

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V

(See Rule 12)

License No. 222 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Model Economic Township Ltd., Regd. Off. 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015 for setting up of an Industrial Plotted Colony over an area measuring 101.3125 acres in the revenue estate of village Daryapur, Tehsil Badli, District Jhajjar.

1. The particulars of the land, wherein the aforesaid Industrial Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That an amount of Rs. 2,12,49,067/- shall be deposited on account of State Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months through online is liable to be paid. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - b) That you shall maintain and upkeep of all roads, open spaces, public park 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 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 Act, 1975.
  - c) That you shall integrate the services with HSVP services as and when made available in future.
  - d) That NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

For Model Economic Township Ltd.

  
Authorized Signatory

India, PLPA 1900 or any other forest law shall be obtained, if applicable before execution of development works at site.


- e) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Sehahri Vikas Pradhikaran or any other execution agency.
- f) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- g) That you shall use only LED fitting for internal lighting as well as campus lighting.
- h) It will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft to the Allottees while raising such demand from the plot owners.
- i) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- j) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- k) That you shall abide by the terms and conditions of policy dated 01.10.2015 as amended from time to time and any other directions given by the Director from time to time, to execute the project.
- l) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.

*Govt.*  
1)

**For Model Economic Township Ltd.**

  
**Authorized Signatory**

- m) 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 you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- n) That the revenue rasta/khal passing through the site if any, shall not be encroached up on and shall be kept free from all hindrances for easy movement of general public.
3. That you shall submit the permission for construction of culvert before approval of zoning plan.
4. That you shall submit undertaking to deposit applicable EDC/actual charges, if the site gets included within 500 mtr of urbanisable zone/any service are made available by any Government agency, which ever applicable.
5. That you shall submit the approved phasing plan in the RERA Authority and get the RERA registration as per the approved phasing plan.
6. The licence is valid up to 29/10/2028

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

Dated: 30-10-2023  
Place: Chandigarh

Endst. No. LC-5101- JE (MK)-2023/ 36668

Dated: 30-10-2023

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

1. Model Economic Township Ltd., Regd. Off. 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

For Model Economic Township Ltd.

  
Authorized Signatory

5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

For Model Economic Township Ltd

  
Authorized Signatory

To be read with License No. 229 of 2023

Detail of land owner by Model Economic Township Ltd., Village Daryapur,  
Tehsil Badali, District Jhajjar.

Rect.No.	Killa No.	Kanal	Marla
9	22/2/2	2	3
9	23/2	2	3
21	2/2/2	0	18
21	6/2	3	8
21	7	8	0
21	8	8	0
21	9/1	5	7
21	14	8	0
21	16	7	8
21	17	8	0
21	24	7	7
21	25	6	16
22	2	8	0
22	3/1	6	16
22	8/2	6	16
22	9	8	0
22	10	8	0
22	11	7	7
22	12/1	4	12
22	19/2	5	0
22	20	8	0
22	21	8	0
22	22	8	0
22	23/1/1	1	10
22	23/2/1	1	6
24	13/2	0	6
24	14	8	0
24	15	2	2

For Model Economic Township Ltd.

  
Authorized Signatory

1



24	16	2	18
24	17	8	0
24	18/1	0	3
24	23	8	0
24	24	8	0
24	25	3	18
25	2/1	5	3
25	2/2	2	4
25	3/1	3	17
25	9	8	0
25	12	8	0
25	19	8	0
25	20/2/1	1	7
25	21/2/1	2	7
25	22/1	1	10
25	22/2/1	1	8
25	22/2/2	5	0
34	5/2	1	10
34	5/1/2	4	10
35	1/1	3	4
35	1/2	4	16
35	2	8	0
35	3/1	4	0
35	3/2/1	2	8
35	3/2/2	1	12
35	4/1	3	16
35	6/1	4	11
35	6/2	3	4
35	7/1	2	2
35	8	7	15
35	9/1	6	2
35	9/2/1	0	8
35	9/2/2	1	4
35	10/1	1	7

For Model Economic Township Ltd.

