



Non Judicial

# Indian-Non Judicial Stamp Haryana Government



Date : 03/06/2023

Certificate No. G0C2023F2008

GRN No. 103476244

UDCNP 2008 103476244 G0C2023F2008



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Karma Lakelands Private limited

H.No/Floor : 5 Sector/Ward :

City/Village : Delhi

District : Delhi

Phone: 98\*\*\*\*\*12

LandMark : Green avenue vasant kunj

State : Delhi



## Buyer / Second Party Detail

Name : Dtcp chandigarh

H.No/Floor : 3

Sector/Ward : 18/a

City/Village: Chandigarh

District : Chandigarh

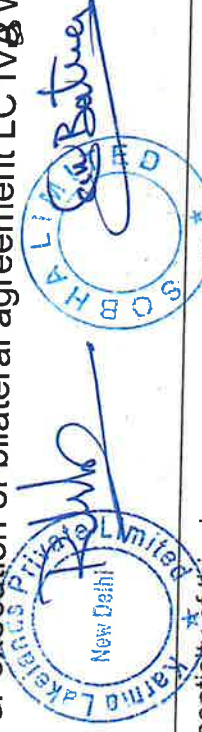
Phone : 98\*\*\*\*\*12

Others : Dtcp

LandMark : Madhya marg

State : Haryana

Purpose : For execution of bilateral agreement LC IV<sup>th</sup> with DTCP Chandigarh



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

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

**Bilateral Agreement by owner of land intending to set up a Residential Colony under New Integrated Licensing Policy dated 11.05.2022.**

This Agreement is made on this the <sup>05<sup>th</sup></sup> ~~06<sup>th</sup>~~ day of <sup>September</sup> ~~July~~, 2023 (Two Thousand Twenty Three)

**Between**

**KARMA LAKELANDS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 5, Green Avenue, Vasant Kunj, New Delhi – 110070, acting through its authorised signatory; Mr. Rajendra Patni, duly authorized vide its resolution dated 08.05.2023 hereinafter referred to as the "**Owner**" and **SOBHA LIMITED** a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at Sarjapur, Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore-560 103 and having its regional office at 5<sup>th</sup> Floor, Rider House, Plot No-136P, Sector-44, Gurugram-122 003, Haryana through its authorised signatory Mr. Chander Mohan Batra authorized vide its resolution dated 06.03.2023 (hereinafter referred to as the "**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 (hereinafter referred to as the "**DIRECTOR**") of the **OTHER PART**.

The Owner/Colonizer has opted for migration from NILP Scheme 2016 to NILP Scheme 2022 in respect of license no.124 of 2019 dated 19.09.2019.

AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner: -

**NOW THIS AGREEMENT WITNESSES AS UNDER: -**

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Residential Colony under NILP on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, their partners, legal representatives authorized agents, assignees, executors etc. shall be bound by the terms and conditions



  
Director General  
Town & Country Planning  
Haryana, Chandigarh

of this Bilateral Agreement executed by the Owner/Developer. The Owner/Developer hereunder covenants as follows: -.

1. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" as per rate, schedule, terms and conditions Annexed hereto. That the rates, schedule, terms and conditions of the EDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.
2. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of NILP Policy as amended from time to time, which shall be followed in letter & spirit.
3. The terms and condition of the policy parameters as prescribed under the residential colony under NILP Policy dated 11.05.2022 as amended from time to time and enclosed as Annexure-1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.
4. The Owner/Developer will transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities as per NILP Policy as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. Since the area will be received in a compact block, it will help in optimal utilization of the area.
5. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the NILP Policy.
6. That all plots in the project shall be allotted strictly as per the NILP Policy as amended from time to time.
7. That Owner/Developer shall complete the project within 7 years (5+2 years) from the date of grant of license as per policy.
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 Residential Colony under NILP Policy after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimates according to the approved layout plans (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of said bank guarantee as per NILP Policy dated 11.05.2022 as amended from time to time).
10. That we shall abide by the terms and conditions of the new integrated Licensing Policy notified on 11.05.2022 and the amendment therein.



  
Director General  
Town & Country Planning  
Haryana, Chandigarh

11. That any other condition which the Director may think necessary in public interest can be imposed.
12. That, the Owner/ Developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(i)(d) of the Real Estate Regulation and Development Act, 2016 with the on-line application/ payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and get credited to the EDC head in the State treasury.
13. 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.
14. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
15. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/ developer. The owner/ developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed, schedule.

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

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WITNESSES

1. MANGAL SINGH  
# 47, Vill. - Thana Gobindpoh  
Teh. - Khara, Distt. - Mohali.
- 2.



Signature of owner/ developer

SOBHA LIMITED  
Authorised Signatory

DIRECTOR GENERAL  
TOWN AND COUNTRY PLANNING  
HARYANA, CHANDIGARH  
FOR and on behalf of the  
Governor of Haryana.

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Director General  
Town & Country Planning  
Haryana, Chandigarh