

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date :10/04/2024

Certificate No. G0J2024D350

GRN No. 115348626



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name: Jms Infra Reality pvt ltd

H.No/Floor : Na

City/Village : Gurugram

Phone : 78\*\*\*\*\*25

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AGREEMENT to be submitted at Others

FORM LC IV

Agreement by owner of land intending to set up  
a colony under Retirement Housing Policy.

This agreement made on 10<sup>th</sup> day of July 2024.

Between

M/s JMS Infra Reality Pvt Ltd. having its registered office. Plot No- 2380-SP, Sector- 46, Gurugram-122001. Through its authorized signatory Sh. Yudhveer Singh S/o Sh. Omparkash Singh (hereinafter called the "owner/developer") of the one part.

And

The GOVERNOR OF HARYANA acting through the Director ~~General~~, Town and Country Planning, Haryana (hereinafter referred to as the "Director ~~General General~~") of the other part.

WHEREAS the owner/developer. is in the possession of the land mentioned in Annexure hereto and applied for the purpose of converting and developing into a Group Housing Colony under **Retirement Housing Policy dated 17.08.2021.**

AND WHEREAS under Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") one of the conditions for the grant of license is that the Owner/ Developer shall enter into an Bilateral Agreement with the Director General General for carrying out and completion of development works in accordance with the license finally granted for setting up a Group Housing Colony on an area admeasuring 2.2875 acres under Retirement Housing Policy

For JMS INFRA REALITY PVT. LTD.

Authorised Signatory

Director  
Town & Country Planning  
Haryana, Chandigarh



dated 17.08.2021 falling in the revenue estate of village Wazirpur, sector-95, District Gurugram, Haryana.

AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner/ developer: -

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. In consideration of the Director ~~General~~ agreeing to grant license to the Owner to set up the said Group Housing 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 hereby covenants as follows:

a) That the Owner 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 accounts to be maintained in a 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.

b) That the Owner undertakes to pay proportion at external development charges (EDC) as per rate, schedule, terms and conditions hereunder:-

i. That the Owner shall pay the proportionate External Development Charges at tentative rate of Rs. 416.385 lacs per gross acre for the residential component area of 2.196 acres and Rs. 486.13 lacs per gross acre for the 4% commercial component of measuring 0.0915 acres of total Group housing colony. These charges shall be payable to Haryana Sehri Vikas Pradhikarn (HSVP) through the Director General, Town and Country Planning, Haryana Chandigarh either in lump sum within 30 days from the date of grant of license or in ten equated six installment of 10% each in the following manner:-

ii. First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of grant of license.

iii. Balance 90% in nine equated six months installments along with interest at the rate of 12% per annum which shall be charged on the unpaid portion of the amount worked out at the tentative rate of Rs. 416.385 lacs per gross acre for the residential component area 2.196 acres and Rs. 486.13 Lacs per gross acres for the 4% commercial component of measuring 0.0915 acres of total group housing colony. However, at the time of grant of occupations Certificate nothing will be due on account of EDC.

iv. That the owner shall pay the EDC as per schedule date and time

For JMS INFRA REALITY PVT. LTD.

  
Authorized Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh





as and when demanded by the DGTCP, Haryana.

- v. That the owner shall specify the details of the calculations per sq. m./ sq. ft. which is being demanded from flat owner on account of EDC/IDC, if being charged separately as per rates fixed by the Government.
  - vi. That in the event of increase in EDC rates, the owner/ developer shall pay the enhanced amount of EDC and the interest on the installments from the date of grant of license and shall furnish the additional bank guarantee, if any, on the enhanced EDC rates.
  - vii. In case the owner asked 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.
  - viii. The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in payment of installments on the due 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 DGTCP.
  - ix. In case the HSVP executing external development works 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 either four years and the owner/developer shall be bound to make the payment within the period so specified.
  - x. Enhanced compensation on land cost, if any, shall be payable extra as decided by the Director General from time to time.
- c) The pace of the construction shall be at least in accordance with our sale agreement with the buyers of the flats as and when scheme is launched.
- d) The owner/developer shall arrange the electric connection from outside source for electrification of their colony from HVPNL. If they fail to provide the electric connection from HVPNL the Director General, Town and Country Planning will recover the cost from the owner/ developer and deposit it with HVPNL. However, the installment of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be responsibility of the owner/ developer, for which the owner/ developer will be required to get the electricity (distribution) services plan/estimates" approved from the agency responsible for installation of "external electric services "i.e., HVPNL/UHBVNL/DHBVNL,

Director  
Town & Country Planning  
Haryana, Chandigarh

For JMS INFRA REALITY PVT. LTD.