  
Authorized Signatory

  
D.G.T.C.P (HR)  
Suman / Patwari

35	10/2/1	4	2
35	11	7	12
35	12	8	0
35	13/1	4	0
35	13/2	3	8
35	14	8	0
35	15/1	2	0
35	15/2/1	2	2
35	15/2/2	3	18
35	16	8	0
35	17	8	0
35	18/1	5	12
35	18/2/2	0	9
35	19/1/2	1	0
35	19/2	4	1
35	20/1	5	1
35	20/2	2	6
35	22/2	5	4
35	23/1	3	8
35	23/2	4	1
35	24	7	7
35	25	6	16
35	26	0	11
36	2/2	1	4
36	3	8	0
36	4	8	0
36	5	4	16
36	6	5	6
36	7	8	0
36	8	8	0
36	9	8	0
36	10	8	0
36	11/1	2	12
36	11/2	5	8
36	12/1	2	13

For Model Economic Township Ltd.

  
Authorized Signatory

  
D.G.T.C.P (HR)  
Suman (Peterson)

36	12/2	5	7
36	13	8	0
36	14	8	0
36	15	6	0
36	16	6	14
36	17	8	0
36	18/1	4	8
36	18/2	3	12
36	19	8	0
36	20	8	0
36	21	8	0
36	22	8	0
36	23/1	4	4
36	23/2	3	16
36	24/1	4	4
36	24/2	3	16
36	25/1	4	0
39	1	8	0
39	2	7	12
39	3/1	5	4
39	3/2	2	16
39	4	8	0
39	9/1	4	9
39	9/2	2	18
39	10/1	4	9
39	10/2/1	2	9
39	10/2/2	0	9
39	11/1	4	18
39	11/2	3	2
39	12/1	3	12
39	19/2	2	16
39	20	8	0
39	21/1	2	13
39	21/2/1	4	15
40	4/1	5	0


For Model Economic Township Ltd.

  
 Authorized Signatory

  
 D.G.T.C.P (HR)  
 Bikaner (Rajasthan)







40	4/2	3	0
40	5	8	0
40	6/1	5	3
40	7/1	5	12
40	14/2	5	8
40	15	7	8
40	16	7	8
40	17/1	4	0
40	25/1	3	8
50	1/1/1	3	1
40	17/2	2	17
40	18/1	0	18
40	18/2/1	1	2
40	23/2	1	0
40	24	7	18
40	25/2	2	17
49	4	7	11
49	5	7	2
49	6	7	12
49	7	8	0
49	13/1/2	0	15
49	13/2/2	0	8
49	13/2/1/2	0	9
49	14	8	0
49	15	7	12
49	16	7	12
49	17	8	0
49	18	7	8
49	24	8	0
49	25	7	12
		810	10
		101.3125 Acres	

  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh  
 Shiman (Patilwadi)

For Model Economic Township Ltd.

  
 Authorized Signatory

Annexure IV

Non Judicial		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 14/09/2023	
Certificate No.	J0N20231184		Stamp Duty Paid : ₹ 101		
GRN No.	107038380		Penalty : ₹ 0		
<b>Seller / First Party Detail</b>					
Name :	Model Economic Township Limited				
H.No./Floor :	77b	Sector/Ward :	18	LandMark :	Iffcoroad
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	78*****38				
<b>Buyer / Second Party Detail</b>					
Name :	Dgtcp				
H.No./Floor :	Na	Sector/Ward :	18	LandMark :	Madhya marg service lane
City/Village :	Chandigarh	District :	Chandigarh	State :	Chandigarh
Phone :	78*****38				
Purpose :	Agreement				

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**FORM LC-IV  
(See rule 11)**

**AGREEMENT BY OWNER OF LAND INTENDING TO SET UP COLONY**

This agreement is made on this 30<sup>th</sup> day of October 2023.

BETWEEN

Model Economic Township Limited, having its registered office at 3<sup>rd</sup> Floor, 77-B, Sector-18, IFFCO Road, Gurugram-122015, Haryana (hereinafter called the "owner" or "licensee"), through its authorized signatory, Shri Sudhir Jain, 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 or otherwise well entitled to land admeasuring 101.3125 acres mentioned in **LOI bearing office Memo No. LC-5101-JE(MK)/2023/29031 dated 01.09.2023** hereto for the purpose of converting it into an Industrial colony;

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

For Model Economic Township Ltd.

