

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/03/2024

Certificate No. E0A2024C840



Stamp Duty Paid : ₹ 200
(Rs. Only)

SRN No. 113609947



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Adore buildcon llp

No./Floor : A43

Sector/Ward : 0

LandMark : Ff front side shera mohalla

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 81*****80



Buyer / Second Party Detail

Name : The governor of haryana

No./Floor : 0

Sector/Ward : 0

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 88*****70

Purpose : FORM LC IV A

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-A

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A

AFFORDABLE GROUP HOUSING COLONY

This Agreement is made on this 15th day of March, 2024.

BETWEEN

M/s Adore Buildcon LLP (ACB-1526), a limited Liability Partnership firm, duly incorporated and validly existing under the Limited Liability Partnership Act, 2008, having their office at H.No.A-43, F/F, Front side Shera Mohalla, Garhi, East of Kailash, New Delhi-110065, (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 Shri Ritik respectively.

.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

For ADORE BUILDCON LLP

Ritik
Authorized Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Group Housing Colony on the land measuring 6.76875 acres, Village- Sohna, Sector- 2 & 35, Tehsil Sohna and District Gurugram.

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


NOW THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Affordable Group Housing Colony 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 of this Bilateral Agreement executed by the Owner/Developer. The Owner/Developer hereunder covenants as follows:-

1. That all the buildings to be constructed in the said Affordable Group Housing Colony shall be with the approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code and **Haryana Building Code** with regard to the inter-se distances between various blocks, structural safety, sanitary requirements and circulation (vertical and horizontal).
2. That the Owner/Developer undertakes to pay proportionate External Development Charges ("EDC" for the area earmarked for the affordable group housing scheme, as per rate, schedule, terms and conditions Annexed hereto. That the rates, schedule, terms and conditions of the EDC as mentioned in LC-IV may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.
3. That the Owner/Developer shall ensure that the flats/dwelling units are sold/leased/transferred by them keeping in view the provision of Haryana Apartment Ownership Act, 1983 and Rules and/or policies, made thereunder as amended from time to time, which shall be followed in letter & spirit.

For ADORE BUILDCON LLP


Authorized Signatory


Director
Town & Country Planning
& Haryana, Chandigarh

4. The terms and condition of the policy parameters as prescribed under the Affordable Group Housing Policy, 2013 as notified by notification No. 48921 dated 19.08.2013 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.
5. That the responsibility of the ownership of this common area and facilities as well as their management and maintenance shall continue to vest with the owner/ developer till such time the responsibility is transferred to the owner/ developer of the dwelling unit under the Haryana Apartment Ownership Act, 1983.
6. That all flats in the project shall be allotted strictly as per the Affordable Group Housing Policy 2013 as amended from time to time.
7. That the pace of the construction shall be at least in accordance with the sale agreement executed with the buyers of the flats.
8. That the owner/ developer shall carry out, at his own expense any other works which the Director may think necessary and reasonable in the interest of proper development of the said affordable group housing colony.
9. That the owner / developer shall receive the maximum price of allotment of flats which shall be of Rs. 5,000/- per sq. ft. and Rs. 1200/- for balcony or as prescribed in the AGH policy.
10. The developer shall invite applications & allot flats strictly as per norms & mandate of Affordable Group Housing Policy, 2013 as notified by notification No. 48921 dated 19.08.2013 as amended from time to time.
11. The colonizer can execute a plot/flat Buyer Agreement with the allottees of plot/flat, but the same should be within the purview of the policy framed by the State Govt.
12. 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 Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
13. After the layout plans and development works or part thereof in respect of the said Affordable Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf from the Owner/Developer release the Bank Guarantee or part thereof, as the case may be

For ADORE BUILDCON LLP

Pratik
Authorized Signatory

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

provided that, if the completion of the said Affordable Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Affordable Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Affordable Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rules-16 or earlier in case the Owner/Developer is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owner/Developer.

14. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimate according to the approved layout plan. In case of the community buildings, the bank guarantee is based on the interim rate of the construction, as on 01.01.1995 with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owner/Developer will furnish an additional bank guarantee within the thirty days on demand.
15. That any other condition which the Director may think necessary in public interest can be imposed.
16. 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.
17. 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.
18. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
19. 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.


For ADORE BUILDCON LLP

Authorized Signatory


Director
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.


Witness:

1. 
Rajeev Ranjan Kumar
S/o Sh. Sidheshwar Prasad
E-103 Preeti Park Sec 86 F62.

FOR M/s. Adore Builders
For ADORE BUILDERS


Authorized Signatory

AUTHORIZED SIGNATORY

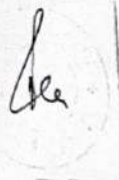
2. 
Raj K. Adhvani
G-481, Indir Enclave
II, New Delhi - 110086

DIRECTOR

TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA


Director
Town & Country Planning
Haryana, Chandigarh





OFFICE OF THE
DISTRICT
PRIMARY SCHOOL
19

Date: 01/03/2024
Stamp Duty Paid: ₹ 200
Penalty: ₹ 0
Mark: F1 front side shera mohalla
State: Delhi

Party Detail
Landmark: [Barcode]
State: Haryana

FORM LC-IV
of land intending to set up an Affordable Group Housing
colony
on the 15th day of March of the Year 2024 between:

1. M/s. [Name] (ACB - 1526), a Limited Liability Partnership firm, duly
and validly existing under the Limited Liability Partnership Act, 2008,
registered office at H.No. A-43, P.F. Front Side Shera Mohalla, Dist. Delhi,
New Delhi-110065, through its authorized signatory Mr. [Name],
Signatory, duly authorized vide Partners Resolution dated 10th day of 03/24,
hereinafter referred to as "Owner" of the One Part.

And
2. [Name] (hereinafter referred to as the "Director", Town and Country Planner,
whereas the Owner/Developer is in possession of or otherwise well entitled to the
mentioned in Annexure hereto for the purpose of converting the Affiliated Group
Housing Colony.

For MOORE BUILDCON
[Signature]
Authorized Signatory



Indian-Non Judicial Stamp Haryana Government



Date : 01/03/2024

Certificate No. E0A2024C843

RN No. 113610015

Stamp Duty Paid : ₹ 200
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Adore buildcon llp

No/Floor : A43

Village : New delhi

Phone : 81*****80

Sector/Ward : 0

District : New delhi

LandMark : Ff front side shera mohalla

State : Delhi

Buyer / Second Party Detail

Name : The governor of haryana

No/Floor : 0

Village : Gurugram

Phone : 88*****70

Sector/Ward : 0

District : Gurugram

LandMark : Na

State : Haryana



Purpose : FORM LC IV

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

Agreement by Owner of land intending to set up an Affordable Group Housing colony

This agreement made on the 15th day of March, of the Year 2024 between: -

M/s Adore Buildcon LLP (ACB – 1526), a limited Liability Partnership firm, duly incorporated and validly existing under the Limited Liability Partnership Act, 2008, having its registered office at H.No.A-43, F/F, Front side Shera Mohalla, Garhi, East of Kailash, New Delhi-110065, through its authorised signatory Mr. Ritik acting as Authorized Signatory, duly authorised vide Partners Resolution dated 10th Day of JULY 2023 (hereinafter referred to as "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/Developer is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into Affordable Group Housing Colony.

For ADORE BUILDCON LLP

Ritik
Authorized Signatory

1

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

And Whereas under rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") one of conditions for grant of licence is that the Owner/Developer shall enter into an agreement with the Director General for carrying out and completion of the development works in accordance with the licence finally granted for setting up of an affordable group housing colony on the land admeasuring 6.76875 Acres falling in the revenue estate of village Sohna, Sector-2 & 35, Tehsil Sohna and District Gurugram.

