

FORM LC -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 206. OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to SC Hotels and Resorts Pvt. Ltd. House No. 26, Block-C, PKT-3, Sector-11, Rohini, Delhi-110085 for development of Affordable Plotted Colony (DDJAY-2016) over an area measuring 12.925 acres in the revenue estate of village Kumaspur, Sector-81, District Sonapat.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - i) That the licensee shall pay the Infrastructure Development charges amounting to Rs. 1,58,23,062/- @ Rs.281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
  - ii) That the licensee 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 free of cost 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.
  - iii) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - iv) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.
  - v) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - vi) That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use

under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.

- vii) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- viii) That the licensee understands that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- x) That the licensee 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 Shehari Vikas Pradhikaran or any other execution agency.
- xi) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv) That the licensee 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.
- xv) That 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.
- xvi) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

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- xvii) That the licensee 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.
- xviii) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xx) That the licensee 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.
- xxi) That the licensee 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiv) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvi) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxvii) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxviii) That the licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.

*gaur*

- xxix) That the licensee shall maintain the UGT & underground STP and the green above the same through proper horticulture in this residential plotted colony.
3. That you shall be bound to adhere to the provisions of the sectoral plan.
4. That you shall submit the revised layout plan @ 13.5 per persons plot density after approval of sectoral plan.
5. The license is valid up to 09/10/2028.

Place: Chandigarh

Dated: 10/10/2023


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

Endst.No. LC-4917/JE (MK)/2023/ 34745

Dated: 17-10-2023

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

1. SC Hotels and Resorts Pvt. Ltd. House No. 26, Block-C, PKT-3, Sector-11, Rohini, Delhi-110085 alongwith copies of agreement/ bilateral agreement, schedule of land and Layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Sonipat alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DGTCP, Haryana.

  
(Sunena)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

To be read with License no.....206.....Dated...10/10/...of 2022

Detail of land owned by SC Hotels and Resorts Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Kumaspur	68	22/2	4-4	
	75	1	8-0	
		2	8-0	
		10	7-7	
		11	8-0	
		20	8-0	
		21/1	7-16	
		76	15/1/2	0-12
			15/2	3-0
			16/1	5-12
			17/2	4-0
	18/2		4-0	
	19/2min		3-11	
	21min		1-5	
	22min		6-9	
	23		8-0	
	24		8-0	
	25/1	1-4		
	25/2	6-8		
	Total			103-8 or 12.925 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Jaswan Singh*



Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 21/11/2022

Certificate No. T0U2022K1123



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 96442470



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Sc Hotels and Resorts pvt ltd

H.No/Floor : X

Sector/Ward : 11

Landmark : X

City/Village : Rohini

District : Delhi

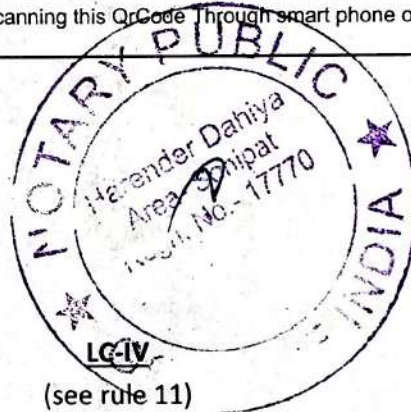
State : Delhi

Phone : 80\*\*\*\*\*09



Purpose : LC IV to be submitted at Concerned office

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



AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR SETTING UP A

COLONY 10<sup>th</sup> October 2023

This Agreement is made and executed at Sonapat on the ~~21<sup>st</sup>~~ day of ~~November 2022~~ October 2023  
Chandigarh

Between

SC Hotels and Resorts Pvt. Ltd. having its registered office at H.No. 26, Block-C, PKT-3, Sector-11, Rohini, Delhi-110085 (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 Sh. Krishan Murari S/o Late Sh. Govind Lal of the one part

And

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part

For SC HOTELS AND RESORTS PVT. LTD.

Director

Director General  
Town & Country Planning  
& Haryana, Chandigarh



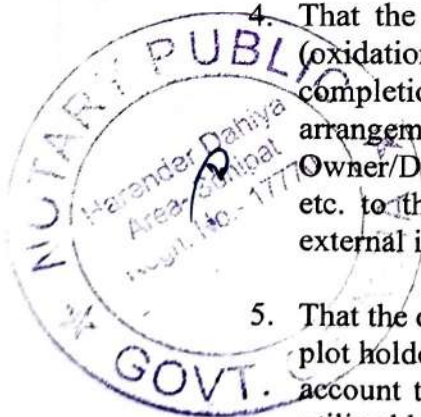


Whereas in addition to agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner/Developer shall enter into an Bilateral Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up Affordable Residential Plotted Colony on the land measuring 12.925 acres falling in the revenue estate of village Kumaspur, Sector-81, Distt.Sonipat , Haryana.

