



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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Certificate No. : IN-DL69868181942716V  
Certificate Issued Date : 28-Feb-2023 05:13 PM  
Account Reference : IMPACC (IV)/ dl736103/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL73610311965018565583V  
Purchased by : ANANT RAJ LIMITED  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : ANANT RAJ LIMITED  
Second Party : OTHERS  
Stamp Duty Paid By : ANANT RAJ LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

LC-IV

AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP A PLOTTED

COLONY

18<sup>th</sup> October,

This Agreement is made on this ~~01<sup>st</sup>~~ day of ~~March~~, 2023 by and between (1) Sovereign Buildwell Pvt. Ltd. (2) Glaze Properties Private Limited (3) Four Constructions Private Limited (4) Four star Reality Pvt. Ltd., (5) North South Properties Pvt. Ltd. (6) Destination Properties Private Limited (7) Kapil Dayma (8) Jeet Singh (9) Sanjeev Singh (10) Smt. Bina



Director General  
Town & Country Planning  
Haryana, Chandigarh

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoicstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Rani (11) Smt. Puspa Garg and (12) Manoj Singla, all in Collaboration with Anant Raj Ltd., having its Registered office at CP-1, Sec-8, IMT Manesar, Haryana-122051 and Corporate Office at H-65, Connaught Circus, New Delhi-110001, through its Authorized Signatory Mr. Akhil Kumar, duly authorized vide Board resolution dated 14-May-2022 (hereinafter referred to as Owner/Developer, which expression shall, unless repugnant to the context or meaning thereof be deemed to include its successors, administrators, executors, nominees and permitted assignees) of the ONE PART

**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.

WHEREAS the Owner is in possession of the land mentioned in Annexure hereto for the purpose of converting it into a Residential Plotted Colony.

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 License is that the owner shall enter into an Agreement for carrying out and completion of development works in accordance with the License finally granted for setting up a Residential Plotted Colony on the land measuring **11.8375** acres falling in the revenue estate of Village Kadarpur and Ullahawas, District – Gurugram, Sector 63-Aof Gurugram Manesar Urban Complex, Gurugram, Haryana.

**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 Residential Plotted 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, the owner hereby covenants as follows:-
  - i. That the owner shall deposit 30% (thirty percent) of the amount realized by him from 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 towards meeting the cost of Internal Development works in the colony.
  - ii. That the Owner undertakes to pay the proportionate external development charges (EDC) as per rate, schedule, terms and conditions hereto :-
    - (a) That the owner shall pay the proportionate External Development Charges at the tentative rate of Rs.104.10 Lac per acre for the plotted area and Rs.486.1344 Lac per acre for commercial area. These charges shall be payable to Haryana Urban Development Authority through the Director General, Town & Country Planning, Haryana either in lump-sum within thirty days from the date of grant of license or in 10 equal six monthly installments of 10% each in following manner i.e.:-
      - (b) First installment shall be payable within a period of thirty days from date of grant of license.
      - (c) Balance 90% in nine equal six monthly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the

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Town & Country Planning  
Haryana, Chandigarh



amount worked out at the tentative rate of Rs.104.10 lacs per acre for plotted area and Rs.486.1344 lacs per acre for commercial area. However, at the time of grant of Occupation certificate nothing will be outstanding on account of EDC.