NOW THIS AGREEMENT WITNESS AS FOLLOWS: -

- (1) In consideration of the Director agreeing to grant licence to the Owner/Developer to set up the said Affordable Group Housing Colony on the land mentioned in Annexure hereto and on the fulfilment of the all conditions laid down in rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the owner/developer hereunder covenants as follows:
 - A.) That the Owner/Developer 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 account to be maintained in the Scheduled bank and that this amount shall only be utilized by the towards meeting the cost of internal development works and the construction works in the colony.
 - B.) That the Owner/Developer undertakes to pay proportionate External Development Charges (EDC) for the area earmarked for the Affordable Group Housing Colony, as per rate schedule, terms, and conditions hereto:
 - i. That the Owner/Developer shall pay the proportionate EDC at the tentative rate of Rs.93,68,700 Per Acre (Rupees Ninety Three Lacs Sixty Eight Thousand Seven Hundred Only) for Affordable Group Housing Colony residential component and Rs.4,37,51,700 Per Acre (Rupees Four Crores Thirty Seven Lacs Fifty One Thousand Seven Hundred Only) for Commercial component. These charges shall be payable to Haryana Shehri Vikash Pradhikaran through the Director General, Town and Country Planning, Haryana either in lump sum within 30 days from the date of grant of license or in ten equal six monthly instalments of 10% each.
 - ii. First instalment of 10% of the total amount of EDC shall be payable with in period of 30 days from the date of grant of license, Balance 90% in nine equated six-monthly instalments along with interest at the rate of 12% p.a. which shall be charged on the unpaid portion of EDC. However, at the time of grant of occupation certificate nothing will be due on account of EDC.
 - iii. That the Owner/Developer shall pay the EDC as per schedule date and time as and when demanded by DGTCP, Haryana.
 - iv. That the Owner/Developer shall specify the detail of calculation per Sqm. / Per Sq. Ft. which is being demanded from flat/shop Owners on account of EDC/IDC, if being charge separately as per rates fixed by the government.

For ADORE BUILDCON LLP

[Signature]
Authorized Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

- v. That in the event of increase of EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on instalments from the date of grant of license and shall furnish the Additional Bank Guarantee, if any, on the enhanced EDC rates.
 - vi. 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 would be considered.
 - vii. The Unpaid amount of EDC will carry an interest at the rate of 12% p.a. (Simple) and in case of any delay in the payment of instalment on the due date, an additional penal interest of 3% p.a. (making the total payable interest @ 15% P.A.) would be chargeable up to the period of three months and an additional three months with the permission of Director.
 - viii. That owner /developer 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 way that the owner /developer has to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and it will be credited to the EDC head in the State Treasury.
 - ix. The Owner /developer have to ensure that such 10% of the total receipts from each payment which is made by allottee and shall be received by the Department and it shall be credited automatically on such date of receipt in Government treasury against EDC.
 - x. There will be a 10% deduction which shall continue to operate till the total EDC dues gets recovered from the Owner/Developer against license.
 - xi. The implementation of such mechanism shall have no bearing on the EDC instalment schedule which have been conveyed to the Owner/Developer. The Owner/Developer shall have to continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the 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.
 - xii. In case HUDA executes External Development works and the completes the same before the final payment of EDC, the Director General shall be empowered to call upon the Owner/Developer to pay the balance amount of EDC in lump sum even before the completion of license year i.e., four years and the Owner/Developer shall be bound to make the payment within period so specified.
- (C) The pace of construction shall be kept at least in accordance with the sale agreement with the buyers of the Flats.
- (D) The Owner/Developer shall arrange the electric connection from outside source for electrification of their said Affordable Group Housing Colony from the Haryana Vidyut Parsaran Nigam Limited (HVPNL). If the Owner/Developer fails to seek electric connection from HVPNL, then the Director General shall recover the cost from the Owner/Developer and deposit the same with HVPNL. However, the installation of internal electricity distribution infrastructure as per peak load requirement of the said Affordable Group Housing Colony, shall be responsibility

For ADORE BUILDCON LLP

Paul Pritik
Authorized Signatory

3

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

of the Owner/Developer, for which Owner/Developer will be required to get the "Electric (Distribution) Services Plan/ Estimates" approved from the agency responsible for installation of "external electrical services" and complete the same before obtaining completion certificate for the said Affordable Group Housing Colony.

