

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 18/07/2023

Certificate No. GOR2023G429

GRN No. 105212890



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

LandMark : Ocus technopolis

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 72*****85

Buyer / Second Party Detail



Name : Dgtcp

H.No/Floor : 1sco

Sector/Ward : 17c

LandMark : Sec 17 market

City/Village : Chandigarh

District : Chandigarh

State : Punjab and haryana

Phone : 72*****85

Purpose : AGREEMENT BETWEEN LION INFRADEVELOPERS LLP AND DGTCP

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LC - IV
AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENSE FOR
SETTING UP A COLONY

This agreement is made on the ...15th day of September 2023.

Between

M/s Nitika Propmart Pvt. Ltd., Sukhpali, Jatin Lohia, M.R. Lohia and Satyawati in collaboration with M/S LION INFRADEVELOPERS LLP, having its registered office at Ocus Technopolis, 2nd Floor, Tower-B, TSF 01-08, Golf Course Road, Sector-54, Gurugram, Haryana-122011 (hereinafter called the "Developer") which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Sh. Yudhveer Singh S/o Sh. Om Parkash respectively.

.....of the ONE PART

And

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

Lion Infradevelopers LLP

Auth. Signatory

Director General
Town & Country Planning
Haryana, Chandigarh

.....of the OTHER PART

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 "Rule"), 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 Plotted Colony under DDJAY-2016, on the land measuring 12.50 acres falling in the revenue estate of Village Sohna, Sector-6, Sohna, Distt. Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

In consideration of the Director agreeing to grant license to the Owner/Developer to set up the said Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule -11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner/Developer hereby covenants as follows:-

1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued thereunder from time to time.
2. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
3. That the Owner/Developer shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision to site in licensed land Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.
4. That the Owner/Developer shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DGTCP till the services are made available from the external infrastructure to be laid by HSVP.
5. That the owner/Developer shall deposit 30% of the amount realized by him from the Plot/Flat Holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the Owner/Developers towards meeting the cost of internal development works of the colony.

Lion Infradevelopers LLP

Yashish
Auth. Signatory

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

6. That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 70.26 Lacs/Acres (Rs. Seventy Lacs Twenty Six Thousand only) for Residential Component and Rs. 328.13 lacs /acres (Rs. Three Crore Twenty Eight Lacs Thirteen Thousand only) for commercial component. These charges shall be payable to Director, Town and Country Planning, Haryana.
7. First installment of Twenty Five Percent (25%) of the total amount of EDC shall be payable before of grant of licence.
8. Balance Seventy Five Percent (75%) in Six equated six monthly installments 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. 70.26 lacs/acres of total colony (Residential Component) and Rs. 328.13 lacs/acres (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 scheduled 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 amount of EDC and the interest on installments from the date of grant of licence and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
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 installment on the date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable upto a period of three months and an additional three months with the permission of the Director.
13. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner/Developer to pay the balance amount of EDC in the lump sum even before the completion of the licence period and the Owner/Developer shall be bound to make the payment within the period so specified.
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 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

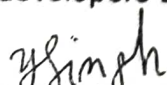
Lion Infradevelopers LLP


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Auth. Signatory

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

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 licence 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 licence and applicable legal provisions.
 18. That the Owner/Developer shall complete the Internal Development Works within five years of the grant of licence.
 19. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the licence period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of licence.
 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 insuring due compliance of the execution of the development works in accordance with the licence 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 affordable group housing colony for the period of five years from the date of the issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility, upon which the owner/developer shall transfer all such roads, open spaces, public health services free of cost to the Government or the local authority, as the case may be.
 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.
 24. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
- Lion Infradevelopers LLP


Auth. Signatory


Director General
Town & Country Planning
Haryana, Chandigarh

25. That any other condition which the Director may think necessary in public interest can be imposed.
26. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under section-4(2)(i)(d) of the real estate regulation and development act, 2016 with the online application /payment gateway of the department , in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the state treasury.
27. That such 10% of the total receipt from each payment made by the allottee, which is received by the department shall get automatically credited, on the date of receipt in the government treasury against EDC dues.
28. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
29. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer the owner/developer shall continue to supplement such automatic EDC with payment from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.

