

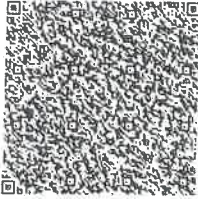


सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH32867964607736U
Certificate Issued Date : 01-Feb-2022 12:51 PM
Certificate Issued By : chnitkapi
Account Reference : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-07/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0765392641056421U
Purchased by : PARVEEN
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ADHIKAANSH REALTORS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ADHIKAANSH REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Sec. 07/Chd
e-Sampark, Centre

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LC-IV

AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR SETTING UP AN AFFORDABLE RESIDENTIAL PLOTTED COLONY

Adhikaansh Realtors Private Limited

[Signature]
Authorized Signatory

Director
Town & Country Planning
Haryana, Chandigarh

KC 0012369255

For more information, please visit the website at www.chandigarh.gov.in or the mobile app at www.chandigarh.gov.in. The stamp is valid only if it is used in conjunction with the mobile app. The stamp is valid only if it is used in conjunction with the mobile app. The stamp is valid only if it is used in conjunction with the mobile app.

This Agreement is made on this 27th, day of July, 2022.

Between

M/s. Adhikaansh Realtors Private Limited a company registered under the Companies Act having its registered office- Unit No. 12A Floor, Tower 2 M3M International Financial Center, Sector-66, Gurugram, Haryana -122102 (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 Parveen Arora 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

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 Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up an Affordable Residential Plotted colony over additional area measuring 5.125 acres in addition to already granted licence no. 32 of 2021 dated 03.07.2021 over area measuring 52.275 acres at in village Hayatupr, Sector -89, Gurugram, 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:-

Director
Town & Country Planning
Haryana, Chandigarh

Adhikaansh Realtors Private Limited

Authorized Signatory

1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued thereunder from time to time.
2. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
3. That the Owner/Developer shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision to site in licensed land Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.
4. That the Owner/Developer shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposable or give the requisite land. The Owner/Developer shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DGTCP till the services are made available from the external infrastructure to be laid by HSVP.
5. That the owner/Developer shall deposit 30% of the amount realized by him from the Flat Holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the Owner/Developers towards meeting the cost of internal development works of the colony.
6. That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 104.09 Lacs/Acres (Rs. 268.92 Lacs) for colony (other than commercial) component and Rs. 486.13 lacs /acres (Rs. 52.32 Lacs) for commercial component. These charges shall be payable to Director, Town and Country Planning, Haryana, online either in lump sum within 180 days from the date of grant of License or in six equal six monthly installments of 10% each.
7. First installment of ten percent of the total amount of EDC shall be payable within a period of 30 days from the date of grant of licence.

8. Balance Seventy Five Percent in 6 equated 6 monthly installments along with interest at the rate of 12% per annum which shall be charges on the unpaid portion of amount worked out at the tentative rate of Rs. 104.09 Lacs per gross acre of total colony (other than commercial component) and Rs. 486.13 Lacs per gross acre for commercial component. However, at the time of grant of occupation certificate nothing will be due on account of EDC.
9. That the Owner shall pay the EDC as per schedule date and times and when demand by the DTCP, Haryana.
10. That in the event of increase in EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of licence and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
11. In case the Owner/Developer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.
12. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable upto a period of three months and an additional three months with the permission of the Director.
13. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner/Developer to pay the balance amount of EDC in the lump sum even before the completion of the licence period and the Owner/Developer shall be bound to make the payment within the period so specified.
14. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said colony from the Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner/Developer and deposit the same with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said colony, shall be responsibility of the Owner/Developer, for which the Owner/Developer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e.

HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.

15. No third party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
16. The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of licence as per applicable legal provision.
17. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the licence and applicable legal provisions.
18. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of licence.
19. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the licence period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms and conditions determined by him along with interest from date of grant of licence.
20. That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said colony and the Owner/Developer shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the licence granted.
21. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner/Developer.
22. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said affordable group housing colony for the period of five years from the date of the issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility, upon which the owner/ developer shall transfer all such roads, open spaces, public health services free of cost to the Government or the local authority, as the case may be.

23. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Acts and/or rules, then and in any such case, and notwithstanding the waiver or any previous cause or right, the Director, may cancel the license granted to the Owner/Developer.

24. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.

25. That any other condition which the Director may think necessary in public interest can be imposed.

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

Witness:

FOR ADHIKAANSH REALTORS PRIVATE LIMITED

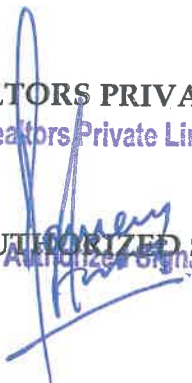
Adhikaansh Realtors Private Limited

AUTHORIZED SIGNATORY

1.


