



Indian-Non Judicial Stamp
Haryana Government



Date : 05/10/2023

Certificate No G0E2023J4 206
GRN No 10B053245



Stamp Duty Paid : ₹ 101
Penalty : ₹ 0

Seller / First Party Detail

Name : Devatwal And Devatwal Developers Pvt Ltd
H No/Floor : W99 Sector/Ward : 49 LandMark : Uppal southend
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 99*****64



Buyer / Second Party Detail

Name : Directorate of Town and country Planning
H.No/Floor : 00 Sector/Ward : 00 LandMark : 00
City/Village : Chandigarh District : Chandigarh State : Chandigarh
Phone : 99*****64

Purpose : Agreement

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LC-IV

AGREEMENT BY THE OWNERS OF THE LAND INTENDING TO SET UP
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN
AWAS YOJNA

This Agreement is made on this 04th day of Dec., 2023.

Between

We, 1. Sh. Bhim Singh, Sh. Balbir Singh, & Sh.Samay Singh Ss/o Sh.Sunder Lal, 2. Sh.Sunil Kumar, Sh.Krishan Pal & Sh.Sachin Ss/o Sh. Roshan Lal 3. Sh. Shri Pal S/o Munshi residence of Plot.No, W-99, Uppal, South End, Sector 48, Sohna Road, Gurugram, HR 122018, in collaboration with Devatwal and Devatwal Developers Pvt. Ltd. (hereinafter called the "Owner/ Developer") which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Sh. Suresh Kumar S/o Sh. Ramrikh

.....of the ONE PART

Director
Town & Country Planning
Haryana, Chandigarh

And

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

..... of the OTHER PART

Devatwal and Devatwal Developer Pvt. Ltd.

Director

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 General for carrying out and completion of development works in accordance with the license finally granted for setting up of affordable Residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring an area 5.775 acres, Village Sohna, falling in Sector-2, District Gurugram, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

In consideration of the Director General 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 labour cess charges as per policy of Govt. dated 25.02.2010 or as issued from time to time.
3. That the Owner/Developer shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director General, 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 DTCP 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 Plot 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.

Director
Town & Country Planning
& Haryana, Chandigarh

Devatwal and Devatwal Developer Pvt. Ltd.

B. Kumar
Director

6. That the Owner/Developer shall pay the proportionate EDC at the tentative rate of Rs. 70.26525 Lacs/Acres (Rs. Seventy lacs twenty-six thousand Five hundred twenty five only) for colony (other than commercial) component and Rs. 281.06025 lacs /acres (Rs. Two crore eighty-one lacs six thousand twenty-five only) for commercial component. These charges shall be payable to Director General, Town and Country Planning, Haryana, online.
7. First installment of 25 percent of the total amount of EDC shall be payable after grant of LOI and before grant of license.
8. Balance Seventy five Percent in three equated six monthly installments along with interest at the rate of 12% per annum which shall be charges on the unpaid portion of amount worked out at the tentative rate of Rs. 70.26525 Lacs per gross acre of total colony (other than commercial component) and Rs. 281.06025 Lacs per gross acre for commercial component. However, at the time of grant of occupation certificate nothing will be due on account of EDC.
9. That the Owner shall pay the EDC as per schedule date and times and when demand by the DGTCP, Haryana.
10. That in the event of increase in EDC rates, the colonizer shall pay the enhanced amount of EDC and the interest on installments from the date of grant of license and shall furnish and Additional Bank Guarantee, if any, on the enhanced EDC rates.
11. In case the Owner/Developer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.
12. The unpaid amount of EDC will carry an interest at the rate of 12% per annum (simple) and in case of any delay in the payment in installment on the date, an additional penal interest of 3% per annum (making the total payable interest @ 15% per annum) would be chargeable up to a period of three months and an additional three months with the permission of the Director General.
13. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director General 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 and the Owner/Developer shall be bound to make the payment within the period so specified.
14. The Owner/Developer shall arrange the electric connection from outside source for electrification of their said colony from the Uttar Haryana Bijli Vitran Nigam Limited. If the Owner/Developer fails to seek electric connection from UHBVNL, then the Director General shall recover the cost from the Owner/Developer and deposit the same with the UHBVNL. 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. UHBVNL /Uttar Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.

Director
Town & Country Planning
Haryana, Chandigarh

Devalwal and Devalwal Developer Pvt. Ltd.

Esthman
Director

15. No third party rights shall be created without getting the prior permission of the Director General, Town and Country Planning, Haryana, Chandigarh.
16. The Owner/Developer shall transfer the land of community Buildings within a period so specified by the Director General from the date of grant of license as per applicable legal provision.
17. That the Owner/Developer shall be individually as well as jointly responsible for the compliance of terms and conditions of the license and applicable legal provisions.
18. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of license.
19. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director General 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, terms and conditions determined by him along with interest from date of grant of license.
20. That the Owner/Developer shall permit the Director General 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 license granted.
21. That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner/Developer.
22. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces of the said affordable group housing colony for the period of five years from the date of the issuance of completion certificate under rule 16 of the Rules, 1976, unless earlier relieved of this responsibility, upon which the owner/ developer shall transfer all such roads, open spaces, public health services free of cost to the Government or the local authority, as the case may be.
23. Provided always and it is hereby agreed that if the Owner/Developer shall commit any breach of the terms and conditions of this Agreement or violate any provisions of the Acts and/or rules, then and in any such case, and notwithstanding the waiver or any previous cause or right, the Director General, may cancel the license granted to the Owner/Developer.
24. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
25. That any other condition which the Director General may think necessary in public interest can be imposed.

Director
Town & Country Planning
Haryana, Chandigarh

Devalwal and Devalwal Developer Pvt. Ltd.

[Signature]
Director

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

WITNESS:

Manmeet Singh

1. Manmeet S/o Sh. Harpal Singh
Baldev Nagar

Kirti

2. Kirti D/o Sh. Pardeep kumar
Ambala Cantt

OWNER/DEVELOPER

FOR Devatwal & Devatwal Developers Pvt. Ltd.

Sh. Manmeet Singh
Director

(AUTHORISED SIGNATORY)

DIRECTOR GENERAL
TOWN AND COUNTRY PLANNING,
HARYANA, CHANDIGARH
FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh