

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 01 of 2025

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to J.S. Exim Pvt. Ltd., R/o-Basement, Block-B, Unitech Commercial Tower-I, Marriot Executive, Green Wood City, Block A Road, Sector 45, Gurugram-122003 for setting up of Affordable Residential Plotted colony under policy of Deen Dayal Jan Awas Yojna an area measuring 5.7104 acres in the revenue estate of Village Jhajjar, Sector-27, Jhajjar.


1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That you shall integrate the services with *Haryana Shehri Vikas Pradhikaran* services as and when made available.
 - e) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision

Director
Town & Country Planning
Haryana, Chandigarh

of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

- f) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- g) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- h) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i) That you will make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by *Haryana Shehri Vikas Pradhikaran* or any other execution agency.
- j) That you will obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That applicant shall use only LED fitting for internal lighting as well as campus lighting.
- n) That applicant shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC

per Sqm/per sft. to the Allottees while raising such demand from the plot owners.

- p) That applicant shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
 - q) That applicant shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
 - r) That applicant shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016 amended from time to time.
 - s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - t) That applicant will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 amended from time to time.
 - u) That applicant shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
 - v) That no further sale has taken place after submitting application for grant of license.
 - w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
 - x) That applicant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
 - y) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
 - z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- 

- aa) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That applicant shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- cc) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.
- dd) That you shall integrate the bank account in which 70 percent allottee receipts are credited under section -4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 within 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.
- ee) 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.
- ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- gg) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payment from its owner funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
3. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
4. The licence is valid up to 31-12-2029.


(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh ✓

Dated: 01-01-2025.
Place: Chandigarh

Endst. No. LC-5299- JE (MK)-2025/ 157

Dated: 02-01-2025

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

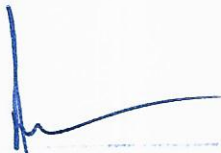
1. J.S. Exim Pvt. Ltd., R/o- Basement, Block-B, Unitech Commercial Tower-I, Marriot Executive, Green Wood City, Block A Road, Sector 45, Gurugram-122003, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Deputy Commissioner, Jhajjar.
6. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak.
12. District Revenue Officer, Jhajjar.
13. District Town Planner, Jhajjar along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

(Jaideep)
• District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 01 Dated 01/01 2025

Detail of land owned by J.S Exim Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Jhajjar	71	19/2/1	3-1-0
		20/2	4-0-0
		18/2/1	0-3-0
		21/2	7-7-0
		22/1	7-11-0
		23/1	0-9-0
	74	1	8-0-0
		2/1	4-8-0
		9/2min	1-7-5
		10/1min	0-14-1
		10/2	6-12-0
		11/1/2	2-1-0
		Total	45-13-6
		Or 5.7104 Acres	


Director
Town & Country Planning
Haryana, Chandigarh
Suman (Chaturvedi)

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 12/08/2024

Certificate No. TOL2024H1328

GRN No. 119988787



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms J S exim pvt ltd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 80*****09

Buyer / Second Party Detail

Name : Other

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone : 98*****10

Purpose : AFFIDAVIT



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

FORM LC-IV-B

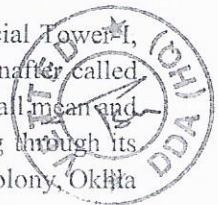
BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016

01st January

This Agreement is made on this _____ 2025.

Between

M/s J. S. Exim Pvt. Ltd. having its Regd. Office Basement, Block B, Unitech Commercial Tower-I, Marriot Executive, Green Wood City Block A Road, Sector 45, Gurugram-122003 (hereinafter called the "owner" or "Licensee") 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 Sh. Mahesh Jain S/o Sh. Sardar Mall R/o C-632, New Friends colony, Okhla South Delhi-110025 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

For J.S. EXIM (P) LTD.

Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

Director
Town & Country Planning
Haryana, Chandigarh

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 5.7104 acres falling in Sector-27, Jhajjar.

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 work out 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.

For J.S. EXIM (P) LTD.