SANJAY SINGH
1068/ SIB, Chd

2.


DIRECTOR
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA



चंडीगढ़ (संघ राज्यक्षेत्र) CHANDIGARH (U.T.)

03AA 843821

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 on this 27th day of July, 2022.

Between

M/s. Adhikaansh Realtors Private Limited a company registered under the Companies Act having its registered office- Unit No. 12A Floor, Tower 2 M3M International Financial Center, Sector-66 Gurugram, Haryana -122102 (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 Parveen Arora respectively.

.....Of the ONE PART

Adhikaansh Realtors Private Limited

Director
Area & Country Planner
Haryana, Chandigarh

Authorized Signatory

And

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

..... Of the OTHER PART

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 5.125 acres in addition to already granted licence no. 32 of 2021 dated 03.07.2021 over area measuring 52.275 acres at in village Hayatpur, Sector -89, Gurugram, 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.

4. 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.
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 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.

WITNESS:



1. SARITA SINGH 80011890 Sr. Dy. Secy
1068/57B, And.

FOR ADHIKAANSH REALTORS PRIVATE LIMITED

Adhikaansh Realtors Private Limited

AUTHORIZED SIGNATORY



2. _____

DIRECTOR

TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

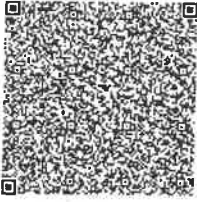


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INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH26916539191836T
Certificate Issued Date : 29-Jan-2021 03:40 PM
Certificate Issued By : chritsaci
Account Reference : IMPACC (GV)/ chimpsp07/ E-SMP KIOSK SEC-27/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0753751557975839T
Purchased by : PARVEEN
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ADHI KAANSH REALTORS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ADHI KAANSH REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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Div. of
Town & Country Planning
Haryana, Chandigarh

FORM LC-IV

(See rule 11)

Agreement by owner of land intending to set up an Affordable Residential Plotted Colony
This agreement made on the 3rd day of July, 2021 between Adhikaansh Realtors
Private Limited a company registered under the Companies Act having its registered office

LIB0013566850



Adhikaansh Realtors Pvt. Ltd.

Authorized Signatory

1. This certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram, Haryana- 122102 (hereinafter called the "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 is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into residential/commercial/industrial colony;

And whereas under rule 11, one of the conditions for the grant of license is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up an Affordable Residential Plotted colony at village Hayatpur, Sector -89, Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

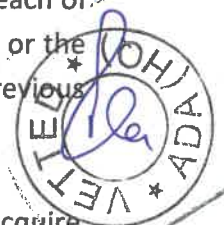
1. In consideration of the Director agreeing to grant license to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner, the owner hereby consents as follows:
 - a. That the owner shall integrate the bank 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 online application/ payment gateway of the department in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State Treasury.
 - b. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC Dues.
 - c. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - d. That the implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The Owner/Developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment are paid as per prescribed schedule.
 - e. That the owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 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, as the case may be.

Adhikaansh Realtors Pvt. Ltd.

Authorized Signatory.

Director
Town & Country Planning
Haryana, Chandigarh

- f. That the owner shall deposit thirty percent of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the owner towards meeting cost of internal development works in the colony.
- g. That the owner shall permit the Director or other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the colony and the colonizer shall carry out all directions issued by him or ensuring due compliance of the execution of the layout and development works in accordance with license granted.
- h. That the owner shall pay proportionate development charges as and when, required and as determined by the Director in respect of external development charges.
- i. That without prejudice to anything contained in this agreement all the provisions contained in the Act and the 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 violate any provision of the Act or the rules, then and in any such case, and notwithstanding the waiver of any previous clause or right, the Director, may cancel the license granted to him.
3. Upon cancellation of the license under clause 2 above, the Government may acquire the area of the aforesaid colony under the Land Acquisition Act, 1894, and may develop the said area under any other law. The Bank guarantee in that event shall stand forfeited in favor of the Director.
4. The stamp and registration charges on this deed shall be borne by the owner.
5. The expression that 'owner' herein before used shall include his hirers, legal representatives, and successors and permitted assigns.
6. After the layout and development works completed and a completion certificate in respect thereof issued, the Director may on an application in this behalf from the owner, de-mortgage the 15% saleable area, mortgaged on the account of the BG required to be deposited against the cost of internal development works. However before de mortgage of the said area the owner has to submit bank guarantee equivalent to 1/5th of the bank guarantee required to be deposited as per rule 11(a)



Adhikaansh Realtors Pvt. Ltd.

Authorized Signatory.


Director
Town & Country Planning
Haryana, Chandigarh

and rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.

OR

After the layout and development works completed and a completion certificate in respect thereof issued, the Director may on an application in this behalf from the owner against the release of the bank guarantee, the BG shall be released provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the 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 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.