- (d) The colonizer shall pay the EDC as per schedule date as and when demanded by the Director General, Town and Country Planning, Haryana, Chandigarh
- (e) 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 the additional Bank Guarantee, if any, on the enhanced EDC rates.
- (f) For the grant of completion certificate, payment of EDC shall be prerequisite along with the valid license and Bank Guarantee.
- (g) That the Owner shall specify the detail of calculation per Sq. mt / per sq ft which is being demanded from plot owner on account of EDC/IDC, if being charged separately as per rates fixed by the Govt.
- (h) The unpaid amount of External Development Charges would carry an interest at a rate of 12% per annum and in case of any delay in the payment of installments on the due date an additional penal interest of 3% per annum (making the total payable interest as @15% per annum) would be chargeable up to a period of three months and an additional three months with the permission of Director.
- (i) In case Haryana Urban Development Authority executes external development work before final payment of EDC, the DGTCP shall be empowered to call upon the colonizer to pay the balance EDC in lump-sum even before the completion and the colonizer shall be bound to make the payment within the period so specified.
- (j) Enhanced compensation of land cost, if any, shall be payable extra as decided by the Director from time to time.
- (k) The colonizer shall arrange the electric connection from outside source for electrification of their colony from HVPN. If the colonizer fails to seek electric connection from HVPN, the Director shall recover the cost from the Owner and deposit the same with HVPN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be the responsibility of the colonizer, for which the colonizer will be required to get the 'electrical (distribution) service plan/estimates' approved from the agency responsible for installation of 'external electrical services', i.e. HVPN/ UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (l) No EDC would be recovered from the Economical Weaker Section (EWS) categories of allottees.
- (m) That the rates, schedule and terms and conditions of External Development Charges may be revised by the Director during the period of license as and when necessary and the Colonizer shall be bound to pay the balance enhanced

  
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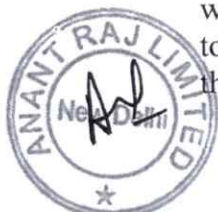
charges, if any, in accordance with the rates, schedule and terms and conditions so determined by the Director along with interest from the date of grant of license.

- (n) That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate under Rule-16 of the Rules, unless earlier relieved of this responsibility, when the colonizer 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.
- (o) That the owner shall construct at his own cost or get constructed by other institution or individual at its own cost, schools, hospitals, 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 to be recorded in writing, failing which, the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at the liberty to transfer such land to any person or institution including Local Authority, for the land purpose, on such terms and conditions as it may lay down.
- (p) No third party rights will be created without obtaining the prior permission of the DGTCP.
- (q.) All the community buildings will be got constructed by the colonizer within time period so specified by the Director.
- (r) That the Owner 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.
- (s) That the Owner shall complete the internal development works within four years from date grant of license.
- (t) That the Owner shall deposit Infrastructure Development Charges @Rs.500/-sq. meter for permissible plotted area and Rs.1000/- per sq mtr for Commercial component through bank draft in favour of Director, Town & Country Planning Haryana payable at Chandigarh, in two equal instalments. The first installment of the Infrastructure Development Charges would be deposited by the Owner within 60(sixty) days from the date of grant of license and the second installment shall be deposited within 6(six) months from the date of grant of the license failing which 18% p.a.simple interest will be paid for the delayed period.

(u) That the Owner 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 colony.

(v) That the owner shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the layout and the development works in the plotted colony and Colonizer shall carry out all direction issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.

  
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- (w) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and the Rules shall be binding on the Owner.
- (x) That 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 external sewerage system by HUDA and make their own arrangements for temporary disposal or give the requisite land.
- (y) That the owner/ colonizer 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 of site in our land for Transformers/Switching station/ Electric Sub station as per the norms prescribed by the power utility in the zoning plan at the project.
- (z) That the owner / colonizer shall abide by the policy dated 08.07.2013/or any other instructions issued from time to time in respect to EWS plots as mentioned in the bilateral agreement.
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 provisions of the Act or the Rules, then and in any such case and notwithstanding the waiver of any previous clause 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 Land Acquisition Act 1894 and may develop the said area under any other law. The bank Guarantee in that event shall stand forfeited in favour of the Director.
4. The stamp duty and registration charges on this deed shall be borne by the Owner.
5. The expression 'the Owner' hereinbefore used shall include their heirs, legal representative, successors and permitted assignees.
6. After the layout plans and development works in respect of the Colony or part thereof have been completed and a completion certificate in respect thereof have been issued, the Director may on an application in this behalf, from the Owner, release the bank guarantee or part thereof 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 a 1/5<sup>th</sup> amount thereof shall be kept unreleased 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 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 in proportion to the payment of the External Development Charges received from the Owner.




