

हरियाणा HARYANA

05AA 893563

FORM I.C.-IV
AGREEMENT BY OWNER OF LAND INTENDING TO SET UP GROUP
HOUSING COLONY

This Agreement is made on this 11th day of SEPTEMBER, 2010;

BETWEEN

Sh. Dharmbir, Tejpal, Bhram Pal, Raj Pal, Bir Singh S/o Sh. Kishan Lal,
 Sh. Sunil Kumar S/o Sh. Ramesh Kumar;
 Sh. Ram Kishan, Hari Kishan, Ikram, Hans Raj S/o Sh. Raghbir
 Sh. Subash S/o Sh. Mehar Chand,
 Sh. Todar Mal S/o Bihari, Sh. Balbeer, Manoj, Pawan S/o Sh. Hukan Chand,
 Smt. Suman, Manju Ds/o Baleshwari Wd/o Sh. Hukan Chand,
 Smt. Ratni, Wd/o Kishan Lal,
 Smt. Baleshwatti D/o Kishan Lal,
 Sh. Mukesh S/o Sh. Rattana -
 Vijan, Punam Ds/o Smt. Kalawati W/o Sh. Rattana,
 Sh. Rame, Ramesh, Ishwar, Narinder Ss/o Gopi Chand,
 Sh. Baleshar, Rajinder, Mahipal, Mahesh, Satish, Naresh, Suresh S/o
 Sh. Harchand alias Harichand, Smt. Sursh, Sunita Ds/o Harchand alias
 Harichand
 Sh. Shayam Chand, Amiar Chand, Dev Ram, Ramjilal S/o Girdhari alias
 Lachwa

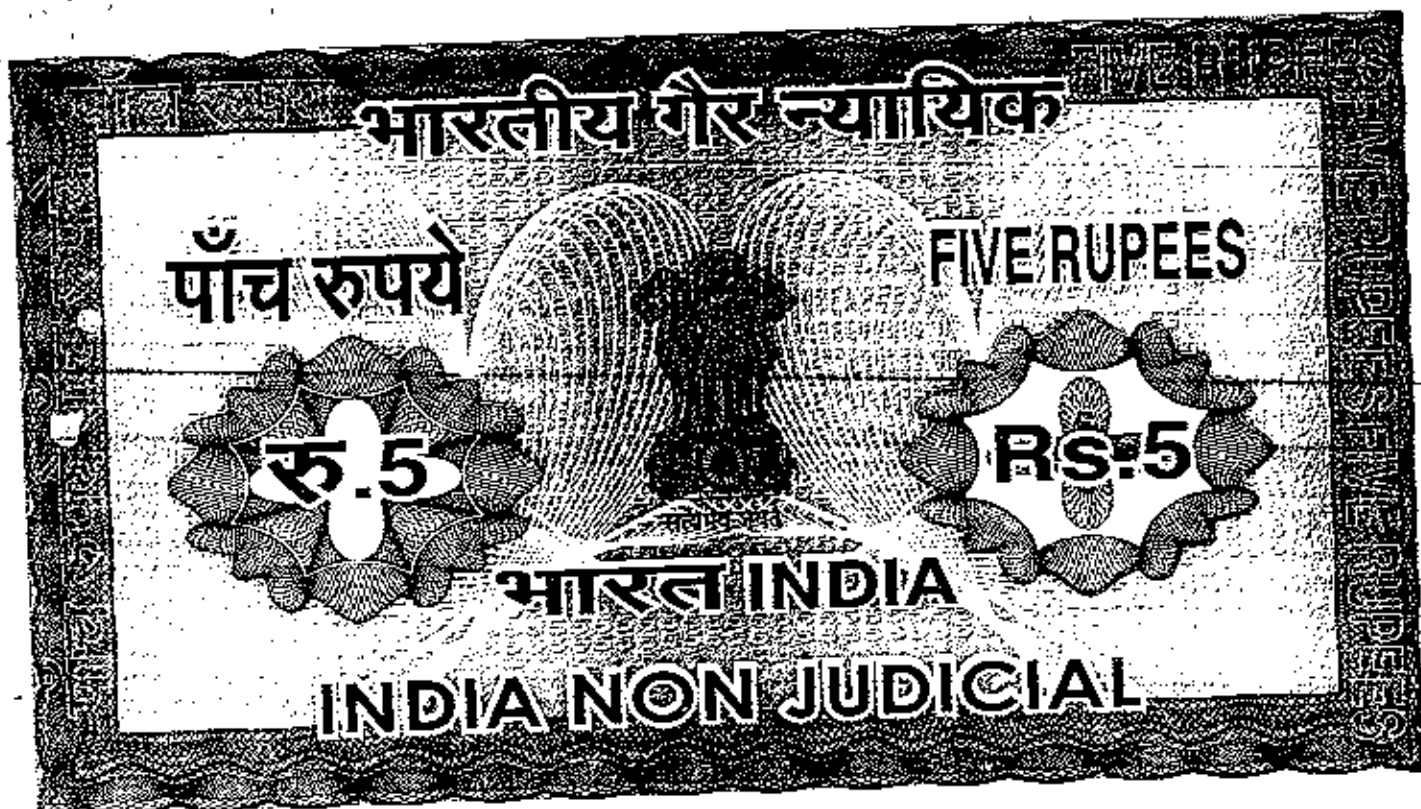
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D. T. G. A. (HBI)



