

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 16/08/2022

Certificate No. G0P2022H516



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 93264779



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Airmid Developers Limited

H.No/Floor : 0

Sector/Ward :

Landmark : Wework blue one square udyog vihar4

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****43

Others : Albina properties limited, mariana develop



Purpose : LC IV to be submitted at Dtcp haryana chandigarh

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FORM LC-IV

AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY

This agreement is made on this 12th day of Oct 2022.

Between

M/s Airmid Developers Limited (hereinafter called the "Developer") and M/s Albina Properties Limited and Mariana Developers Limited company registered under the provision of the Companies Act and having its Corporate Office at 15th Floor, Two Horizon Center, DEF Phase 5, Golf Course Road, Sector-43, Gurugram-122002, Haryana and Registered Office at We Work, Blue one Square, Udyog Vihar Phase 4, Gurgaon, Haryana (hereinafter called the "Owners") acting through its authorized signatory Mr. Arvinder Dhingra vide Board Resolution dated 01.03.2022 which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns 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 Owners is well entitled to the land mentioned in Annexure hereto for the purposes of converting into Residential Group Housing Colony.




Director General
Town & Country Planning
Haryana, Chandigarh

AND WHEREAS under rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules"), one of the conditions for the grant of licence is that the Owners shall enter into an agreement for carrying out and completion of development works in accordance with the licence finally granted for setting up a Group Housing Colony on the land measuring 24.10 Acres falling in the revenue estate of village Pawala Khusrupur, Sector-106, Tehsil-Kadipur, District – Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Director agreeing to grant licence to the Owners to set up the said Group Housing Colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in Rules- 11 of the Haryana Development and Regulation of Urban Area Rules, 1976 by the Owners, the Owners hereby convents as follows: -
 - a. That the Owners undertakes to pay proportional External Development Charges ("EDC") for the area earmarked for the Group Housing Scheme, as per the rate schedule, terms and condition hereto:
 - i. That the Owners shall pay the proportionate EDC at the rate of Rs. 213.30 Lacs per gross acre to total Group Housing component of 23.9795 acres and at the rate of Rs. 284.603 Lacs per gross acre of total Commercial Component of 0.1205 acres under the said Group Housing Colony with total gross area of 24.10 acres. These charges shall be, payable to Haryana Urban Development Authority through the Director, Town and Country Planning, Haryana, Chandigarh, either in lump sum within 30 days from the date of grant of Licence or in ten equal six monthly installments of 10% each i.e.
 - a) First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of the grant of License.
 - b) Balance 90% in nine equated six monthly installments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion.
 - ii. In case the Owners 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.
 - iii. 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 due date, an additional penal interest of 3% per annum (making the total payable interest at the rate of 15% per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director.
 - iv. In case HUDA execute external development works and complete the same before the final payment of EDC the Director shall be empowered to call upon the Owners to pay the balance amount of EDC in the lump sum even before the completion of the license period and the Owners shall be bound to make the payment within the period so specified.
 - v. Enhanced compensation on land cost, if any, shall be payable extra as decided by the Director from time to time.
 - vi. The Owners shall arrange the electric connection from outside source for electrification of their said Group Housing Colony from the Haryana Vidhyut Parsaran Nigam. If the Owners fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owners and deposit the



Director General
Town & Country Planning
Haryana Chandigarh

same with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said Group Housing Colony shall be responsibility of the Owners, for which the Owners 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 Group Housing Colony.

- vii. No EDC would be recovered from Economically Weaker Section (EWS)/Lower Income Group (LIG) categories of allottees.
- b. That the Owners shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services of the said Group Housing Colony for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, upon which the Owners 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.
- That the Owners shall undertake to construct at his own cost or get constructed by any other institution or individual at its cost schools, hospitals, community centres and other community buildings on the land set apart for this purpose, within a period of four years from the date of grant of License extendable by the Director for another period of two years, for reason recorded in writing, failing which the land shall vest with the government after such period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including the local authority for the said purposes, on such terms and conditions.
- No third party rights on the community sites shall be created without obtaining the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
- c. That the Owners shall be individually as well as jointly responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole
- d. That the Owners shall complete the internal Development Works within two years of the grant of License.
- e. That the Owners undertake to pay proportionate EDC for the area earmarked for Group Housing Scheme, as per rate schedule terms and conditions given in clause-I (a) of the agreement

- i. That the rates, schedule and terms and conditions of EDC as mentioned above may be revised by the Director during the license period as and when necessary and the Owners 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 interest from date of grant of license.
- ii. That all the buildings to be constructed in the said Group Housing Colony shall be with approval of the competent authority and shall in addition to provisions of Zoning Plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-site distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal)
- iii. That in case of Group Housing adequate accommodation shall be provided for domestic servants and other service population of the economically weaker



Real
Director General
Town & Country Planning
Haryana, Chandigarh

section and number of such dwelling units shall not be less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140Sq. Ft. which will cater to the minimum size of the room along with bath and water closet.