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



  
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WITNESSES:

1.   
S. W. Thakur
2.   
  
B. S. J. S.  
SP-0. K. S. J. S.  
S. M. J. S.

DIRECTOR GENERAL  
TOWN & COUNTRY PLANNING  
HARYANA, CHANDIGARH



  
Director General  
Town & Country Planning  
Haryana, Chandigarh



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## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL69868857499322V  
Certificate Issued Date : 28-Feb-2023 05:14 PM  
Account Reference : IMPACC (IV)/ dl736103/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL73610311963991914682V  
Purchased by : ANANT RAJ LIMITED  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : ANANT RAJ LIMITED  
Second Party : OTHERS  
Stamp Duty Paid By : ANANT RAJ LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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LC-IV(B)  
[See rule 11(1)(h)]

**BILATERAL AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP A PLOTTED COLONY**

This Agreement is made on this <sup>18<sup>th</sup></sup> ~~07<sup>th</sup>~~ day of <sup>October,</sup> ~~March,~~ 2023.

BETWEEN



  
Director General  
Town & Country Planning  
Haryana, Chandigarh

Statutory Note.

1. The authenticity of this Stamp, certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

(1) Sovereign Buildwell Pvt. Ltd. (2) Glaze Properties Private Limited (3) Four Constructions Private Limited (4) Four star Reality Pvt. Ltd., (5) North South Properties Pvt. Ltd. (6) Destination Properties Private Limited (7) Kapil Dayma (8) Jeet Singh (9) Sanjeev Singh (10) Smt. Bina Rani (11) Smt. Puspa Garg and (12) Manoj Singla, all in Collaboration with Anant Raj Ltd., having its Registered office at CP-1, Sec-8, IMT Manesar, Haryana-122051 and Corporate Office at H-65, Connaught Circus, New Delhi-110001, through its Authorized Signatory Mr. Akhil Kumar, duly authorized vide Board resolution dated 14-May-2022 (hereinafter referred to as Owner/Developer, which expression shall, unless repugnant to the context or meaning thereof be deemed to include its successors, administrators, executors, nominees and permitted assignees) of the ONE PART 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.

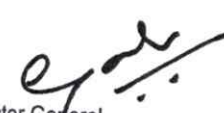
WHEREAS in addition to the Agreement executed in pursuance of the Rule-11 of the Haryana Development and Regulation of Urban Areas Rule, 1976 (hereinafter referred to as the said 'Rules') and the conditions laid down therein for the grant of license, the Owner shall enter into a Bilateral Agreement with the Director for carrying out and completion of the development works in accordance with the license granted for setting up a RESIDENTIAL PLOTTED COLONY on the land measuring 11.8375 acres falling in the revenue estate of Village Kadarapur and Ullahawas, District Gurugram, Sector 63-A of Gurugram Manesar Urban Complex, Gurugram, Haryana.

AND WHEREAS THE BILATERAL AGREEMENT mutually agreed upon and executed between the parties shall be binding on the Owners:-

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

1. In consideration of the Director agreeing to grant License to the Owner to set up the said Colony on the land mentioned hereto and on the fulfillment of all the conditions of this Bilateral Agreement, the Owner, his partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner hereunder covenanted by him as follows:-
  - a) That the Colonizer/owner shall reserve 20% of the total number of the residential plots in Residential Plotted Colony for allotment to Economically weaker section /lower income group category.
  - b) That the size of EWS plots shall vary within 50 square meters to 125 square meters or as otherwise approved specifically in the layout plan by the Director.
  - c) That the Colonizer/owner shall transfer 100% EWS category plots to Housing Board, Haryana within six months after approval of zoning plan @ Rs.600 per sq meter. The Development works in the area of EWS category plots will be completed on priority, so that Housing Board, Haryana can construct the houses and allot the same within the initial validity period of four years of the licence.
  - d) That the Licensee shall complete the Development works at least road, water supply and electricity in the area earmarked for EWS plots within one year from approval of zoning plan / Environmental clearance whichever is later, so that Housing Board, Haryana may construct units on the transferred plots and allot to the BPL families at a




  
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reasonable cost (approved by the Government) by following provisions of layout plan / zoning plan and within initial validity period of licence itself.


