permissible density & FAR shall be 400 PPA & 1.25 respectively.
- xxvi. That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
- xxvii. That you shall abide with terms and conditions of the NILP policy dated 11.05.2022 as amended from time to time.
- xxviii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The licence is valid up to 09/07/2028.

Dated: 10/07/2023
Place: Chandigarh


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

Endst. No. LC-4870/JE (RK)-2023/ 22674

Dated: 11-07-2023

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

1. ✓ Keyna Builders and Constructions Pvt. Ltd., Morina Builders and Developers Pvt. Ltd., Gavel Builders and Constructions Pvt. Ltd., Jesen Builders and Developers Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. Regd. Off. 2nd Floor, DLF Gateway Tower, DLF City, Phase-III, NH-8, Gurugram-122002 alongwith copy of zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.

4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Panchkula along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

2305-FC-11

KFAS

To be read with License No.....141.....Dated.....10/07/.....of 2023

Detail of land owned by Keyna Builders & Constructions Pvt. Ltd.

Village	Khasra No.	Area (B-B-B)
Bhagwanpur	357/1/2min	6-15
	2min	0-4
	9	18-10
	Total	25-9

Detail of land owned by Morina Builders & Developers Pvt. Ltd.

Bhagwanpur	356/1/1min	4-7
	359/34/2	11-2
	35	4-14
	36	0-11
	Total	20-14

Detail of land owned by Gavel Builders & Constructions Pvt. Ltd.

Bhagwanpur	273/10/2min	7-2
	275/44/2/3	1-7
	33/1	0-3
	Total	8-12


Detail of land owned by Jesen Builders & Developers Pvt. Ltd.





Bhagwanpur	7/1	0-6
	11/2min	1-14
	Total	2-0

Detail of land owned by DLF Homes Panchkula Pvt. Ltd.

Bhagwanpur	271/32	3-13
	33/2	4-1
	7/2	1-0
	3min	0-2
	4min	0-8
	5	2-9
	6	3-12
	8min	0-6
	12min	1-10
	13/1min	2-4
	Total	19-5
Grand Total	76-0	

Or 15.833 Acres


**Director General
Town & Country Planning
Haryana, Chandigarh**
Jaspreet Kaur

Bond			Date : 06/02/2023
Certificate No.	G0F2023B1598		Stamp Duty Paid : ₹ 101
GRN No.	98977733		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Deponent			
Name :	Dlf Homes panchkula Private limited		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone :	97*****32	State :	Haryana
Purpose :		Agreement to be submitted at Concerned office	
			

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FORM LC - IV - A
[(See Rule 11(1)(h))]

BILATERAL AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY UNDER NEW INTEGRATED LICENCING POLICY

This Agreement is made and executed at Chandigarh on this 10th day of July 2023.

BETWEEN

(1) M/s Keyna Builders and Constructions Pvt. Ltd., (2) M/s Morina Builders and Developers Pvt. Ltd., (3) M/s Gavel Builders and Constructions Pvt. Ltd. and (4) M/s Jesen Builders & Developers Pvt. Ltd. all having their registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram, through their authorised signatory Sh. Lokpal Singh, in collaboration with M/s DLF Homes Panchkula Private Limited, having its registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram, Haryana, through its authorised signatory M/s Neelu Goel & Sh. Lokpal Singh (hereinafter referred to as the "Owner/Developer", which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.



.....of the One Part;

AND

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh, (hereinafter referred to as the "Director")

.....of the Other Part;

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

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,

DLF Homes Panchkula Pvt. Ltd.