- iv. That in case of the said Group Housing Colony the Owners 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 Owners towards meeting the cost of Internal Development Works and construction works in the Colony.
 - v. That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided.
 - f. That the Owners shall deposit the Infrastructure Development Charges ("IDC") @Rs.625/- per square meter for Group Housing Component and Rs. 1000/- per square meter for Commercial Component of the gross area of said Group Housing Colony in two equal installments. The first installment of the IDC shall be deposited by the Owners within Sixty days from the date of grant of the License and the second installment shall be deposited within six months of the date of the grant of the License. The unpaid amount of the IDC shall carry an interest @18% per annum (simple) for the delay in payment of installment.
 - g. That the Owners shall carry out at his own expense any other works which the Director may think necessary and reasonable in the interest of proper development of the said Group Housing Colony.
 - h. That the Owners 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 Group Housing Colony and the Owners 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.
 - i. That without prejudice to anything contained in this agreement, all the provision contained in the Act and Rules shall be binding on the Owners.
 - j. That the Owners shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the External Sewerage System by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owners shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from the External Infrastructure to be laid by HUDA.
2. Provided always also it is hereby agreed that should the Owners commit any breach of the terms and conditions of this agreement or Bilateral Agreement or violate any provision of the Act or these rules, then in case, and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to the Owners.
 3. Upon cancellation of the licence under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act, 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 and all the subsequent amendments made in the Acts and Rules. The Bank Guarantee in that event shall stand forfeited in favour of the Director.



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

4. That the Owners 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 Licence to enable provision to site in licenced land Transformers/Switching Stations/Electric Sub Stations as per norms prescribed by the power utility in the zoning plan of the project.
5. The stamp and registration charges on this deed shall be borne by the Owners.
6. The expression that 'Owners' hereinbefore used/ shall include their hirers, legal representatives, successors and permitted assigns.
7. After the layout and development works or part thereof in respect of the said Group Housing Colony have been completed and a completion certificate in respect there of issued, the Director may, on an application in this behalf from the Owners release the Bank Guarantee or part thereof as the case may be, provided that if the completion of the said Group Housing Colony is taken in parts only the part of Bank Guarantee corresponding to the part of the said Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the said Group Housing 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 Owners is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director in proportion to the payment of the EDC received from the Owners.

IN WITNESS WHERE OF THE OWNERS AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Witnesses:



Owners

1.

2.


Director General
Town & Country Planning
Haryana, Chandigarh

Director
Town and Country Planning,
Haryana, Chandigarh
For and on behalf of the
Governor of Haryana

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 16/08/2022

Certificate No. GOP2022H567



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 93264779



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Airmid Developers Limited

H.No/Floor : 0

Sector/Ward :

Landmark : Wework blue one square udyog vihar4

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****43

Others : Albina properties limited, mariana develop



Purpose : LC IV A to be submitted at Dtcp haryana chandigarh

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FORM LC-IV A

BILATERAL AGREEMENT BY OWNERS OF LAND INTENDING TO SET UP AN GROUP HOUSING COLONY

This Agreement is made on this 12th day of oct 2022.

Between

M/s Airmid Developers Limited, (hereinafter called the "Developer") M/s Albina Properties Limited and Mariana Developers Limited (hereinafter called the "OWNERS") company registered under the provisions of the Companies act and having its Corporate Office at 15th Floor, Two Horizon Center, DLF Phase 5, Golf Course Road, Sector-43, Gurugram-122002, Haryana and Registered Office at We Work, Blue one Square, Udyog Vihar Phase 4, Gurgaon, Haryana acting through its authorized signatory Mr. Arvinder Dhingra vide Board Resolution dated 01.03.2022 which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns 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 (hereinafter referred to as the "Rules") and



Director General
Town & Country Planning
Haryana, Chandigarh

the conditions laid down therein for grant of licence, the Owners- 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 a Group Housing Colony on the land measuring 24.10 Acres falling in the revenue estate of Sector 106, Village Pawala Khusrupur, Tehsil Kadipur, District Gurugram, Haryana.

AND WHEREAS THE BILATERAL AGREEMENT mutually agreed upon and executed between the parties shall be binding on the Ownerss.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS UNDER:

- 1) In consideration of the Director agreeing to grant licence to the Ownerss to set up the said Group Housing colony on the land mentioned in Annexure hereto and the fulfillment of the conditions of this Bilateral Agreement, the Ownerss, their partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Ownerss, the Ownerss hereunder covenants as follows:

- a) That in case of said Group Housing Colony adequate accommodation shall be provided for domestic servants and other services Population of economically weaker section and number of dwelling units shall not be less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140 square feet, which will cater to the minimum size of the room along with bath and water closet.
- b) That all the buildings to be constructed in the said Group Housing Colony shall be with the approval of the competent authority and shall in addition to provisions of Zoning Plan of the site, conform to the building bye-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks , structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal).
- c) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by the Owners.