- (E) That the Owner/Developer 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/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.
- (F) No third party right shall be created without obtaining the prior permissions of the Director, Town and Country Planning, Haryana, Chandigarh.
- (G) That the Owner/Developer shall construct all the community buildings within period so specified by the Director from the date of grant of license.
- (H) That the Owner/Developer shall be individually as well as jointly responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- (I) That the Owner/Developer shall complete the Internal Development works within Four years of the grant of license.
- (J) That the Owner/Developer undertakes to pay proportionate EDC for the areas earmarked for Affordable group housing colony, as per rate, schedule, terms and conditions given in clause 1 (B) of the agreement.
- (K) That the rates, schedule, terms and conditions of EDC as mentioned above may be revised by the Director during the license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in the accordance with the rates, schedule, terms and conditions determined by him along with interest from the date of grant of license.
- (L) That all the buildings to be constructed in the Affordable Group Housing Colony shall be with the approval of the competent authority and shall in addition to provisions of the Zoning plan of site, 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).
- (M) That the Owner/Developer shall furnish layout plan of the Affordable Group Housing Scheme along with the service plan/ detailed estimates together with the Bank Guarantee equal to 25% of the total cost of development works (both for

For ADORE BUILDCON LLP

Pritik
Authorized Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

- internal and external) for the area under the Affordable Group Housing colony with in period of 60 days from the date of grant of license.
- (N) That all the flats in the Affordable Group Housing shall be allotted in one go with in 4 months of sanction of building plans. In case, the number of applications received is less then number of sanctioned flats, the allotment can be made in two or more phases. But possession of flats shall be offered within validity period of 4 years of from date of environment Clearance or Building Plans whichever is Later.
- (O) That the Owner/Developer shall carry out at their own expenses any other works which the Director General may think necessary and reasonable in the interest of proper development of the said Affordable Group Housing Colony.
- (P) That the Owner/Developer 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 Affordable 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 licence granted.
- (Q) 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.
- (R) 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 HUDA 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 HUDA.
- (2) Provided always and it is hereby agreed that if the Owner/Developer 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 or any previous clause or right, the Director, may cancel the licence granted to him.
- (3) Upon cancellation of the licence under clause 2 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 Rules, 1976 and all the subsequent amendments made in the Act and rules or any other law. The bank guarantee in that event shall stand forfeited in favour of the Director.
- (4) That the Owner/Developer shall convey the "ultimate power load requirement" of the project to the concerned power utility, with a copy to Director General, within

For ADORE BUILDCON LLP

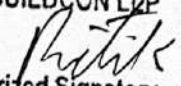
[Signature]
Authorized Signatory

two months period from the date of grant of license to enable provisions to site in licensed land for transformers/ Switching Stations/ Electric Substations as per norms prescribed by the power utility in the Zoning plan of the project.

- (5) After the layout plans and development works or part thereof in respect of the Affordable Group Housing Colony or part thereof have been completed and a completion certificate in respect thereof issued, the Director may, on an application in this behalf, from the Owner/Developer, release the bank guarantee or part thereof, as the case may be, provided that, if the completion of the Affordable 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 5 years from the date of issue of the completion certificate under rule-16 or earlier in case the Owner/Developer is relieved of the responsibility 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/Developer.
- (6) The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.

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



1. M/S ADORE BUILDCON LLP
For ADORE BUILDCON LLP


Authorized Signatory

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


Director
Town & Country Planning
Haryana, Chandigarh

WITNESS: -

1. 
Rajar Ranjan Kumar s/o Sh. Sidheshwar Pr.
E-103 Pricer Park Faridabad
2. 
Rajyash
E 484 gnder Enlene - II
New Delhi - 110006