  
Authorized Signatory

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For Model Economic Township Ltd

  
Authorized Signatory

WHEREAS under the provisions of the Rule 11 of The Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the Rules), one of the conditions laid therein for the grant of license is that the owner shall enter into an agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for setting up an Industrial colony on land admeasuring 101.3125 acres at village Dariyapur, Tehsil Badli, District Jhajjar, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

(1) In consideration of the Director agreeing to grant license to the owner to set up an Industrial colony on the land measuring 101.3125 acres at village Dariyapur, Tehsil Badli, District Jhajjar, Haryana, mentioned in Annexure hereto, on the fulfillment of the conditions laid down in Rule 11 of The Haryana Development and Regulation of Urban Areas Rules, 1976 by the owner, the Owner hereby conveys as follows:

(a) The Owner will arrange the electric connection for electrification of their industrial colony from HVPNL/UHBNL/DHBNL. If owner fails to get electric connection from HVPNL/UHBNL/DHBNL, the Director, Town and Country Planning will recover the cost from the colonizer and deposit it with HVPNL/UHBNL/DHBNL. However, the installation of electricity distribution infrastructure as per the peak load requirement of the Industrial colony shall remain the responsibility of the Owner, for which the Owner will be required to get 'electrical (distribution) services plan/estimates' approved from the agency responsible for installation of 'external electrical services', i.e. HVPNL/ UHBNL/ DHBNL, Haryana and complete the same before obtaining completion certificate for the Industrial Colony.

(b) That the owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services in the Industrial Colony 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 or association of allottees, as the case may be.

(c) That the owner shall at his own cost construct or get constructed by any other institution or individual at its cost schools, hospitals, community centers and other community buildings on the land set apart, if any, for this purpose within a period of five years from the grant of the license or within such further period as may be extended as per applicable laws failing which undertakes to transfer to the Government at any time, if so desired by the Government free of cost, the land thus set apart for schools, hospitals, community centers and other community buildings, in which case the Government shall be at liberty to transfer such land to any person or institution including a local authority on such terms and condition as it may deem fit.

(d) That the Licensee shall deposit thirty percent of the amount realized from the allottees of Industrial area as well as from the allottees of residential and commercial area, from time to time, within 10 days of its realization in a separate account to be maintained in a scheduled bank and that amount shall only be utilized by the licensee towards meeting the cost of internal development works and construction in the Industrial colony.

(e) That the licensee shall be responsible for development of licensed area as a whole.

(f) That the licensee shall furnish the layout plan of the Industrial colony along with services  
For Model Economic Township Ltd.

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Director General  
Town & Country Planning  
Haryana, Chandigarh

For Model Economic Township Ltd.

Authorized Signatory

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plans/details estimates together with the bank guarantee equal to 25% of the cost of internal development works or execute mortgage deed for mortgage of part of the licensed area in lieu of submission of bank guarantee in accordance with the Internal Development Works Relief Policy issued vide Memo No. Misc-BG(EDC)-202/2020/3674 dated 14.08.2020, within a period of 60 days from the date of grant of license.