The Owners shall undertakes to construct at his own cost or get constructed by any other institution or individual at its own cost school, hospital, community centers and other community buildings on the land set apart for this purpose, within a period of four years from the date of grant of Licence extendable by the Director for another period of two years, for reasons recorded in writing, failing which the land shall vest with the Government after such period, fee of cost in which case he Government shall be at liberty to transfer such land to any person or institution including a local authority, for the said purposes on such terms and conditions.

No third-party rights on the community sites shall be created without obtaining the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.

d)

- i. That the Owners undertakes to pay proportional External Development Charges ("EDC") for the area earmarked for group housing scheme, as per rate, schedule and conditions annexed hereto.




Director General
Town & Country Planning
Haryana, Chandigarh

- ii. That the rates, schedule and terms and conditions of External Development Charges as mentioned above may be revised by the Director during the licence period as and when necessary and the Owners 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 interest from the date of grant of licence.
- e) That the Owners shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders /plot holders @ Rs. NIL per gross acre which is a tentative charge only for construction of a portion of the total community buildings.
- f) That the Owners shall ensure that the flats / dwelling units are sold/leased/transferred by them keeping in view the provisions of the Haryana Apartment Ownersship Act, 1983.
- g) That the Owners shall abide by the provisions of the Haryana Apartment Ownersship Act, 1983.
- h) That the responsibility of the Ownership of the common area and facilities as well as their management; and maintenance shall continue to vest with the Owners till such time the responsibility is transferred to the Owners of the dwelling unit under the Haryana Apartment Ownersship Act, 1983.
- i) That the Owners shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services of the said Group Housing Colony for the 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, upon which the Owners 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.
- j) That the Owners shall deposit 30% of the amount realized by him from flat holders from time to time within ten days of its realization in a separate account to be maintained in the Scheduled Bank and that this amount shall only be utilized by the Owners towards meeting the cost of Internal Development Works and the construction works in the colony.
- k) That the Owners 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 Group Housing Colony and the Owners shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the licence granted.
- l) That the Owners shall deposit the Infrastructure Development Charges ("IDC") @ Rs. 625/- per square meter for Group Housing component and Rs. 1000/- per square meter for Commercial Component of the gross area of said Group Housing Colony in two equal installments. The first installment of the IDC shall be deposited by the Owners within sixty days from the date of the grant of the licence and the second installment shall be deposited within six months of the date of the grant of licence. The unpaid amount of IDC shall carry an interest @18% per annum (simple) for the delay in payment of installment.
- m) That the Owners 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 said Group Housing Colony.
- n) That the Owners shall reserve 15% of the total number of flats developed or proposed to be developed for allotment to economically weaker section categories, and the



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

area of such flats shall not be less than 200 square feet. These flats shall be allotted at the maximum cost of Rs.1,50,000/- in the following manner:-

- i. That for the allotment of the flats the Owners shall invite applications for allotment through open press from eligible member of economically weaker section categories, as defined by the State Government /Housing Board Haryana. The Owners shall also announce the tentative number of flats, its price along with sizes available for such sale.
- ii. That if the number of applications exceeds the number of flats, the allotment shall be made through the method of lottery/draw by the Owners after giving due publicity and in the presence of the representative of the State Government. The successful applicants will be allotted flats after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of terms and conditions of the sale within the stipulated time period prescribed by the Owners.
- iii. That the Owners while calling the applications for the allotment of economically weaker section /lower income group categories of flats in the Group Housing Colony shall charge not more than 10% of the total tentative cost of such flats as registration/earnest money.
- iv. That any person registered under BPL family and includes his/her spouse or his/her dependent children who do not own any flat in the HUDA sector/Licensed Colony in any of the Urban Area in the State, will be eligible for making the application.
- v. That first preference will be given to the BPL families listed in the same town and followed by listed in the District and the State.
- vi. That the complete scheme shall be floated for the allotment in one go within four months of the grant of license or sanctioned building plans whichever is later and the possession of flats shall be offered within the valid license period of four years.
- vii. That the Owners will make the scheme transparent, advertisement will be given in one of the leading English National dailies and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should include details like schedule of payment, number of flats, size etc. the advertisement should also highlight the other essential requirements as envisaged on the policy of the Government.
- viii. That the allotment will be done through draw of lots in the presence of Committee consisting of Deputy Commissioner or his representative (atleast of the cadre of the Haryana Civil Services), Senior Town Planner of the Circle, Representative of the Director, Town and Country Planning (DTCP) and Owners concerned.
- ix. That the date of draw of the lots will be fixed by DTCP and the results will also be published in the newspapers as referred in (vii) above.
- x. That the Owners will get commensurate number of the building plans of the EWS component approved while submitting the Building Plans of the main component in Group Housing Colony.
- xi. That the Owners will ensure at the time of grant of the Occupation Certificate in case of Group Housing Colony and grant of part Completion Certificate for the Plotted Colony that the proportionate number of EWS units stand constructed & allotted and the plots reserved for EWS are also allotted.