[Signature]
Authorised Signatory

[Signature]
Authorised Signatories

Contd...Pg/2

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 licence, the Owner/Developer shall enter into a Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the licence finally granted for setting up of Group Housing Colony under New Integrated Licencing Policy, over area measuring 15.833 acres (under Migration of GH component from Licence Nos. 11 of 2010 dated 02.02.2010 and 114 of 2011 dated 23.12.2011), falling in the revenue estate of Village Bhagwanpur, Sector 2, 3, Pinjore Kalka Urban Complex, Distt. Panchkula.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH IS AS FOLLOWS:

1. In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said colony on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, his partners, 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 him.
2. That the Owner/Developer 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 exceed 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.
3. That the Owner/Developer shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant that overall net profits (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
4. The Owner/Developer shall transfer 10% area of the licenced colony free of cost to the Govt. for provision of community sites as per provisions of the Policy dated 11.05.2022.
 - (i) The location of the area for community facility will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony, if applicable.
 - (ii) FAR as permitted in the licenced colony will be given to the colonizer for the area to be transferred in this regard for its utilization within the licenced colony area as per existing practice being followed in group housing colonies.
 - (iii) The land earmarked for community sites shall be transferred before obtaining the Completion Certificate, if applicable.
5. That the Owner/Developer shall be responsible for the maintenance and upkeep of roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer shall transfer all such roads, open spaces, public parks & public health services free of cost to the Government or Local Authority as the case may be.
6. That the owner shall ensure compliance of the provision of Haryana Apartment Ownership Act, 1983 which shall be followed in letter and spirit.

Director General
Town & Country Planning
Haryana, Chandigarh

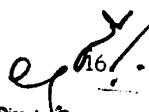
M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,

Authorised Signatory

DLF Homes Panchkula Pvt. Ltd.

Authorised Signatory

7. That the sector road and internal sector road, as per approved sectoral plan, shall not form part of common areas as defined under the provision of Haryana Apartment Ownership Act, 1983 and shall be transferred free of cost to the Government or the Local Authority as per provision of Section 3(30(iii)) of the Haryana Development and Regulation of Urban Area Act, 1975.
8. That the Owner/Developer shall deposit 30% percent of amount realized by him from flat holders from time to time within 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 owner towards meeting the cost of internal development works and construction works in the colony.
9. That the Owner/Developer shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer 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 licence granted.
10. 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.
11. 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 will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the owner shall furnish an additional bank guarantee within 30 days on demand.
12. That the owner has already paid the IDC. No further IDC is payable. The same amount has been adjusted upon migration of licence to group housing colony under NILP.
13. That the pace of construction/development in the colony shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space as and when the project is launched, wherever applicable.
14. That you shall convey Ultimate Power Load requirement of project to concerned power utility, within 2 months from date of grant of licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-station as per norms prescribed by power utility in zoning plan of the project.
15. Provided always and it is hereby agreed that should the Owner/Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to them.

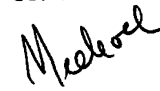
16. 
Director General
Town & Country Planning
Haryana, Chandigarh

Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank Guarantee in that events shall stand forfeited in favor of the Director.

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,


Authorised Signatory

DLF Homes Panchkula Pvt. Ltd.


Authorised Signatories

17. That you shall submit the compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975. The applicant company shall inform account number & full particulars of the Scheduled Bank herein the applicant company has to deposit 30% of the amount from the buyers for meeting the cost of internal development works in the colony.
18. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
19. The expression that 'owner' herein before used shall include his heirs, legal representatives, successors and permitted assigns.
20. That you shall abide for paying the labor cess as per policy instructions issued by Haryana Govt. vide memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
21. That you shall integrate the services with HSVP services as per the approved service plans as and when made available.
22. That you shall provide the rain water harvesting system as per Central Ground Water Authority/Haryana Govt. notification as applicable.
23. That any other condition which Director may think necessary in the public interest can be imposed.



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

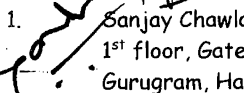
M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,

DLF Homes Panchkula Pvt. Ltd.


