

Non-Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 07/09/2024

Certificate No. G0G2024I154



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121103713



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Signatureglobal India Limited

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 98\*\*\*\*\*52



**Buyer / Second Party Detail**

Name : Department of Town and country Planning haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 98\*\*\*\*\*52

Purpose : GENERAL AGREEMENT

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

FORM LC-IV  
(See rule 11)

**AGREEMENT BY OWNER/DEVELOPER OF LAND INTENDING TO SET UP  
INDUSTRIAL PLOTTED COLONY**

THIS AGREEMENT is made on 25 day of MARCH, 2025 (Two  
Thousand and Twenty-Five)

**BETWEEN**



M/s. Signatureglobal (India) Limited, in collaboration with Sungold Heights and Developers LLP, a Company incorporated under the Companies Act 2013, having its registered office at 13<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,

Director  
Town & Country Planning  
Haryana, Chandigarh

For Signatureglobal (India) Limited

Director/ Authorised Signatory

Connaught Place, New Delhi-110001 (hereinafter called the "Owner/Developer"); represented herein by its Authorized Signatory Sh. Vijay Pal of the **ONE PART**

AND

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

**WHEREAS** the owner/developer is in possession of or otherwise well entitled to the land mentioned in Annexure hereto for the purposes of converting into colony.

**AND WHEREAS** under rule 11, one of the conditions for the grant of license is that the owner/developer shall enter into an agreement for carrying out and completion of development work in accordance with the license finally granted for setting up of Industrial Plotted Colony over area measuring 6.06875 acres (in addition to License no. 104 of 2024 dated 01.08.2024) in the revenue estate of village Sidhrawali Tehsil Manesar, District Gurugram.

**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 area measuring 6.06875 acres (in addition to License no. 104 of 2024 dated 01.08.2024) at village Sidhrawali Tehsil Manesar, District Gurugram. mentioned in Annexure hereto, on the fulfillment of all the conditions laid down in Rule 11 of The Haryana Development and Regulation of Urban Areas Rules, 1976, the owner/developer hereby consents as follows
  - a. That the owner/developer 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 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - b. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited on the date of receipt in the Government treasury against EDC dues.
  - c. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

Director  
Town & Country Planning  
Haryana, Chandigarh

For Signatureglobal (India) Limited

Director/ Authorised Signatory

- d. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.
- e. That the owner/developer shall responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the owner/developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.
- f. That the owner/developer shall at his own cost construct or get constructed by any other institution or individual at its cost schools, hospitals, community centers and other community buildings on the land set apart for this purpose, or if so desired by the Government, shall transfer to it at any time, it may desire, free of cost land thus set apart for schools, hospitals, community centers and other community buildings, in which case the institution including a local authority on such terms and condition as it may lay down.
- g. That the owner/developer shall deposit seventy percent of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the owner/developer towards meeting cost of internal development works in the colony.
- h. That the owner/developer shall permit the Director or other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the colony and the colonizer shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with license granted.
- i. That the owner/developer shall pay proportionate development charges as and when, required and as determined by the Director in respect of external development charges.
- j. That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the

Director  
Town & Country Planning  
Haryana, Chandigarh

For Signature global (India) Limited

Director/ Authorised Signatory

owner/developer.

2. 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 provision of the Act or these rules, then and in any such case, and notwithstanding the waiver of any previous cause or right, the Director, may cancel the license granted to him.
3. Upon cancellation of the license under clause 2 above, the Government may acquire the area of the aforesaid colony under the Right To Fair Compensation and Transparency in Land Acquisition Act, Rehabilitation and Resettlement Act 2013, (w.e.f 01.01.2014) and may develop the said area under any other law. The Bank guarantee in those events shall stand forfeited in favor of the Director.
4. The stamp and registration charges on this deed shall be borne by the owner/developer.
5. The expression that 'owner/developer' hereinbefore used shall include his hirers, legal representatives, successors and permitted assigns.
6. After the layout and development works or part thereof in respect of the colony or part three of have been completed and a completion certificate in respect there of issued, the Director may on an application In this behalf from the owner/developer release the bank guarantee or part there of as the case may be, provided that if the completion of the colony is taken in parts only the part of bank guarantee corresponding to the part of the colony completed 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 colony or the part thereof as the case may be for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the owner/developer is relieved of the responsibilities in this behalf by the Government.

IN WITNESS WHEREOF the coloniser and the Director have signed this deed on the day and year first written above.

WITNESSES

Director  
Town & Country Planning  
Haryana, Chandigarh

For Signature global (India) Limited

Director/ Authorised Signatory

<p>1</p> <p>Dharmendra Kumar  ID 10545, Sect- 15-B  Chandigarh.</p> <p><i>[Signature]</i></p>	<p>For Signature global (India) Limited</p> <p><i>[Signature]</i></p> <p>Director/ Authorised Signatory</p> <hr/> <p><b>Authorised Signatory</b></p> <p><b>On behalf of the Owner/Developer</b></p>
<p>2</p> <p><i>[Signature]</i>  AMAN KUMAR, Dy-Suptt.</p> <p><i>[Signature]</i> Director  Town &amp; Country Planning  Haryana, Chandigarh</p>	<p><i>[Signature]</i></p> <p>Director  Town &amp; Country Planning  Haryana, Chandigarh</p> <hr/> <p><b>Director</b>  <b>Town and Country Planning Haryana,</b>  <b>Chandigarh</b></p> <p><b>For and on behalf of the</b>  <b>Governor of Haryana</b></p>