हरियाणा HARYANA

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Sh. Ramjeevan, Horam, Tepai, Ved Ram, Layak Ram, Om Parkash Ss/o
Birbal,
Smt. Anguri Wd/o Sh. Harkesh, Sikander, Jeete Ss/o Sh. Harkesh,
Smt. Dharmwati, Maya Ds/o Bihari, through their attorney holder Mr. Inder
Mohan Arora S/o Sh. K.B. Arora
C/o M/s DSS Infrastructure Pvt. Ltd.
509, Guru Hari Shankar Nagar, Paschim Vihar,
New Delhi
(hereinafter called the "Owner") of the One Part;

AND

The Governor of Haryana, acting through the Director, Town and Country
Planning, Haryana, (hereinafter referred to as the "Director") of the other part;

Whereas the owner is in possession of the land mentioned in Annexure
hereto for the purpose of converting into Group Housing colony.

AND WHEREAS under Rule-11 of the Haryana Development and Regulation
of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules") one
of the conditions for the grant of license is that the owner shall enter into an
agreement with the Director for carrying out and completion of development
works in accordance with the license granted for setting up a low cost /
affordable Group Housing colony on the land measuring 11.262 acres at
Village, Sector-67, Gurgaon.

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NOW THIS DEED WITNESSETH AS FOLLOWS :-

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1. In consideration of the Director agreeing to grant licenses to the owner 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 :-

a) That the owner shall deposit thirty 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 Schedule 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.

b) That the Owner undertakes to pay proportionate external development charges as per rate, schedule, terms and conditions hereto :-

i) That the owner shall pay the proportionate External Development charges at the tentative rate of Rs.274.88 Lac per gross acre for Group Housing area and commercial component. These charges shall be payable to Haryana Urban Development through the Director Town and Country Planning, Haryana either in lump sum within 30 days from the date of grant of license or in ten equal half yearly installments of 10% each i.e. :-

a) First installment shall be payable within a period of 30 days from the date of grant of license.

b) Balance 90% in nine equal half yearly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount worked out at the tentative rate of Rs.274.88 Lac per gross acre for group housing colony.

ii) That the owner shall be liable to pay the enhanced rates of EDC as and when determined and demanded as per prescribed schedule by the DTCP Haryana and shall furnish additional bank guarantee, if any, on the enhanced EDC.

iii) In case the colonizer 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.

iv) The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in the payment of installments on the due date on additional penal interest of 3% per annum (making the total payable interest as 15% per

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annum) would be chargeable upto a period of three months and an additional three months with the permission of DTCP.

v) In case the HUDA executing external development works complete the same before the due date and consequently requires the charges for the same, the DTCP shall be empowered to call upon the colonizer to pay the EDC even before the completion of five years period and the colonizer shall be bound to do so.

vi) Enhanced compensation of land cost, if any, shall be payable extra as decided by Director from time to time.

vii) The Owner shall arrange the electric connection from the outside source for electrification of their colony from Haryana Vidhyut Parsaran Nigam. If the owner fails to seek electric connection from Haryana Vidhyut Parsaran Nigam the Director, shall recover the cost from the owner and deposit the same with Haryana Vidhyut Parsaran Nigam. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be the responsibility of the colonizer, for which the colonizer will be required to get the "electric (distribution services plan/estimates)" approved from the agency responsible for installation of "external electrical services" i.e. Haryana Vidhyut Parsaran Nigam / Uttari Haryana Vidhyut Nigam Limited / Dakshin Haryana Bijlee Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the colony.

viii) No EDC would be recovered from the allottees under EWS / BPL category.

- c) That the rates, schedules and terms and conditions of external development charges may be revised by the Director during the period of license as and when necessary and the Owner shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and terms and conditions so determined by the Director along with interest from the date of grant of license.
- d) That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility, when the Owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority as the case may be.
- e) That the Owner shall construct at his own cost or get constructed by any other institution or individual or its own cost schools, hospitals, community centers and other community buildings on the land set

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apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Govt. free of cost, the land set apart for schools, hospitals, community centers and other community buildings in which case the Govt. shall be at liberty to transfer such land to any person or institution including the Local Authority on such terms and conditions as it may lay down.

No third party rights will be created without obtaining the prior permission of the DTCP.

All the community buildings will be got constructed by the Colonizer within a period of three years from the date of grant of license.

- f) That the Owner shall be individually as well as jointly responsible for the individual plan of licensed area as well as total combined plans of the licensed areas as a whole.
- g) That the Owner shall complete the Internal Development Works within the two years of the grant of the license.
- h) That all the buildings to be constructed shall be with the approval of the Director and shall, in addition to provisions of zoning plan of the site, conform to the building bye-laws and regulations in force in the area and shall in addition be governed by the building bye-laws as per N.B.C. with regard to light and ventilation, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal) standards.
- i) That the Owner undertakes to pay proportionate external development charges for the areas earmarked for Group Housing Scheme as per rate, schedule, terms and conditions given in clause-1 (b) of this agreement.
- j) That the owner shall furnish the layout plan of Group Housing Scheme alongwith the service plans / detailed estimates together with the bank guarantee equal to 25% of the total cost of development works (both for internal and external) for the area under group housing scheme within a period of sixty days from the date of grant of license.
- ii) That adequate educational, health, recreational and cultural amenities to the norms and standard provided in the respective development plan of the area shall be provided.
- iii) That the Owner shall deposit Infrastructure Development Charges @ Rs.625/- per sq.mtrs for group housing area and Rs.1000/- per sqm., for the 1.0% commercial component, in two equal installments. The 1st installment of the Infrastructure Development Charges would be deposited by the owner within 60 days from the date of grant of license and the 2nd installment within 6 months from the date of grant of license. The unpaid amount of infrastructure development charges

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shall carry an interest @ 18% (simple) p.a. for the delay in the payment of installments.

- j) That the Owner 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 colony.
- k) That the Owner 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 colonizer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.
- l) 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.
- m) 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 HUDA and make their own arrangements for temporary disposal or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage etc., to the satisfaction of DTCP till the services are made available from the external infrastructure to be laid by HUDA.

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2. Provided always it is hereby agreed that should the owner 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 can cancel the license granted to him

3. Upon cancellation of the license under clause-2 above action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 as amended upto date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.

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

5. The expression "The Owner" hereinbefore used shall include his heirs, legal representatives, successors and permitted assignees.

6. After the layout plans and development works or part thereof in respect of the colony or part thereof 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, 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 the Bank Guarantee corresponding to the part of the colony completed shall be released and provided further that the Bank

And:

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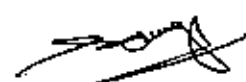
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Guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or part thereof, as the case may be, for a period of five years from the date of the completion certificate under Rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the external development charges shall be released by the Director in proportion to the payment of the external development charges received from the Owner.