- e) That in case of earlier granted licences, licensee shall transfer the EWS plots to Housing Board Haryana before getting licence renewed.
  - f) That HBH shall allot the EWS units to the BPL families after carrying out construction as per specifications.
  - g) That Housing board Haryana may also earmark these units for Rental Housing Scheme for BPL families.
  - h) That the allottee of such plots shall not be allowed to further transfer the plots to any other person within a period of 5 years after getting the possession. HBH shall impose this condition in the allotment letter. The breach of this condition will attract penalty equivalent to 100% of selling price of the allotted unit to be paid by the purchaser. Execution of irrevocable power of attorney in favour of any person other than blood relation alongwith irrevocable will and for consideration passed on to the executor of irrevocable power of attorney or to anybody on his behalf, shall be construed as sale of property for this purpose. This penalty is meant for misuse of such plot and allotment of plot shall also be liable for cancellation
  - i) That in case where EWS plots have already been advertised, the licensee shall conduct draw of lots within three months from issuance of this policy.
  - j) 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.
  - k) 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 Government treasury against EDC dues.
  - l) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - m) The implementation of such mechanism shall, however, have no bearing on the 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 the EDC instalments that are due for payment get paid as per prescribed schedule.
2. That the Owner shall further reserve 25% of the residential plots of 'No Profit No Loss' category (normally of sizes of 125 sq. meters, 150 sq. meters, 200 sq. meters, 225 sq. meters or otherwise approved) specifically in the layout plan by the Director for allotment. These plots shall be allotted at a price determined by the Director and in the following manner:-
- i) That the owner shall allot these plots to the applicants registered during the course of his business. In case the number of persons so registered exceeds the number of plots, allotment shall be made by the draw of lottery for 75% plots.
  - ii) That the owner shall allot remaining 25% of 'No Profit No Loss' plot to:
    - a) Non-resident Indians against foreign exchange.



  
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- b) The land owners whose land has been purchased by the owner for setting up a colony in lieu thereof under a written contractual obligation.
  - c) Owner of plots falling in small pockets which subsequently are acquired by the colonizers as part of an area already developed as colony by the owner.
  - d) Such persons whom the Owner may like at his discretion provided that the allotment to such persons shall not exceed 5% of the total number of plots provided in sub-clause (i) & (ii).
3. That the remaining 55% of the total number of residential plots would be sold by the owner in the open market wherein he would adjust the subsidy given in the plots as well as the loss of reasonable profit on plots as provide under Clause (1) and (2).
  4. Provided that in case of allotment from out of registered applicants only, if the prices of different sizes of plots offered to applicants are different, in the lottery shall be drawn separately for each of the categories. However, the draw of lottery for the smallest size of plot will be drawn first. After the draw of lottery allotment of plots shall be made to successful applicants after fulfillment of usual business conditions with regard to the payment of earnest money and acceptance of usual terms and conditions within the stipulated time, prescribed by the owner.
  5. That the Owner while advertising for the sale of plots in open market shall ensure the allotment of other categories of plots proportionately.
  6. That the Owner shall submit the list of allottee(s) to the Director twice a year.
  7. That the record of such allotment shall be open for inspection by the State Government.
  8. That if the number of the applications exceeds the number of plots, the allotment shall be made through the method of lottery/draw, by the owner/developer after giving due publicity and in the presence the representative of the State Government. The successful applications will be allotted plots after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of the terms and conditions of the sale within the stipulated time period prescribed by the Owner /Developer.
  9. That the Owner will ensure at the time of grant of completion certificate for the plotted colony that the 20% of the total number of plots reserved for EWS category is transferred to Housing Board, Haryana.
  10. In case the owners seek exemption from payment of infrastructure augmentation charges, then he shall adhere to the following conditions :
    - (i) That the owner shall derive maximum net profit @15% of the total project cost of development of colony after making provisions of statutory taxes. In case the net profit exceed 15% after completion of the project period, surplus amount shall either be deposited within two months in the State Government Treasury by the owner or he shall spent this money on further amenities/ facilities in his colony for the benefit of the residents therein.