Director General
Town & Country Planning
Haryana, Chandigarh

- xii. That the allotment of these plots/flats can also be made with the approval of the Govt. to a specific category of the people in the public interest on recommendations of a Committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator, HUDA/HSVP, STP & DTP. This category may include slum dwellers, occupying precious Government land and who are to be rehabilitated as per policy/court orders etc. or persons who have constructed houses on the acquired land and are eligible for the rehabilitation as per Government decision/court orders or the persons who have to be allotted oustees quota plots but the same are not readily available with HUDA/Government.
- xiii. That no maintenance charges are recoverable from EWS plot/flat holders. However, colonizer/Association can recover user charges like water supply, sewerage, electricity etc. from beneficiaries if such services are provided by the Colonizer/Association.
- xiv. The Colonizer can execute a plot/flat Buyer Agreement with the allottee of EWS plot/flat but the same should be within the purview of the EWS policy framed by the State Government.
- xv. No security deposit or refundable contingency deposit shall be demanded by the colonizer from the EWS plot/flat holder.
- xvi. If there is an increase in the prescribed minimum size of EWS plot/flat then extra amount can be recovered at the prescribed rate from the EWS plot/flat holders.
- o) That the Owners shall derive maximum net profit @ 15% of the total project cost of development of the above said Group Housing Colony after making provisions of statutory taxes. In case the net profit exceeds 15% after completion of the project period, the surplus amount shall deposited within two months in the State Government Treasury by the Owners or they shall spend this money on further amenities/facilities in their colony for the benefit of the residents therein.

Further the Owners 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 :-

- a) The overall net profits (after making provision for the payment of taxes) has not exceeded 15% of the total project cost of the scheme
- b) A minimum of 15% in case of economically weaker section /lower income group flats as provided in sub clause (n) have been allotted at the prescribed subsidized price.
- c) The Owners while determining the sale price of the flats in open market shall compute the net profit @ 15% and the details of which including the cost of acquisition of land shall be supplied to the Director as and when demanded by him. The total project shall mean a defined phase or a compact area of the colony, as approved by the Director.
- d) After the layout plans and development works or part thereof in respect of the Group Housing Colony have been completed and a Completion Certificate in respect thereof have been issued, the Director may, on an application in this behalf, from the Owners release the bank guarantee or part thereof, as the case may be, provided that, if the completion of the said Group Housing Colony is taken in parts, only the part of the Bank Guarantee corresponding to the part of the said Group Housing Colony shall be released and provided further that the



Director General
Town & Country Planning
Haryana, Chandigarh

Bank Guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or 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 Owners is relieved of the responsibility in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of the External Development Charges received from the Owners.

- e) 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 Owners shall submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. In case of community buildings, the Bank Guarantee is based on the interim rate of construction, as on 01.01.1995 with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owners will furnish an Additional Bank Guarantee within thirty days on demand.
- 2) Provided always and it is hereby agreed that if the Owners commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver or any previous clause or right, the Director, may cancel the licence granted to Owners.
 - 3) Upon cancellation of the licence under clause, 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 and all the subsequent amendments made in the Act and rules. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
 - 4) That the Owners 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 Licence to enable provision to site in licenced land Transformers/Switching Stations/Electric Sub Stations as per norms prescribed by the power utility in the zoning plan of the project.
 - 5) The stamp duty and registration charges on this deed shall be borne by the Owners.
 - 6) The expression the "Owners" hereinbefore used/shall include his heirs, legal representatives, successors and permitted assignees.
 - 7) That any other condition which the Director may think necessary in public interest can be imposed.
 - 8) That the Owners shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the External Sewerage System by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owners shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from the External Infrastructure to be laid by HUDA.
 - 9) The Owners shall pay labour cess charges as per policy of Government dated 25.02.2010.




Director General
Town & Country Planning
Haryana, Chandigarh

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



OWNERS

Witnesses

1.

2.


Director General
Town & Country Planning
Haryana, Chandigarh

Director
Town and Country Planning,
Haryana, Chandigarh
For and on behalf of the
Governor of Haryana