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

Witnesses :-



1. 
Sukdev Chugh
54- Hari Bagh Colony
Painpat - 132103
Haryana.

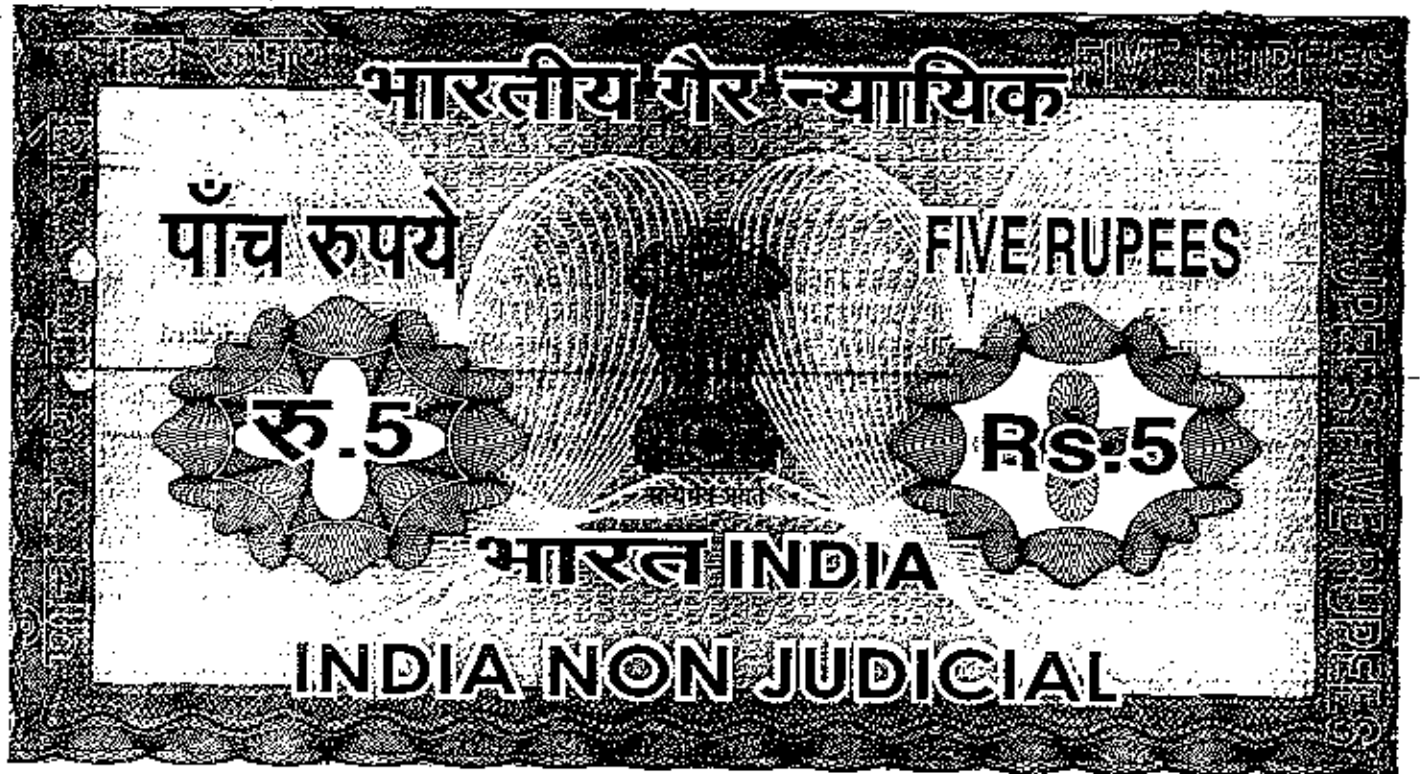

Owner Through their Attorney
.....Executant

2. 
Raybir Singh Dy Super
% DTCP-HRCHD

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Director
Town & Country Planning,
Haryana, Chandigarh




हरियाणा HARYANA

05AA 893567

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP
GROUP HOUSING COLONY**

This Agreement is made on this 11th day of SEPTEMBER, 2010;