- (g) That the owner shall deposit the State Infrastructure Development Charges (SIDC) in two equal installments. First installment of SIDC would be deposited within sixty days from the date of grant of license and second installment to be deposited within six months from the date of grant of license, the unpaid amount of SIDC shall carry simple interest @ 18% per annum for the period of delay in the payment of unpaid installment amount.
- (h) That the licensee 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 Industrial colony.
- (i) That the owner shall permit the Director or any other officer authorized by him on his behalf to inspect the execution of the development works in the colony and the owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted, that all the building to be constructed shall be with approval of the Director and shall in addition to the provisions of zoning plan of the site, confirmed to the building bye laws and regulations in force in the area and shall in addition be governed by building bye laws as per the N.B.C. with regard to light and ventilation, structural safety, fire safety, sanitary requirements and circulations (vertical and horizontal) standards.
- (j) No provision of Haryana Ceiling on Landholdings Act, 1972 has been violated due to purchase of applied land.
- (k) The owner will not encroach upon the revenue rasta passing through the site and shall take approval from competent authority regarding laying of services through revenue rasta.
- (l) The owner will provide access to pockets of others land situated in the middle of applied land.
- (m) The owner shall follow the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder in letter and spirit.
- (n) The cost of infrastructure made available by various agencies/Department of the State Government, including infrastructure sought and availed by the licensee shall be charged from the licensee.
- (o) That without prejudice to anything contained in this agreement all the provisions contained in the Act and Rules shall be binding on the owner.
- (2) Provided always and it is hereby agreed that if the owner shall commit any breach of the terms and conditions of this agreement or the Bilateral agreement or violate any provision of the Act or Rules, then and in any such cases, and notwithstanding the waiver of any previous clause or right, the Director, may cancel the license granted to the owner.
- (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 and the Haryana Development and Regulation of Urban Areas Rules, 1976 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 agreement shall be borne by the owner.
- (5) The Expression 'the owner' herein before used shall include his heirs, legal representatives, successors and permitted assigns.
- (6) After the layout and development works or part thereof in respect of the Industrial colony or part thereof have been completed and a completion certificate or part-completion certificate in respect thereof have been issued, the Director, may on an application in this behalf from the owner, release the bank guarantee/mortgaged land or proportionate part thereof, as the case may be, provided that, if the completion of the Industrial colony is taken in parts, only the part of bank guarantee/mortgaged land corresponding to the part of the colony completed shall be released and provided further that the bank guarantee/mortgage of land equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the Industrial colony or the part thereof as the case may be, for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR have signed this deed on the date and the year first above written.

1. For Model Economic Township Limited


For Model Economic Township Ltd.

2. Director, Town & Country Planning, Chandigarh, Haryana  
For & On behalf of Governor of Haryana

Authorized Signatory

Signature, Name and Address of Witnesses:

1. Name: SHANKAR MUKKAVILLI  
Model Economic Township Limited,  
77B, IFFCO road, Sector 18, Gurugram, 122015

2. Name:  LALIT  
Model Economic Township Limited,  
77B, IFFCO road, Sector 18, Gurugram, 122015







Director General  
Town & Country Planning  
Haryana, Chandigarh


For Model Economic Township Ltd.



Authorized Signatory

Annexure: V

Non Judicial:		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date: 14/09/2023	
Certificate No.	JON20231185		Stamp Duty Paid	₹ 101	
GRN No.	107038703		Penalty	₹ 0	
<b>Seller / First Party Detail</b>					
Name:	Model Economic Township Limited				
H.No/Floor:	77b	Sector/Ward:	18	LandMark:	Iffcoroad
City/Village:	Gurugram	District:	Gurugram	State:	Haryana
Phone:	78*****38				
<b>Buyer / Second Party Detail</b>					
Name:	Dgtcp				
H.No/Floor:	Na	Sector/Ward:	18	LandMark:	Madhya marg service lane
City/Village:	Chandigarh	District:	Chandigarh	State:	Haryana
Phone:	78*****38				
Purpose:	Agreement				



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**FORM LC-IV-C**

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP AN INDUSTRIAL COLONY**

This agreement made on this 30<sup>th</sup> day of October 2023.

BETWEEN

Model Economic Township Limited, having its registered office at 3<sup>rd</sup> Floor, 77-B, Sector-18, IFFCO Road, Gurugram-122015, Haryana (hereinafter called the "owner" or "licensee"), through its authorized signatory Shri Sudhir Jain, 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 the possession of land for 101.3125 acres mentioned in **LOI bearing office Memo No. LC-5101-JE(MK)/2023/29031 dated 01.09.2023** hereto for the purpose of converting it into an Industrial Colony.

AND WHEREAS in addition to the 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 therein for the grant of license, the Owners shall enter into a Bilateral Agreement with the Director for carrying out construction and completion of the development works in accordance with the License finally granted for setting up of an Industrial colony on land admeasuring 101.3125 acres at village Dariyapur, Tehsil Badli, District Jhajjar, Haryana.

For Model Economic Township Ltd.

Director General  
Town & Country Planning  
Haryana, Chandigarh

For Model Economic Township Ltd.

