

Affidavit		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 14/12/2024	
Certificate No.	GON2024L2050		Stamp Duty Paid : ₹ 101	(Rs. Only)	
GRN No.	125200614		Penalty : ₹ 0	(Rs. Zero Only)	
<b>Deponent</b>					
Name :	Three b farms n resorts Llp				
H.No/Floor :	1623	Sector/Ward :	15	Landmark :	Part ii
City/Village :	Ggn	District :	Gurugram	State :	Haryana
Phone :	92*****50	Others :	Vidya devi, pushpa, alka goyal, shri niwas, Lal Singh yadav, gopal krishan yadav, diksha yadav, pramila, tara		
					
Purpose : BILATERAL AGREEMENT to be submitted at Director of town and country planning haryana					

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

### LC-IVD

**BILATERAL AGREEMENT BY THE OWNER OF THE LAND INTENDING TO SET UP A RESIDENTIAL PLOTTED COLONY UNDER D.D.J.A.Y. Policy 2016, IN SECTOR-04, PATAUDI, GURUGRAM, HR..**

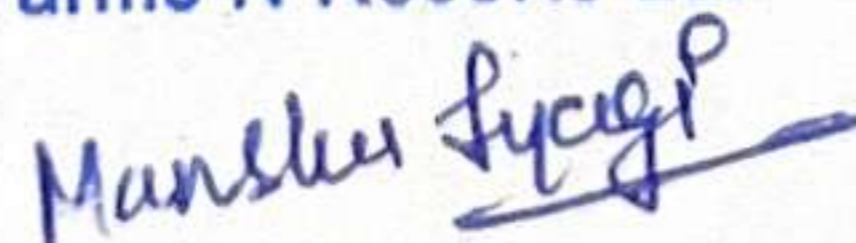
This agreement made on the 04<sup>th</sup> day of April, 2025

Between

3B Farms N Resorts LLP and Vidya Devi W/o Ram Narayan, Pushpa W/o Gyanchand, Alka Goyal W/o Pawan Goyal, Shri Niwas Yadav S/o Prabhudayal, Lal Singh Yadav-Gopal Krishan Yadav Ss/o Shiv Narayan, Diksha Yadav W/o Ishan Yadav, Pramila W/o Tejpal, Tara W/o Mahavir in Collaboration with 3B FARMS N RESORTS LLP (PAN: AADFZ4684), LLPIN: ACB-7357) an LLP incorporated under provisions of the LLP Act,2008, and having its registered office at PLOT NO. 1623, SECTOR 15, Part - II, Gurugram, Haryana through its authorized representative **Mr. Manshu Tyagi (Aadhar No.4780 1000 7537)** ( hereinafter called the Owner/Developer), which expression shall unless repugnant to subject or context shall mean and include its successors, administration, assigns, nominees and permitted assignees acting through its Authorized Signatory namely Mr. Manshu tyagi S/o.Sh. Bhagwan Dutt, respectively.

.....of the one part.

For 3B Farms N Resorts LLP



Authorised Signatory

  
Director  
Town & Country Planning  
Haryana, Chandigarh



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 5.35625 acres i.e. 42 Kanal 17 Marla falling in Village-Pataudi, Tehsil- Pataudi, Sector-4, District- Gurugram, Haryana.

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.

**For 3B Farms N Resorts LLP**

*Manshu Syogi*  
Authorised Signatory

*MS*  
Director  
Town & Country Planning  
Haryana, Chandigarh



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 workout 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.
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.

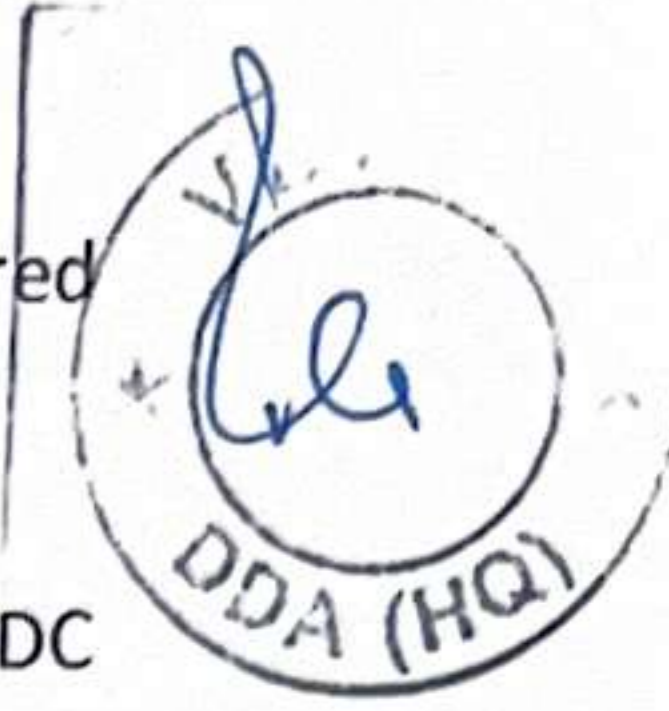


**For 3B Farms N Resorts LLP**

*Manshu Singh*  
Authorised Signatory

*MS*  
Director  
Town & Country Planning  
Haryana, Chandigarh

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 bearing on the EDC installment 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 installments that are due for payment get paid as per prescribed, schedule.



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

Witness:

3 B FARMS N RESORTS LLP.

**For 3B Farms N Resorts LLP**

*Manshu Tyagi*

Authorised Signatory

(AUTHORIZED SIGNATORY)

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

DIRECTOR

TOWN AND COUNTRY PLANNING,  
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE  
GOVERNOR OF HARYANA