BETWEEN

Sh. Dharmbir, Tejpal, Bhram Pal, Raj Pal, Bir Singh S/o Sh. Kishan Lal,
Sh. Sunil Kumar S/o Sh. Ramesh Kumar,
Sh. Ram Kishan, Hari Kishan, Ikram, Hans Raj S/o Sh. Raghbir
Sh. Subash S/o Sh. Mehar Chand,
Sh. Todar Mal S/o Bihari, Sh. Balbeer, Manoj, Pawan S/o Sh. Hukan Chand,
Smt. Suman, Manju Ds/o Baleshwari Wd/o Sh. Hukam Chand,
Smt. Ratni, Wd/o Kishan Lal,
Smt. Baleshwati D/o Kishan Lal,
Sh. Mukesh S/o Sh. Rattana
Vijan, Punam Ds/o Smt. Kalawati W/o Sh. Rattana,
Sh. Rame, Ramesh, Ishwar, Narinder Ss/o Gopi Chand,
Sh. Baleshar, Rajinder, Mahipal, Mahesh, Satish, Naresh, Suresh S/o
Sh. Harchand alias Harichand, Smt. Sursh, Sunita Ds/o Harchand alias
Harichand
Sh. Shayam Chand, Amiar Chand, Dev Ram, Ramjilal S/o Girdhari alias
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Sh. Ramjeevan, Horam, Tepal, Ved Ram, Layak Ram, Om Parkash Ss/o
 Birbal,
 Smt. Anguri Wd/o Sh. Harkesh, Sikander, Jeete Ss/o Sh. Harkesh,
 Smt. Dharmwati, Maya Ds/o Bihari through their attorney holder Mr. Inder
 Mohan Arora S/o Sh. K.B. Arora
 C/o M/s DSS Infrastructure Pvt. Ltd.
 509, Guru Hari Shankar Nagar, Paschim Vihar,
 New Delhi.
 (hereinafter called the "Owner") of the One Part;

AND

The Governor of Haryana, acting through the Director, Town and Country
 Planning, Haryana, (hereinafter referred to as the "Director") of the other part;

Whereas in addition to agreement executed in pursuance of the provisions of
 Rule-11 of the Haryana Development and Regulation of Urban Areas Rules,
 1976 (hereinafter referred to as the "Rules") and the conditions laid down
 therein for grant of licence, the Owner shall enter into a Bilateral Agreement
 with the Director for carrying out and completion of the development works in
 accordance with the license granted for setting up of a low cost / affordable
 group housing colony on the land measuring 11.262 acres falling in Sector-67,
 Gurgaon.

AND WHEREAS THE BILATEAL AGREEMENT mutually agreed upon and
 executed between the parties shall be binding on the owner.

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NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS :-

1. In consideration of the Director agreeing to grant license to the owner to set up the said colony on the land mentioned in Annexure to Form LC-IV and on the fulfillment of the conditions of this bilateral agreement, the owner, 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 as follows :-

- a) That all the buildings to be constructed shall be with the approval of the competent authority and shall conform to the building bye-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal).
- b) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by the owner.
- c) The owner shall at his own cost construct the primary-cum-nursery school, community buildings/dispensary and first aid centre on the land set apart for this purpose or if so desired by the Government shall transfer to the Government at any time free of cost and the Government shall be at liberty to transfer such land to any person or institution including a local authority on such terms and conditions as it may lay down for the purpose mentioned above.

No third party right shall be created without obtaining the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh. The colonizer shall construct all the community buildings within a period of three years from the date of grant of license.

- d) (i) That the Owner undertakes to pay proportionate external development charges (EDC) for the area earmarked for group housing scheme, as per rate, schedule and conditions annexed hereto.
- (ii) That the rates, schedule and terms and conditions of external development charges as mentioned above may be revised by the Director during the license period as and when necessary and the owner 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 interest from the date of grant of license.