Authorized Signatory

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

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 Industrial Colony on the land measuring 101.3125 acres mentioned in Annexure hereto on the fulfillment of the conditions of this Bilateral Agreement, the owner (which term shall include 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 hereunder covenanted by him as follows:
- (a) The Owner will arrange the electric connection for electrification of their industrial colony from HVPNL/UHBNL/DHBNL. If owner fail to get electric connection from HVPNL/UHBNL/DHBNL, the Director, Town and Country Planning will recover the cost from the colonizer and deposit it with HVPNL/UHBNL/DHBNL. However, the installation of electricity distribution infrastructure as per the peak load requirement of the Industrial colony shall remain the responsibility of the Owner, for which the Owner will be required to get 'electrical (distribution) services plan/estimates' approved from the agency responsible for installation of 'external electrical services', i.e. HVPNL/ UHBNL/ DHBNL, Haryana and complete the same before obtaining completion certificate for the Industrial Colony.
  - (b) That the owner shall be responsible for the maintenance and upkeep of the industrial colony for a period of five years from the date of issue of completion certificate under rule 6 of the Rules, unless earlier relieved of this responsibility.
  - (c) That the owner shall be responsible for the development of industrial colony.
  - (d) That the owner shall complete the Internal Development Works within Five years of grant of License or with such extended period as may be applicable from time to time.
  - (e) The owner shall deposit the State Infrastructure Development Charges (SIDC) in two equal installments. First installment of IDC would be deposited within sixty days from the date of grant of license and second installment to be deposited within six months from the date of grant of license, the unpaid amount of IDC shall carry simple interest @ 18% per annum for the period of delay in the payment of unpaid installment amount.
  - (f) 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 Industrial colony.
  - (g) That the owner shall permit the Director or any other officer authorized by him on his behalf to inspect the execution of the development works and the Owner shall carry out all direction issued to him for ensuring the compliance of the execution of the development works in accordance with the license granted.
  - (h) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner.
  - (i) That the owner shall make his own arrangement for disposal of sewerage till the external sewerage system is provided by Haryana Urban Development Authority and the same is made functional.

- (j) 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 license to enable provision of site within licensed land for transformers/switching stations/electric substations as per the norms prescribed by the power utility in the zoning plan of the Project.
- (k) No provision of Haryana Ceiling on Landholdings Act, 1972 has been violated due to purchase of applied land.
- (l) The owner will not encroach upon the revenue rasta passing through the site and shall take approval from competent authority regarding laying of services through revenue rasta.
- (m) The owner will provide access to pockets of others land situated in the middle of applied land.
- (n) The owner shall follow the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder in letter and spirit.
- (o) The cost of infrastructure made available by various agencies/Department of the State Government, including infrastructure sought and availed by the licensee shall be charged from the licensee.
- (2) Provided always and it is hereby agreed should the Owner commit any breach of the terms and conditions of the Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the license granted to the Owner.
- (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 and the Haryana Development and Regulation of Urban Areas Rules, 1976 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) After the layout and development works or part thereof in respect of the Industrial colony or part thereof have been completed and a completion certificate or part-completion certificate in respect thereof have been issued, the Director, may on an application in this behalf from the owner, release the bank guarantee/mortgaged land or proportionate part thereof, as the case may be, provided that, if the completion of the Industrial colony is taken in parts, only the part of bank guarantee corresponding to the part of the colony completed shall be released and provided further that the bank guarantee/mortgage of land equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the Industrial colony or the part thereof as the case may be, for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.
- (6) That, the bank guarantee of Internal Development Works has been furnished on the interim rates of development works. The licensee will submit the additional Bank Guarantee, if any, at the time of approval of service plan/estimates according to the approved plan.
- (7) That any other condition which the Director may think necessary in public interest can be imposed.



IN WITNESS WHEREOF the Owners and the Director have signed this deed on the date and the year first above written.

1. For Model Economic Township Limited


For Model Economic Township Ltd.



Authorized Signatory

2. Director, Town and Country Planning, Chandigarh, Haryana  
For & On behalf of Governor of Haryana

Signature, Name and Address of Witnesses:

1. Name: SHANKAR MUKKAVILLI  
Model Economic Township Limited,  
77B, IFFCO road, Sector 18, Gurugram, 122015
2. Name: LALIT   
Model Economic Township Limited,  
77B, IFFCO road, Sector 18, Gurugram, 122015



Director General  
Town & Country Planning  
Haryana, Chandigarh


For Model Economic Township Ltd.

  
Authorized Signatory