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

FOR M/S LION INFRADEVELOPERS LLP

Lion Infradevelopers LLP

AUTHORIZED SIGNATORY
Auth. Signatory

Witness:

1. DEEPAK KUMAR
R/o Yanna rjoc

2. SUBHASH RUSTOGI

DIRECTOR

TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA

Director General
Town & Country Planning
Haryana, Chandigarh

Non Judicial



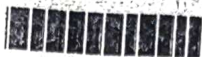
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Seller / First Party Detail

Name: Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

LandMark : Ocus technopolis

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 72*****85

Buyer / Second Party Detail

Name : Dgtcp

H.No/Floor : 1sco

Sector/Ward : 17c

LandMark : Sec 17 market

City/Village : Chandigarh

District : Chandigarh

State : Punjab and haryana

Phone : 72*****85

Purpose : AGREEMENT BETWEEN LION INFRADEVELOPERS LLP AND DGTCP



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FORM LC-IV-B

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

This agreement made on 15th day of Sep., 2023

Between

M/s Nitika Propmart Pvt. Ltd., Sukhpali, Jatin Lohia, M.R. Lohia and Satyawati in collaboration with M/S LION INFRADEVELOPERS LLP, having its registered office at Ocus Technopolis, 2nd Floor, Tower-B, TSF 01-08, Golf Course Road, Sector-54, Gurugram, Haryana-122011 (hereinafter called the "Developer") which expression shall unless

LION Infradevelopers LLP

Auth. Signatory

Director General
Town & Country Planning
Haryana, Chandigarh

repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Sh. Yudhveer Singh S/o Sh. Om Parkash respectively.

.....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 provision of rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") and the condition laid down therein for grant of License, the owner/developer shall enter into a bilateral agreement with the Director for the carrying out and completion of the development works in accordance with the license finally granted for setting up of a Affordable Residential Plotted Colony on the land measuring 12.50 Acres falling in the revenue estate of Village Sohna, Sector-6, Sohna, Distt. Gurugram, Haryana.

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding in all respect:-

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the Director agreeing to grant license to the owner/developer to set up the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land mentioned in annexure hereto on the fulfil lament of the condition of this bilateral agreement, the Owner/Developer , the partners, legal representatives, authorized agents. Assignees, executors etc. shall be bound by term and condition of this Bilateral Agreement executed by the Owner/Developer hereunder covenanted as follows:-

1. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" as per rate, schedule, terms and conditions Annexed hereto. That the rates, schedule, terms and conditions of the EDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.
2. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of DDJA'-2016 Policy as amended from time to time, which shall be followed in letter & spirit.

LIC, mmddevelopers LLP


Y Singh
Auth. Signatory

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

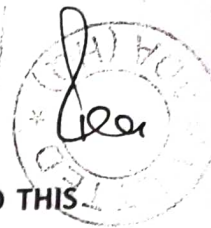
3. The terms and condition of the policy parameters as prescribed under the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 Policy dated 08.02.2016 as amended from time to time and enclosed as Annexure-1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
4. The Owner/Developer shall transfer 10% area of the licenses colony free of cost to the Government for the provision of the community facilities as per DDJAY policy dated 08.02.2016 as amended from time to time. This will give the flexibility to the director to work out the requirement of the community infrastructure at the sector level and accordingly make provisions. Since, the area will be received in a compact block. It will help in the optimal utilization of the area.
5. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall permitted in the colonies approved under the DDJAY-2016 Policy dated 08.02.2016.
6. That all plots in the project shall be allotted strictly as per the DDJAY-2016 Policy as amended from time to time.
7. That the Owner/Developer shall complete the project within seven years (5+2 years) from the date of grant of license as per policy dated 08.02.2016.
8. That the Owner/Developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimate according to the approved layout plan. (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of the said bank guarantee as per DDJAY Policy dated 08.02.2016 as amended from time to time)
10. That any other condition which the director may think necessary in public interest can be imposed.

Lion Infradevelopers LLP


Auth. Signatory


Director General
Town & Country Planning
Haryana, Chandigarh

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



FOR M/S LION INTERIORS DEVELOPERS LLP

Y Singh

AUTHORIZED SIGNATORY

Witness:

1. *Deepak Kumar*
R/o Yashwanth Nagar

2. *Subhash Rustogi*
SUBHASH RUSTOGI

DIRECTOR

TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA

epal
Director General
Town & Country Planning
Haryana, Chandigarh