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- e) - That the owner shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders/plot holders @ Rs.12,36,465/- per gross acre which is a tentative charges only for construction of a portion of the total community buildings.
- f) - That the owner shall ensure that the flats/dwelling units are sold/ leased / transferred by him keeping in view the provisions of the Policy No. 7/16/2006/DTCP dated 20-08-2009 & 29-05-2009 and Haryana Apartment Ownership Act, 1983.
- g) - That the owner shall abide by the provisions of the Haryana Apartment Ownership Act, 1983.
- h) - That the responsibility of the ownership of the common area and facilities as well as their management and maintenance shall continue to vest with the colonizer till such time the responsibility is transferred to the owner of the dwelling unit under the Haryana Apartment Ownership Act, 1983.
- i) - That the owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, which the owner shall transfer all such roads, open spaces, public parks & public health services free of cost to the Government or the local authority, as the case may be.
- j) - That the owner shall deposit 30% of the amount realized by him from flat holders from time to time within ten days of its realization in a separate accounts to be maintained in the Scheduled Bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and the construction works in the colony.
- k) - That the owner shall permit the Director or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in the plotted / group housing colony and the colonizer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.
- l) - That the Owner shall deposit infrastructure development charges @ Rs.625/- per square meter for group housing area and Rs.1000/- per sqm., for the 1.0% commercial component, in two equal installments. The 1st installment of the infrastructure

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development charges would be deposited by the owner within 60 days from the date of grant of license and the 2nd installment within 6 months from the date of grant of license. The unpaid amount of infrastructure development charges shall carry on interest @ 18% (simple) pa for the delayed period.

- m)- 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.
- n)- The minimum size of affordable unit shall not be less than 48 sq.mtrs. (Carpet area). The selling price for dwelling units constructed under affordable housing category shall not exceed Rs. 16 Lacs for Gurgaon - Manesar Urban Complex. This price will be all inclusive consisting of land cost, construction cost and all other levies/charges like External Development Charges (EDC), Infrastructure Development Charges (IDC) etc.
- o)- The allotment of 85% dwelling units reserved for affordable housing is left to the colonizer subject to the condition that preference would be given to the applicants of Haryana domicile. However, the reservation of flats under affordable housing category shall be made to the extent of 10% of such dwelling units for Class-III and Class-IV employees of Haryana Government Department / its Boards and Corporations / Autonomous Organizations. However, in case the applications in any colony fall short of number of units available, the colonizer would be free to sell the same to the other eligible applicants
- p)- That the owner shall reserve 15% of the total number of flats developed or proposed to be developed for allotment to EWS/BPL Families as identified by the State Government and Class-IV employees of Haryana Government Departments / its Boards and Corporations / Autonomous Organizations. The area of such a flat shall not be less than 25 sq.mtrs. (carpet area). The selling price of the flat shall not exceed Rs. 4 Lacs per dwelling unit. The preference of the allotment will be as per following sequence :-
 - (i)- BPL Family and Class-IV employees who are domicile of the town where scheme is floated;
 - (ii)- BPL Family and Class-IV employees who are domicile of the District, where scheme is floated;
 - (iii)- BPL Family and Class-IV employees who are domicile of the State, where scheme is floated;

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- (iv) The complete scheme shall be floated for allotment in one go. That for the allotment of these flats, the owner shall invite applications for allotment through open press from eligible members of BPL Families as identified by the State Government and Class-IV employees of Haryana Government Departments / its Board and Corporations / Autonomous Organizations. The advertisement will be given in one English National Daily - Hindustan Times, Times of India, English Tribune and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said district. The owner shall also announce the tentative number of flats, detail of payment installment along with sizes of flats available for such sale.
- (v) That if the number of applications exceeds the number of flats, the allotment shall be made through the method of lottery/draw by the owner after giving due publicity and in the presence of Committee consisting of Deputy Commissioner or his representative (At least of the cadre of Haryana Civil Services), Senior Town Planner of the Circle, representative of Director, Town & Country Planning and Developer / Colonizer concerned. The results are to be published in the newspapers mentioned above. The successful applicants will be allotted flats after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of terms and conditions of the sale within the stipulated time period prescribed by the owner.
- (vi) That if adequate number of applications are not received under one category, the preferential allotment moves to the next category and if adequate numbers of people are not available under all categories specified above, the developer / colonizer is free to sell the units in open market at same price.
- (vii) That the owner while calling the applications for the allotment of economically weaker section/lower income group categories of flats in the group housing colonies shall charge not more than 10% of the total tentative cost of such flats as registration / earnest money.
- (q) That the owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit 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.