Authorised Signatory




Authorised Signatories

WITNESSES:

1.  Sanjay Chawla
1st floor, Gateway Tower,
Gurugram, Haryana

Director General
Town & Country Planning
Haryana, Chandigarh

2.  Abhinav Johri
1st floor, Gateway Tower,
Gurugram, Haryana

Bond	Indian-Non Judicial Stamp Haryana Government		Date : 06/02/2023
Certificate No.	G0F2023B1609		Stamp Duty Paid : ₹ 101
GRN No.	98977933		Penalty : ₹ 0
Deponent			
Name :	Dlf Homes panchkula Private limited		
H.No/Floor : Na	Sector/Ward : Na	Landmark : Na	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 97*****32			
Purpose : Agreement to be submitted at Concerned office			

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FORM LC - IV
(See Rule 11)

AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY UNDER NEW INTEGRATED LICENCING POLICY

This Agreement is made and executed at Chandigarh on this 10th day of July 2023.
BETWEEN

(1) M/s Keyna Builders and Constructions Pvt. Ltd., (2) M/s Morina Builders and Developers Pvt. Ltd., (3) M/s Gavel Builders and Constructions Pvt. Ltd. and (4) M/s Jesen Builders and Developers Pvt. Ltd. All having their registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram, through their authorised signatory Sh. Lokpal Singh, in collaboration with M/s DLF Homes Panchkula Private Limited, having its registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram, Haryana, through its authorised signatory Ms. Neelu Goel & Sh. Lokpal Singh (hereinafter referred to as the "Owner/Developer"), which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees.

.....of the One Part;

AND

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh, (hereinafter referred to as the "Director")


.....of the Other Part;


Director General
Town & Country Planning
Haryana, Chandigarh

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,


Authorised Signatory

DLF Homes Panchkula Pvt. Ltd.,


Authorised Signatories

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WHEREAS the Owner/Developer is in possession of or otherwise well entitled to the Land mentioned in the Annexure hereto for the purpose of converting into group housing colony under New Integrated Licencing Policy (NILP), over an area measuring 15.833 acres, in Sector 2, 3, Pinjore Kalka Urban Complex, Distt. Panchkula.

AND WHEREAS under Rule 11, one of the conditions for grant of licence is that the Owner/Developer shall enter into Agreement for carrying out and completion of development works in accordance with the Licence finally granted for setting up a Group Housing Colony under New Integrated Licencing Policy (NILP), over an area measuring 15.833 acres, (under Migration of GH component from Licence Nos. 11 of 2010 dated 02.02.2010 and 114 of 2011 dated 23.12.2011), falling in the revenue estate of Village Bhagwanpur, Sector 2, 3, Pinjore Kalka Urban Complex, Distt. Panchkula.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the Director agreeing to grant licence 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, hereby covenants as follows :-

1. That the Owner/Developer shall deposit thirty percent of the amount realized by him from plot holders from time to time within 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 owner towards meeting the cost of internal development works and construction works in the colony.
2. That the Owner/Developer has been charged proportionate External Development Charges (EDC) for the EDC paid for Licence Nos. 11 of 2010 dated 02.02.2010 and 114 of 2011 dated 23.12.2011.
 - (a) That however, there are no dues on account of External Development Charges, as all EDC has already been paid through adjustment, as per Migration Policy dated 18.02.2016 and Notification dated 06.09.2021.
 - (b) That the owner is not liable to pay any amount on account of External Development Charges.
 - (c) That against the licence so granted, the colonizer 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, if applicable, and gets credited to the EDC head in the State Treasury.
 - (d) Such 10% of the total receipts, if applicable, 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 licence of the colonizer.
 - (e) Such 10% deduction, if applicable, shall continue to operate till the total EDC dues get recovered from the colonizer against the said licence.
 - (f) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the colonizer. 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.

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,

Authorised Signatory

DLF Homes Panchkula Pvt. Ltd.