*Signature*  
Authorised Signatory



Haryana, and complete the same before obtaining completion certificate for the colony.

- e) No EDC would be recovered from the EWS/LIG categories of allottees.
- f) That the Owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for a period of five years from the date of issue of the completion certificate under Rule 16 of the Rules, unless earlier relieved of this responsibility, when the Owner shall transfer all such roads, open spaces, public parks, public health services free of cost to the Government or the local authority, as the case may be.
- g) That the Owner shall construct at his own cost or get constructed by any other institution or individual at his own cost, schools, 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 license extendable by DGTCP for another period of two years for reason to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including a Local Authority on such terms and conditions as it may lay down.

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

All the community buildings will be got constructed by the owner/developer within a period of from the date of grant of license.

- h) That the Owner shall be individually as well as jointly be responsible for the individual plan of Licensed area as well as total combined plans of the licensed area as a whole.
- i) That the Owner shall complete the internal development works within two years of the grant of license.
- i) That the Owner undertakes to pay proportionate external development charges (EDC) for the area earmarked for group housing scheme, as per rate, schedule, terms and conditions given in clause 1(b) of this agreement.

Director  
Town & Country Planning  
& Haryana, Chandigarh

- (i) That the rates, schedule, terms and conditions of External Development Charges may be revised by the Director General during the license period as and when necessary and the Owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule, terms

For JMS INFRA REALITY PVT. LTD.

*Y. Singh*  
Authorised Signatory





and conditions so determined by the Director General along with interest from the 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-se distances between various blocks, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal).
- (iii) That the Owner shall furnish the layout plan of Group Housing Scheme along with the service plan/detailed estimates together with the bank guarantee equal to 25% of the total cost of development works (both for internal and external) for the area under Group Housing Scheme within a period of 60 days from the date of grant of license.
- (iv) That in the case of Group Housing adequate accommodation shall be provided for domestic servants and other service population 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 140 sq. ft. which will cater to the minimum size of the room along with bath & W.C.
- (v) That in case of the said Group Housing Colony the Owner 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 a 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.
- (vi) 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.
- j) That the Owner shall deposit infrastructure development charges @Rs. 625/- per square meters for group housing area measuring 2.196 acres measuring 0.0915 acres of the total area of the colony in two equal installments. The first installment of the infrastructure development charges shall be deposited by the owner within sixty days from the date of grant of license and the second installment to be deposited within six months from the date of grant of license. The unpaid amount of the IDC shall carry out an interest @18% per annum (simple) for the day in payment of installment.

Director  
Town & Country Planning  
Haryana, Chandigarh

For JMS INFRA REALITY PVT. LTD.

  
Authorised Signatory



- k) That the owner shall carry out at his own expense any other works which the Director ~~General~~ may think necessary and reasonable in the interest of proper development of the said group housing colony.
- l) That the owner shall permit the Director ~~General~~, or any other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the group housing colony and the owner/ developer 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.
- m) 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.
- n) That the owner shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purposes at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposal or give the requisite land. The owner shall make arrangements for the water supply, sewerage, drainage etc. to the satisfaction of the DGTCP, Haryana till the services are made available from the external infrastructure to be laid by HSVP.
2. Provided always and it is hereby agreed that if the owner commit any breach of the terms and conditions of this agreement or Bilateral Agreement or violate any provision of the Acts or Rules, then and in any such cases, and notwithstanding the waiver of any previous clause or right, the Director General, may cancel the license granted to the owner/ developer.
3. Upon cancellation of the license under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act 1975 and the Haryana Development and Regulation of Urban Areas Act 1976 and as amended up to date. The bank guarantee in that event shall stand forfeited in favor of the Director General.
4. That the owner/ developer shall convey the "Ultimate Power Load Requirements" of the project to the concerned power utility with a copy to the Director ~~General~~ within two months period from the date of grant of license to enable to provision to site in licensed land, Transformer/ switching station/ electric substation as per norms prescribed by the power utility in the zoning plan of the project.
5. That the owner/ developer shall abide by the policy dated 08.07.2013 / or any other instructions / policies issued from time to time with regard to allotment of EWS flats.
6. The stamp duty and registration charges on this deed shall be borne by the Owner/developer.