Authorised Signatory

Director
Town & Country Planning
Jhajjar, Chandigarh

Director
Town & Country Planning
Jhajjar, Chandigarh

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 Bailing 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 get paid as per the prescribed schedule.



For J.S. EXIM (P) LTD.

Authorised Signatory

Director
Town & Country Planning
Chandigarh

Director
Town & Country Planning
Chandigarh

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

WITNESSES: -

1.

For M/s J. S. Exim Pvt. Ltd.



For J.S. EXIM (P) LTD.

(Mahesh Jain)

Authorized Signatory

Authorised Signat.

2.

DIRECTOR
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH



Director
Town & Country Planning
Haryana, Chandigarh



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 12/08/2024

Certificate No. TOL2024H1327
GRN No. 119988787



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ms J S exim pvt ltd
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 80*****09

Buyer / Second Party Detail

Name : Other
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : X District : X State : X
Phone : 98*****10

Purpose : AFFIDAVIT



FORM LC-IV

The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://agchharyana.in>
**AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR
SETTING UP OF AFFORDABLE PLOTTED CLONY PROJECT UNDER DDJAY
POLICY 2016 COLONY'**

This Agreement is made on this 01st January 2025
Between

M/s J. S. Exim Pvt. Ltd. having its Regd. Office Basement, Block B, Unitech Commercial Tower-I, Marriot Executive, Green Wood City Block A Road, Sector 45, Gurugram-122003 (hereinafter called the "owner" or "Licensee") 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 Sh. Mahesh Jain S/o Sh. Sardar Mall R/o C-632, New Friends colony, Okhla South Delhi-110025 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 Colony on the land measuring 5.7104 acres falling in Sector-27, Jhajjar.

For J.S. EXIM (P) LTD.

Authorised Signatory


Director
Town & Country Planning
Haryana

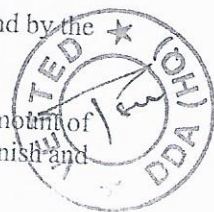


NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant license to the Owner/Developer to set up the said Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule -11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner/Developer hereby covenants as follows:-
 1. That the Owner/Developer shall abide by the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, the Haryana Development and Regulation of Urban Areas Rules, 1976, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Building Code 2017, as amended from time to time, and policies issued thereunder from time to time.
 2. The Owner/Developer shall pay labor 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 full EDC at the rate of Rs. 83,34,200/- These charges shall be payable upfront to Director, Town and Country Planning, Haryana, online.
 7. That the Owner shall pay the EDC as per schedule date and time and when demand by the DTCP, Haryana.
 8. That in the event of increase in EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of licence and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
 9. In case the Owner/Developer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.

For J.S. EXIM (P) LTD.


Authorised Signatory




Director

10. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable upto a period of three months and an additional three months with the permission of the Director.
11. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director shall be empowered to call upon the Owner/Developer to pay the balance amount of EDC in the lump sum even before the completion of the licence period and the Owner/Developer shall be bound to make the payment within the period so specified.
12. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said colony from the Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner/Developer and deposit the same with the HVPNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the said colony, shall be responsibility of the Owner/Developer, for which the Owner/Developer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.
13. No third-party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.
14. 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.
15. 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.
16. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of licence.
17. 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.
18. That the Owner/Developer shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said colony and the Owner/Developer shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the licence granted.
19. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner/Developer.
20. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said 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.



For J.S. EXIM (P) LTD.

Authorised Signatory

Director
Town and Country Planning
Haryana
Chandigarh

21. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Acts and/or rules, then and in any such case, and notwithstanding the waiver or any previous cause or right, the Director, may cancel the license granted to the Owner/Developer.
22. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
23. That any other condition which the Director may think necessary in public interest can be imposed.



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

WITNESSES: -

1.

For M/s J. S. Exim Pvt. Ltd.

For J.S. EXIM (P) LTD.

(Mahesh Jain) Authorised Signatory

Authorized Signatory

2.

DIRECTOR

TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA

Director
Town & Country Planning
Haryana, Chandigarh