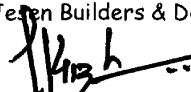
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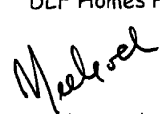
3. That the owner/developer shall arrange electric connection from outside source for electrification of their colony from HVPNL. If they fail to provide electric connection from HVPNL, the Director will recover that cost from the owner and deposit it with HVPNL. However, the installation of internal electricity distribution infrastructure as per peak load requirement of colony shall remain the responsibility of the owner, for which the owner will be required to get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL, Haryana and complete the same before obtaining occupation/completion certificate for the colony.
4. That the Owner/Developer shall be responsible for maintenance & upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owner/Developer 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.
5. No third party rights shall be created without getting the prior permission of the Director.
6. That the owner shall individually as well as jointly be responsible for the individual plan of licenced area as well as total combined plans of the licenced area as whole.
7. That the owner shall complete the Internal Development Works within the initial validity of licence.
8. That the owner has already paid the IDC. No further IDC is payable. The same amount has been adjusted upon migration of licence to group housing colony under NILP.
9. 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.
10. That the Owner/Developer shall permit the Director or any other officers authorised by him in this behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer 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 licence granted.
11. 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.
12. That the owner shall give the requisite land for the treatment works (Oxidation ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by GMDA and make their own arrangements for temporary disposal or give the requisite land.
13. 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 2 months period from the date of grant of licence to enable provision of site within the licence for Transformers/Switching Station/Electric Sub-station as per the norms prescribed by power utility in zoning plan of the project.


Director General
Town & Country Planning
Haryana, Chandigarh

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jeevan Builders & Developers Pvt. Ltd.,


Authorised Signatory

DLF Homes Panchkula Pvt. Ltd.


Authorised Signatories

14. Provided always and it is hereby agreed that should the Owner/Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or the rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to him.
15. Upon cancellation of the licence under clause 2 above, the Government may acquire the area of the aforesaid colony under Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank Guarantee in that events shall stand forfeited in favor of the Director.
16. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
17. The expression that 'owner' herein before used shall include his heirs, legal representatives, successors and permitted assigns.
18. After the layout and development works or part thereof in respect of the colony or part thereof have been completed and a completion certificate in respect thereof issued, the Director may on 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 colony is taken in parts only the part of bank guarantee corresponding to the part of colony completed shall be released and provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the colony or the part thereof as the case may be for a period of 5 years from the date of issue of the Completion Certificate under Rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.
19. The Owner/Developer shall transfer 10% area of the licenced colony free of cost to the Govt. for provision of community sites as per provisions of the Policy dated 11.05.2022.
 - (a) The location of the area for community facilities will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony, if applicable.
 - (b) FAR as permitted in the licenced colony will be given to the colonizer for the area to be transferred in this regard for its utilization within the licenced colony area as per existing practice being followed in group housing colonies.
 - (c) The land earmarked for community sites shall be transferred before obtaining the Completion Certificate, if applicable.
20. That the Developer shall either surrender 10% of Colony area free of cost to Govt. for Affordable Group Housing within 60 days of issuance of licence or deposit an amount @ three times the collector rate in lieu of 10% land to be surrendered as per provisions of policy dated 11.05.2022.
21. The owner/developers shall pay the labor cess charges as per policy dated 25.02.2010 or as issued from time to time.
22. That the Owner/Developer shall abide by the provision of the New Integrated Licence Policy dated 11.05.2022 and the amendment therein.

Director General
Town & Country Planning
Haryana, Chandigarh

M/s Keyna Builders and Constructions Pvt. Ltd.,
M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
M/s Jesen Builders & Developers Pvt. Ltd.,

DLF Homes Panchkula Pvt. Ltd.

Authorised Signatory

Authorised Signatories

23. That the Owner/Developer shall complete the project within a period of 7 years (5 + 2 years) from date of grant of licence. The first renewal of licence will be at the prevalent rates. In case the project is not completed within the stipulated time, the colonizer will be required to pay 100% licence fee for renewal subject to satisfaction of the Director.
24. That any other condition which Director may think necessary in the public interest can be imposed.



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

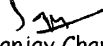
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M/s Morina Builders and Developers Pvt. Ltd.,
M/s Gavel Builders and Constructions Pvt. Ltd.,
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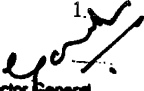
DLF Homes Panchkula Pvt. Ltd.


Authorised Signatory

Authorised Signatories

WITNESSES:

1. 
Sanjay Chawla
1st floor, Gateway Tower,
Gurugram, Haryana


Director General
Town & Country Planning
Haryana, Chandigarh

2. 
Abhinav Johri
1st floor, Gateway Tower,
Gurugram, Haryana