Director  
Town & Country Planning  
Haryana, Chandigarh

For JMS INFRA REALITY PVT. LTD.

Authorised Signatory





7. The expression the "The Owner" hereinbefore used/shall includes his heirs, legal representatives, successors and permitted assignees.
8. After the layout plans and development works or part thereof in respect of the group housing colony or part thereof have been completed and a completion certificate in respect thereof has been issued, the Director General may, on an application in this behalf from the owner, release the bank guarantee or part hereof, as the case may be, provided that, if the completion of the group housing colony is taken in parts, only the part of bank guarantee corresponding to the part of group housing completed shall be released and provided further that the bank guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the group housing or part thereof, as the case may be, for a period of 5 years from the date of issue of the completion certificate under rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government. However, the bank guarantee regarding the external development charges shall be released by the Director ~~General~~ in proportion to the payment of the external development charges received from the owner

IN WITNESS WHEREOF the Owner and the Director ~~General~~ have signed the deed on the date and the year first above written.

For JMS infra Reality Pvt Ltd.

For JMS INFRA REALITY PVT. LTD.

*[Signature]*  
Authorized Signatory

Authorized Signatory

WITNESS

1. Dharmendar Kumar  
# 1054, Sect- 15-B  
Chandigarh *[Signature]*
2. Rajender Kumar  
Asstt. 90 DTCP, Haryana *[Signature]*

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

DIRECTOR GENERAL  
TOWN AND COUNTRY PLANNING  
HARYANA, CHANDIGARH



FOR AND ON BEHALF OF THE GOVERNOR OF HARYANA

Bond



Indian-Non Judicial Stamp  
Haryana Government



Date : 10/04/2024

Certificate No. G0J2024D350

GRN No. 115348626



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name: Jms Infra Reality pvt ltd

H.No/Floor : Na

City/Village : Gurugram

Phone : 78\*\*\*\*\*25

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AGREEMENT to be submitted at Others

FORM LC IV-A  
FORM LC IV-A

**Bilateral Agreement by owner/Developer of land intending to setting up a colony under Retirement housing policy.**

This agreement made on 10<sup>th</sup> day of July, 2024.

**Between**

M/s JMS Infra Reality Pvt Ltd. having its registered office. Plot No-2380 -SP, Sector- 46, Gurugram-122001. Through its authorized signatory Sh. Yudhveer Singh S/o Sh. Omparkash Singh (hereinafter called the "owner/developer") of the one part.

**And**

The GOVERNOR OF HARYANA acting through the Director General, Town and Country Planning, Haryana (hereinafter referred to as the "Director General") of the other part.

WHEREAS the owner/developer is in the possession of the land mentioned in Annexure hereto and applied for the purpose of converting and developing it into a Group Housing Colony under Retirement Housing Policy dated 17.08.2021.

AND WHEREAS under Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "Rules") one of the conditions for the grant of license is that the Owner/ Developer shall enter into an Bilateral Agreement with the Director General General for carrying out and completion of development works in accordance with the license finally granted for setting up a Group Housing Colony on an area admeasuring 2.2875 acres under Retirement Housing Policy dated 17.08.2021 falling in the revenue estate of village Wazirpur, sector-95, Gurugram.

For JMS INFRA REALITY PVT. LTD.