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Further the owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that :-

- (a) The overall profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
- (b) A minimum of 15% of flats in case of economically weaker section / BPL Families as provided in sub clause (n) have been allotted at the prescribed subsidized price.
- (c) The owner while determining the sale price of the flats in open market shall compute the net profit @ 15% and the details of which including the cost of acquisition of land shall be supplied to the Director as and when demanded by him. The total project shall mean a defined phase or a compact area of the colony, as approved by the Director.
- (d) After the layout plans and development works or part thereof in respect of the group housing colony or part thereof 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, release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the group housing colony is taken in parts, only the part of the Bank Guarantee corresponding to the part of the group housing colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the group housing colony or part thereof, as the case may be, for a period of five years from the date of the 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. However, the Bank Guarantee regarding the external development charges shall be released by the Director in proportion to the payment of the external development charges received from the Owner.
- (e) That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner shall submit the additional bank guarantee, if any, at the time of approval of service plan / estimates according to the approved layout plan. In case of community buildings, the bank guarantee is based on the interim rate of construction as on 01-01-1995 with an increase in the cost of construction and on increase in the number of facilities in the layout plan, the owner will furnish an additional bank guarantee within thirty days on demand.

2. The flats allotted under this scheme are prohibited for transfer / sale upto five years after getting the possession of the flat to avoid speculation and

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to give housing to the genuine persons. Breach of this will attract penalty equivalent to 100% of selling price of the flat. The penalty will be deposited in "Infrastructure Development Fund" administered by Town & Country Planning Department, so that the infrastructure of the State can be improved. The failure to deposit the penalty will result in resumption of the flat and its re-allotment to same category in consultation with the Department.

The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or anyone on his behalf, it will be considered as sale of the property and same will be counted as breach of terms and conditions of allotment.

3. That the owner shall get the plans approved within maximum period of six months and to notify the scheme in the manner specified at Sr.No.1 (a) & (p) above. In case, the owner fails to do so, the license would be cancelled and license fee will be forfeited.

4. That the owner shall complete the project within maximum period of three years and offer possession of units to the eligible applicants. This period will be extendable by a maximum period of one year subject to the payment of penalty equivalent to 5% of the External Development Charges. In case, the owner completes the project before two years, a 5% concession in External Development Charges would be provided by the Government.

5. Provided always and it is hereby agreed that if the owner commit any breach of the terms and conditions of this Agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director, may cancel the license granted to him.

6. Upon cancellation of the license under clause-5 above action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rule, 1976 all the subsequent amendments made in the Act and rules. The Bank Guarantee in that event shall stand forfeited in favour of the Director.

7. That stamp duty and registration charges on this deed shall be borne by the Owner.

8. The expression the "Owner" hereinbefore used / shall include his heirs, legal representatives, successors and permitted assignees.

9. 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 HUDA and make their own arrangements for temporary disposal or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage etc., to

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the satisfaction of DTCP till the services are made available from the external infrastructure to be laid by HUDA. 081

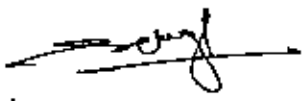
10. That the owner shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers / Switching Stations / Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

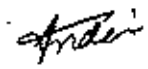
11. Any other condition which the Director may think necessary in the public interest can be imposed.

12. ^{Govt} that the owner pay the labor & charges as per the policy of Govt

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

Witnesses :-



SUDEBAN CHUGH
54- HARI RASH COLONY
PANIPAT- 132103


Owner Through their Attorney
.....Executant

VETTED

D. A. (HQ)

Rajbir Singh Dy Supr
% DTCP-HQ


Director
Town & Country Planning,
Haryana, Chandigarh