In witness whereof the colonizer and the Director have signed this deed on the day and year first above written.

WITNESSES

Adhikaansh Realtors Pvt. Ltd.

1. Signature SR. Killa
Name SHIV KUMAR ROHILLA
Date 16/6/2021
Address #1287/44-B CHD.

Signature [Signature]
Name Authorized Signatory.
Date _____
Address of the owner _____

2. Signature _____
Name _____
Date _____
Address _____

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

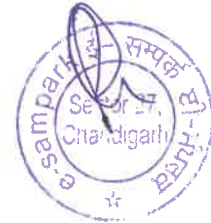
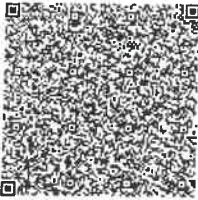


सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No.	: IN-CH26916540544473T
Certificate Issued Date	: 29-Jan-2021 03:41 PM
Certificate Issued By	: chritsaci
Account Reference	: IMPACC (GV)/ chimp07/ E-SMP KIOSK SEC-27/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHIMPSP0753751537543689T
Purchased by	: PARVEEN
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ADHI KAANSH REALTORS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ADHI KAANSH REALTORS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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FORM LC-IV-B

[See Rule 11(1)(h)]

Bilateral Agreement by owner of land intending to set up a plotted colony under Deen Dayal Jan Awas Yojna-2016.

[Handwritten signature]
Director
Town & Country Planning
Haryana, Chandigarh

Adhikaansh Realtors Pvt. Ltd.

LB0013566851

[Handwritten signature]
Authorized Signatory.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Awam Residency Pvt. Ltd.
in collaboration of

This agreement made on the 3rd day of July, 2021, Adhikaansh Realtors Private Limited a company registered under the Companies Act having its registered office Unit No. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram, Haryana- 122102 (hereinafter called the "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 in addition to agreement executed in pursuance of the provisions of rule 11 of the Haryana

Development and Regulation of Urban Areas Rules, 1976 (herein after referred to as the "Rules") and the conditions laid down therein for grant of licence, the owner shall enter into a bilateral agreement with the Director for carrying out and completion of the development works in accordance with the licence finally granted for setting up of an affordable residential plotted colony on the land measuring 52.275 acres falling in the revenue estate village Hayatpur, Sector -89, Gurugram, Haryana.

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 colony on the land mentioned in annexure hereto on the fulfillment of the conditions of this bilateral agreement, the owner, his 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.
2. That the owner would be free to sell the residential as well as commercial plots of the colony in the open market
3. That the owner shall submit the list of allottee(s) to the Director twice a year.
4. That the record of such allotment shall be open for inspection by the state government.
5. That the owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit exceeds 15% after completion of the project period, surplus amount shall either be deposited within two months in the state government treasury by the owner or he shall spend this money on further amenities/ facilities in his colony for the benefit of the resident therein.
6. The owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.

Adhikaansh Realtors Pvt. Ltd.

Authorized Signatory.

Director
Town & Country Planning
Haryana, Chandigarh

7. The colonizer will transfer 10% area of the licensed colony free of cost to the government for the provision of the community facilities. This will give the 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 the optimal utilization of the area. Further, the cost of the area so transferred shall not be recovered from the allottee(s) in any case.
8. That the owner 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, at which 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, as the case may be.
9. That the owner shall deposit 30% of the amount realized by him from plot 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 owner towards meeting the cost of internal development works and the construction works in the colony.
10. That the owner 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 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 license granted.
11. 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 colony.
12. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the community buildings. The owner will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. (this clause will not be applicable in case, the 15% of saleable area is mortgaged on the account of the said bank guarantee)
13. That the owner shall abide all the terms and conditions of the policy for affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016.
14. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
15. That you shall complete the project within seven years (5+2 years) from the date of grant of license as per clause 1(ii) of the policy notified on 01-04-2016.

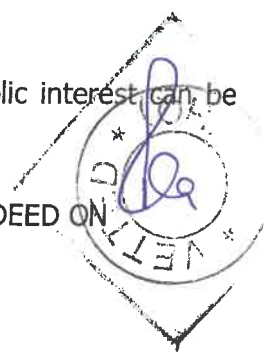
Adhikaansh Realtors Pvt. Ltd.

Authorized Signatory.

Director
Town & Country Planning
Haryana, Chandigarh

16. That any other condition which the Director may think necessary in public interest can be imposed.

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



Adhikaansh Realtors Pvt. Ltd.

Signature

Name

Date

Address of the owner

Authorized Signatory.

WITNESSES

1. Signature SR Shikha
Name SHIV KUMAR ROHILLA
Date 16/6/2021
Address # 1287/44-B, CHD.

2. Signature _____
Name _____
Date _____
Address _____

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