*Y Singh*

Authorised Signatory



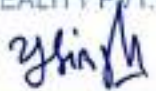


AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner/ developer: -

**NOW THIS DEED OF BILATERAL AGREEMENT WITNESSE AS FOLLOWS:**

1. Inconsideration of the Director ~~General~~ agreeing to grant license to the owner/developer to set up the said colony on the land mentioned in Annexure to Form LC-IV and on the fulfillment of the conditions of this bilateral agreement, the owner/developer, his partner, legal representatives authorized agents, assignees, executors, etc. shall be bound by the terms and conditions of this bilateral agreement executed by the owner/ developer hereunder covenanted by him as follows:
  - a) That in case of group housing adequate accommodation shall be provided for domestic servants and other services population of economically weaker section and total area of such dwelling units shall not be less than 10% of the permitted FAR, 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 interse 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 owner/ developer.
  - d) The owner/developer shall at his own cost or get constructed by any other institutions or individual at its const, schools, hospitals, community centers and other community buildings on the land set apart for this purpose within as period of four years from the date of grant of license expandable by the Director General for another period of two years, for reason to be recorded in writing failing which the land shall vest with the Govt. after such specified period, free of cost, in which case Govt. shall be at liberty to transfer such land to any person or institutions including a local Authority, for the land purpose, on such terms & conditions as it may laid down.
  - e) (i) That the owner/developer undertakes to pay proportional external charges (EDC) for the area earmarked for group housing scheme. As per rate, schedule and conditions annexed hereto.  
  
(ii) That the rate, schedule and terms and conditions of external development charges as mentioned above may be revised by the Director ~~General~~ during the

For JMS INFRA REALITY PVT. LTD.

  
Authorized Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh





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 interest from the date of grant of license.

- f) That the owner/ developer shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders/plot holders for construction of a portion of the total community buildings.
- g) That the owner/developer shall ensure that the flats/dwelling units are sold/leased/transferred by him keeping in view the provisions of the Haryana Apartment Ownership/developership Act, 1983.
- h) That the owner/ developer shall abide by the provisions of the Haryana Apartment Owner/ developership Act, 1983.
- i) That the responsibility of the owner/ developership of the common area and facilities as well as their management; and maintenance shall continue to vest with the colonizer till such time the responsibility is transferred to the owner/ developer of the dwelling unit under the Haryana Apartment Owner/ developership Act, 1983.
- j) That the owner/ developer shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks, public health services for five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, which the owner/ developer shall transfer all such roads, open spaces, public parks, public health services free of cost to the Government or the local authority, as the case may be.
- k) That the owner/ developer shall deposit 30% of the amount realized by him from flat holders from time to time within ten days of its realization in a separate accounts to be maintained in the Scheduled Bank and that this amount shall only be utilized by the owner/ developer towards meeting the cost of internal development works and the construction works in the colony.
- l) That the owner/developer shall permit the Director ~~Developer~~ or any other officer authorized by him in this behalf to inspect the execution of the layout and the development works in the plotted/group housing colony and the colonizer shall carry out all directions issued to him for ensuring the compliance of the execution of the layout plans and the development works in accordance with the license granted.

For JMS INFRA REALITY PVT. LTD.

*Y. Singh*  
Authorised Signatory

Director  
Town & Country Planning  
Haryana, Chandigarh





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- m) That the owner/ developer shall deposit infrastructure development charges @ Rs.50.00 Lac per acres for RGH group housing are measuring 2.196 acres and @ Rs.50.00 Lac per acres of commercial component area measuring 0.0915 acres of the total flatted area of the colony in two equal installments. The first installment of the infrastructure development charges would be deposited by the owner/developer/ developer within sixty days from the date of grant of license and the second installment to be deposited within 6 months from the date of grant of license failing which interest @ 18% per annum will be leviable.
  - n) That the owner/ developer shall carry out at his own expenses any other works which the Director General may think necessary and reasonable in the interest of proper development of the colony.
  - o) That the pace of the construction shall be atleast in accordance with our sale agreement with the buyer of the flats as and when scheme is launched.
  - p) That the owner/ developer shall carry out at his own expenses any other works which the Director General may think necessary and reasonable in the interests of proper development of the said Retirement Group Housing .
  - q) That the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under section-4(2)(1)(d) of the Real Estate Regulation and Development Act, 2016 with the on-line application/ payment gateway of the department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - r) That such 10% of the total receipts from each payment made by an allottee which is received by the Department shall gets automatically credited on the date of receipt in Govt. treasury against EDC dues.
  - s) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
  - t) The implementation of such mechanisms shall, however, have no bearing on the EDC installments schedule conveyed to the owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments date are due for payment get paid as per prescribed schedule.
  - u) That the owner/developer 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 new profit exceeds 15% after completion of the project period

For JMS INFRA REALITY PVT. LTD.

  
Authorised Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh





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surplus amount shall either be deposited within two months in the State Government Treasury by the owner/developer or he shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.

Further the owner/developer shall submit the followings certificates to the Director General within ninety days of full and final completion of the project from a Chartered Accountant that:

- a) The overall new profit (after making provisions for the payment of taxes) have 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 prices.
- c) The owner/ developer 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 General 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 General.
- v) After the layout plans and development works or part thereof in respect of the group housing colony or part thereof have been completed and a completion certificate in respect thereof issued, the Director General may, on an application in this behalf from the owner/ developer, release the bank guarantee or part thereof, as the case may be, provided that, if the completion of the group housing colony is taken in parts, only the part of the bank guarantee corresponding to the part of the group housing colony completed shall be released and provided further that the bank guarantee equivalent to 115<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the group housing colony or part thereof, as the case may be, for a period of 5 years from the date of issue of the completion certificate under rule 16 or earlier in case the owner/developer is relieved of the responsibility in this behalf by the Government. However, the bank guarantee regarding the external development charges shall be released by the Director General in proportion to the payment of the external development charges received from the owner/developer.
- w) 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 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

For JMS INFRA REALITY PVT. LTD.

  
Authorised Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh





the cost of construction and an increase in the number of facilities in the layout plan, the owner/developer will furnish an additional bank guarantee with in thirty days on demand.

2. Provided always and it is hereby agreed that if the owner/ developer commit any breach of the terms and conditions of this agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director ~~General~~, may cancel the license granted to him.
3. Upon cancellation of the license under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act 1975 and the Haryana Development and Regulation of Urban Areas Act 1976 and all the subsequent amendments made in the Act and rules. The bank guarantee in that event shall stand forfeited in favor of the Director ~~General~~.
4. That the owner/ developer shall convey the "Ultimate Power Load Requirements" of the project to the concerned power utility with a copy to the Director General within two months period from the date of grant of license to unable to provision to site in licensed land, Transformer/ switching station/ electric substation 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 owner/developer.
6. The expression the "owner/ developer" hereinbefore used/shall include his heirs, legal representatives, successors and permitted assignees.
7. That any other condition which the Director ~~General~~ may think necessary in public interest can be imposed.
8. That the developer shall be required to file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc, to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed. Apart from the Deputy Commissioner, such committee shall consist of four permanent members, i.e the concerned DTP (as member secretary), Superintendent of police or his representative, a representative of the Municipal Commissioner or Executive Officer

For JMS INFRA REALITY PVT. LTD.

  
Authorised Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh



as applicable, a representative of the service provider as well as the RWA, However, representative of CEO. GMDA/FMDA shall also be a permanent member, wherever applicable. The committee shall be free to co-opt two additional members, who should be eminent persons, of their choice as members of the committee.

9. The Monitoring Committee shall be empowered to make regular checks of the premises to ascertain that the facilities are being maintained properly and the policy provisions are not being violated.
10. A complaint and grievance redressal committee shall also be formulated under the Chairmanship of the deputy commissioner of the concerned district.
11. A tri-partite agreement shall be executed between Allottee, Eligible resident and the Service Provider before taking possession of the apartment.
12. The Haryana apartment Act, 1983 and Rules thereof, Shall be applicable on such projects.
13. That the owner shall give the requisite land for the treatment works (oxidation ponds) and for board irrigation purposes at his own cost till the completion of the external sewerage system by HSVP and make their own arrangement for temporary disposal or give the requisite land. The owner shall make arrangement for the water supply, sewerage, drainage etc. to the satisfaction of the DGTCP, Haryana till the services are made available from the external infrastructure to be laid by HSVP.
14. The owner/developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010.

For JMS INFRA REALITY PVT. LTD.

  
Authorised Signatory



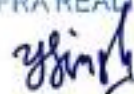
  
Director  
Town & Country Planning  
Haryana, Chandigarh



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


For JMS Infra Reality Pvt. Ltd.

For JMS INFRA REALITY PV



Authorized Signatory

WITNESS

1. Dharmendra Kumar  
H 1054, Sect- 15-B  
Chandigarh 
- 2.



DIRECTOR GENERAL  
TOWN AND COUNTRY PLANNING  
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE GOVERNOR OF HARYANA



Director  
Town & Country Planning  
Haryana, Chandigarh