  
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Haryana, Chandigarh

11. The owner shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant that:
- i) The overall net profit (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme. (This is applicable if owner seeks exemption from payment of Infrastructure augmentation charges)
  - ii) The Owner while determining the sale price of the plots in residential plotted colony , 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 cost shall mean a defined phase or a compact area of the colony, as approved by the Director. (This is applicable if owner seeks exemption from payment of Infrastructure augmentation charges)
  - iii) 20% of the total number of plots reserved for EWS categories has been transferred to Haryana Housing Board. 25% of "No Profit No Loss" have been allotted at the price fixed by the DGTCPC.
12. The allotment of these plots / flats can also be made with the approval of the Government to specific category of people in public interest on the recommendation of the Committee headed by the Divisional Commissioner consisting of Deputy commissioner, Administrator HUDA, STP and DTP. This category may include slum dwellers, occupiers precious Government land or persons who are living in constructed houses on the acquired land and are eligible for 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.
13. The pace of the construction shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space/I.T. space as and when scheme is launched, wherever applicable.
14. That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of 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.
15. The Owner shall 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 reasons to be recorded in writing, failing which the land shall vest with the Government 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, for the land purpose, on such terms and conditions as it may laid down. No third party / subsequent rights will be created without obtaining the prior permission of the DG, TCP.
16. That the owner shall deposit 30% (thirty percent) of the amount realized by him from 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



  
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- owner towards meeting the cost of Internal Development works and construction works in the colony.
17. That the owner shall permit the Director or any other Officer authorized by him in this behalf to inspect the execution of the layout and the development works in the plotted colony and Colonizer shall carry out all direction issued to him for ensuring due compliance of the execution of the layout and the development works in accordance with the license granted.
  18. That the Owner 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 colony.
  19. That the Bank Guarantee of internal development works has been furnished on the interim rates of development works and construction of community buildings. The owner will 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 1.1.1995. With an increase in cost of construction and an increase in the number of facilities in the layout plan, the owner will furnish an additional Bank Guarantee within 30 days on demand.
  20. That the Owner shall deposit Infrastructure Development Charges @Rs.500/- sq. meter for plotted component and Rs.1000/- per sq mtr for Commercial component through Bank draft in favour of DG,TCP Haryana in two equal installments. The first installment of the Infrastructure Development Charges would be deposited by the Owner within 60(sixty) days from the date of grant of license and the second installment shall be deposited within 6(six) months from the date of grant of the license. Failing which an interest @18% (simple) will be paid for delayed period.
  21. Provided always and it is hereby agreed that if the Owner shall commit any breach of the terms and conditions for this agreement or Bilateral Agreement or violate any provisions of the Act of Rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director may cancel the Licence granted to him.
  22. Upon cancellation of the License under clause 20 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 Area Rules, 1976 as amended up to date. The Bank guarantee in that even shall stand forfeited in favour of the Director.
  23. The stamp duty and registration charges on this deed shall be borne by the Owner.
  24. The expression "The Owner" hereinbefore used shall include his heirs, legal representatives, successors and permitted assignees.
  25. That the Owner 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 within the licensed land for Transformer/Switching Station/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  26. That any other conditions which the Director may think necessary in public interest can be imposed.
  27. That the owner shall pay labour cess charges, as per policy of Govt. dated 4/5/2010.




  
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Haryana, Chandigarh

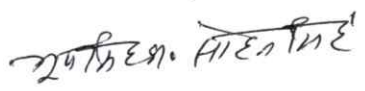
IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

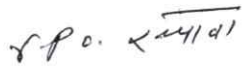


WITNESSES:

1.   
S. N. Thakur

2. 








DIRECTOR GENERAL  
TOWN & COUNTRY PLANNING  
HARYANA, CHANDIGARH



  
Director General  
Town & Country Planning  
Haryana, Chandigarh