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

1. 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:-

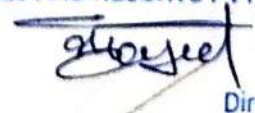
1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued there under 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 holder / allottee 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.



  
Director General  
Town & Country Planning  
Haryana, Chandigarh



For SC HOTELS AND RESORTS PVT. LTD.

  
Director



6. That the owner/Developer shall pay amount of (100%) External Development charges amounting to Rs. 786.41 Lacs vide GRN No. ~~96533942~~ Transaction No. ~~3592712211~~ dated ~~23/11/2022~~ Through On Line ~~23121975~~
7. That the Owner shall pay the EDC as per schedule date and time and when demand by the DTCP, Haryana.
8. 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 license and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
9. 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.
10. 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 up to a period of three months and an additional three months with the permission of the Director.
11. 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 license period and the Owner/Developer shall be bound to make the payment within the period so specified.
12. 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 Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.

Director General  
Town & Country Planning  
& Haryana, Chandigarh



No third party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.



For SC HOTELS AND RESORTS PVT. LTD.

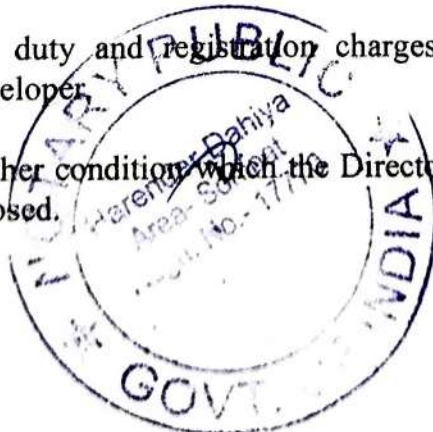
*[Signature]*

Director

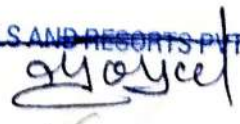


14. The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of license as per applicable legal provision.
15. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the license and applicable legal provisions.
16. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of license.
17. That the rates, schedule, terms and condition of EDC as mention 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 accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of license.
18. 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 license granted.
19. 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.
20. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said plotted colony under DDAJY 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.
21. 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.
22. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
23. That any other condition which the Director may think necessary in public interest can be imposed.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh



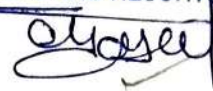
For SC HOTELS AND RESORTS PVT. LTD.



Director

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

For SC HOTELS AND RESORTS PVT. LTD.



Director

M/s SC Hotels and Resorts Pvt.Ltd.

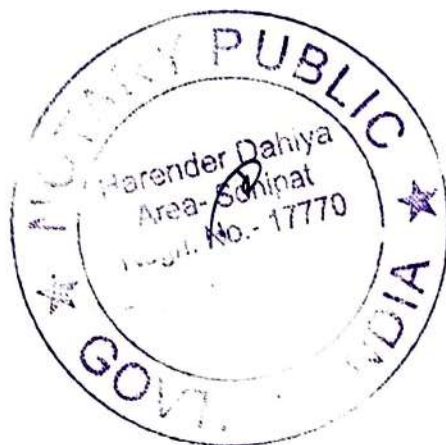
(Sign. Auth.)

Witness:



1. Ravi Katyal  
VPO Shundpur, Sonapat, Haryana

2.



Director  
Town and Country Planning,  
Haryana, Chandigarh

For and on Behalf of the  
Governor of Haryana

ATTESTED



Director General  
Town & Country Planning  
Haryana, Chandigarh

NOTARY  
Distt. Sonapat

21/11/2022





Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 21/11/2022

Certificate No. T0U2022K1121



Stamp Duty Paid : ₹ 101

GRN No. 96442470



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : S c Hotels and Resorts pvt ltd

H.No/Floor : X

Sector/Ward : 11

Landmark : X

City/Village : Rohini

District : Delhi

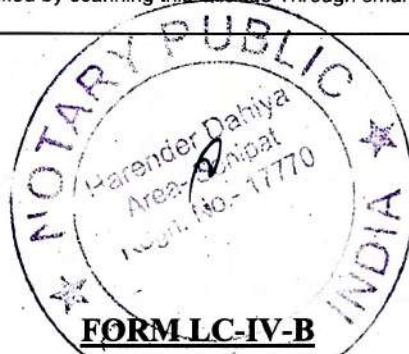
State : Delhi

Phone : 80\*\*\*\*\*09



Purpose : FORM LC IV B to be submitted at Concerned office

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**

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

This Agreement is made and executed at Chandigarh on 10<sup>th</sup> day of October 2023.  
~~Sonapat~~ ~~21<sup>st</sup>~~ ~~November~~ ~~2022~~

**Between**

M/s SC Hotels and Resorts Pvt. Ltd. having its registered office at H.No. 26, Block-C, PKT-3, Sector-11, Rohini, Delhi-110085 (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 Sh. Krishan Murari S/o Late Sh. Govind Lal of the one part

**And**

The GOVERNOR OF HARYANA, acting through the Director, Town & Country Planning, Haryana Chandigarh (hereinafter referred to as the "DIRECTOR") of the other part

Director General  
Town & Country Planning  
Haryana, Chandigarh



For SC HOTELS AND RESORTS PVT. LTD.  
Director



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 Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 12.925 acres, Village Kumasapur, falling in Sector 81, District Sonapat, Haryana.

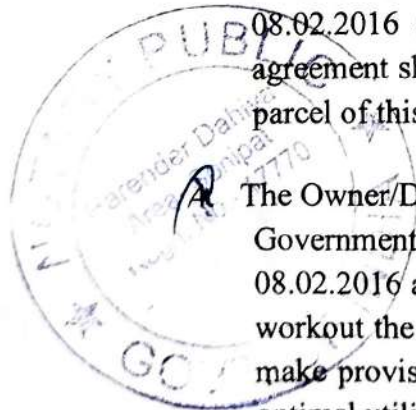
AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding in all respect.

**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 Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 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 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 DDJAY-2016 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 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.

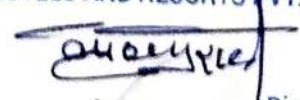
The Owner/Developer will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per DDJAY policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to workout the requirement of community infrastructure at 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.



  
Director General  
Town & Country Planning  
Haryana, Chandigarh



For SC HOTELS AND RESORTS PVT. LTD.

  
Director



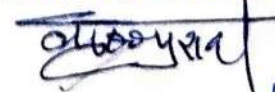
5. Clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted in the colonies approved under the DDJAY-2016 Policy dated 08.02.2016.
6. That all plots in the project shall be allotted strictly as per the DDJAY-2016 Policy as amended from time to time.
7. That Owner/Developer shall complete the project within 7 years (5+2 years) from the date of grant of licence 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 Residential 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/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 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.
11. 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.

12. 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.

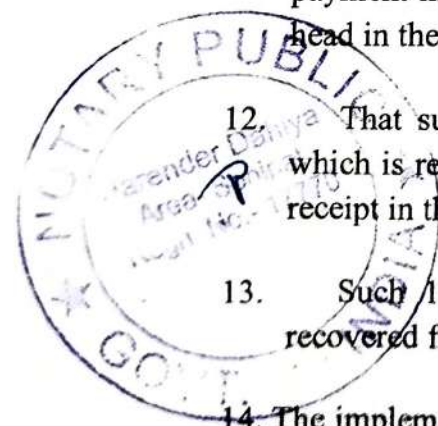
13. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.

14. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/ developer. The owner/ developer shall

For SC HOTELS AND RESORTS PVT. LTD.



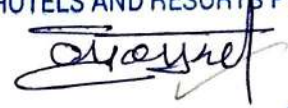
Director



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.**

For SC HOTELS AND RESORTS PVT. LTD.



Director

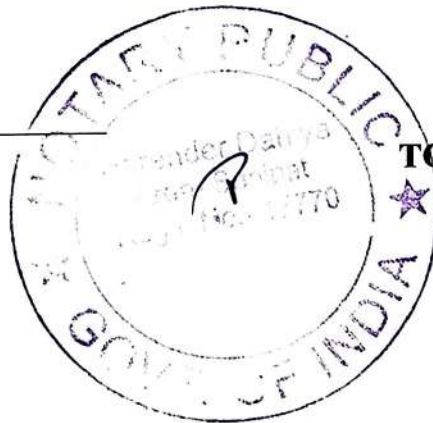
OWNER/DEVELOPER

WITNESS:



1. Ravi Katyal  
VPO JHUNDPUR, SONIPAT, HARYANA.

2. \_\_\_\_\_



**DIRECTOR  
TOWN AND COUNTRY PLANNING,  
HARYANA, CHANDIGARH**



**ATTESTED**

**NOTARY  
Dist. Sonipat**

21/11/2022



**Director General  
Town & Country Planning  
Haryana, Chandigarh**