

- 788 -

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 30/11/2024

Certificate No. G0302024K3197



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 124521767



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Sobha limited

H.No/Floor : 136p

Sector/Ward : 44

LandMark : Rider house

City/Village : Gurugram

District : Gurugram

State : Haryana

95\*\*\*\*\*12

Others : Gp realtors pvt ltd mews conbuild pvt ltd panoply propbuild pvt ltd  
commander realtors pvt ltd fiverivers township pvt ltd fiverivers developers  
pvt ltd yule propbuild pvt ltd



**Buyer / Second Party Detail**

Name : Dtcp chandigarh

H.No/Floor : 3

Sector/Ward : 18/a

LandMark : Madhya marg

City/Village: Chandigarh

District : Chandigarh

State : Haryana

Phone : 92\*\*\*\*\*85

Purpose : For LC IV Agreement with DTCP Chandigarh

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**FORM LC-IV**

**AGREEMENT BY DEVELOPER OF LAND INTENDING TO SET UP A RESIDENTIAL  
COLONY UNDER NEW INTEGRATED LICENSING POLICY (NILP) POLICY**

**DATED 11.05.2022**

This Agreement is made on this 17<sup>th</sup> day of April, 2025.

Between

We, G.P. Realtors Pvt. Ltd., Mews Conbuild Pvt. Ltd., Panoply Propbuild Pvt. Ltd., Commander Realtors Pvt. Ltd, Fiverivers Township Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Yule Propbuild Pvt. Ltd., in collaboration with Sobha Ltd. having it's office at Plot no. 136-P, 5th floor, Rider House Building, Sector-44, Gurugram, Haryana- 122003 hereinafter called the "Developer" which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through authorised signatory namely Ms. Tina Talwar.



.....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

Town & Country Planning  
Haryana, Chandigarh



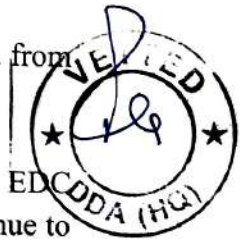
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WHEREAS in addition to the agreement executed in pursuance of the provisions of the Rule 11 of the Haryana Development and Regulations of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid down therein for grant of license, the Owner / Developer shall enter into an Agreement with the Director for carrying out and completion of development works in accordance with the license finally granted for setting up an Residential Colony (Under New Integrated Licensing Policy (NILP)) over an area measuring 12.0594 acres falling in the revenue estate of Village Behrampur, Sector - 63A, 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 Residential Colony (Under New Integrated Licensing Policy (NILP)) 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 Developer hereby covenants as follows: -

1. 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.
2. 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.
3. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ developer.
4. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed tot het 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.



5. Provision for Affordable Housing

a) That for the provision of Affordable Housing, the following two options shall be provided to the owner/ Developer for making provision for Affordable Housing:-

- i) Surrender of 10% land for Affordable Group Housing; even though the owner/ Developer gets benefit of 100% FAR on the entire Net Planned Area.

OR



Director  
Town & Country Planning  
Haryana, Chandigarh

- ii) In lieu of 10% land to be surrendered in favour of Government for Affordable Group Housing, the owner/ Developer deposits an amount at the rate three times the applicable collector rate.
- b) That no single pocket proposed to be transferred under this category will be less than 10% licensed area or 1.0 acres, whichever is less.
- c) That the location of such area to be surrendered shall be decided by the Director in consultation with the owner/ Developer at the time of grant of license, if applicable.
- d) That the Govt. will be at liberty to utilize this area through any public/private agency as it may deem fit.
- e) That this area will have independent access of minimum 18 meters further linkable to a 24 meters wide road.
- f) That the colonizer will provide single point connection for linkage of water supply, sewerage, drainage and electrical infrastructure.
- g) That the transfer of the area to the Govt. in revenue records will be effected within 60 days of grant of license and before approval of zoning plan. Consequently, the owner/ Developer will be free from obligation of providing EWS and NPPL plots, if applicable.

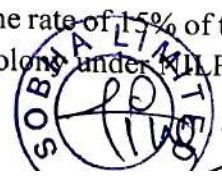


6. Community Facilities:-

- a) That the owner/developer shall transfer 10% of the area of licensed colony free of cost to the Government for provision of community facilities in a compact block for optimal utilization of the area. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
- b) That the location of the area for community facilities will be added to the discretions of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony.
- c) The FAR as permitted in the licensed colony will be given to the Owner/ Developer of the area to be transferred in this regard of its utilization within the licensed colony area as pr existing practice being followed in group housing colony.
- d) The land earmarked for community sites shall be transferred before obtaining the completion certificate.

Director  
Town & Country Planning  
Haryana, Chandigarh

7. 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 Residential Colony under MLP Policy



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 or the owner/ developer shall have the option to deposit the infrastructure augmentation charges as applicable from time to time at any stage before grant of completion certificate and get exemption of the restrictions of net profit beyond 15%.

8. That the owner/Developer shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant i.e.

a) That the overall net profit (after making provision of the payment of taxes have not exceeded 15% of the total project cost of the scheme).

b) That the Owner/Developer while determining the sale price of the flats / plots / commercial space / office / I.T Space in residential plotted colony, in pen 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 shall mean a defined phase or a compact area of the colony, as approved by the Director.

9. That the pace of the construction shall be at least in accordance with our sale agreement with the buyers of the flats / plots / commercial space / office / I.T Space as and when the scheme is launched, wherever applicable.

10. That the Owner/Developer shall be responsible for the maintenance and upkeep of roads, open spaces if the said Residential Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.

11. (i) That the owner/Developer shall ensure compliance of the provision of Haryana Apartment Ownership act, 1983, which shall be followed in letter and Spirit.

(ii) That the sector road and internal sector road as per approved sectoral plan shall not form part of common area as defined as per provision of Haryana Apartment Ownership Act, 1983 and shall be transferred free of cost to the Government or the local authority as per provision of Section 3(3)(ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

12. That the Owner/Developer shall deposit 10% 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.



Director  
Town & Country Planning  
Haryana, Chandigarh



13. 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 Residential Colony under NILP and the Owner / Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the license granted.
14. That the Owner/Developer shall carry out at their own expense any other works which the Director may think necessary and reasonable in the interest of proper development of the said Colony.
15. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of Community buildings. The Owner/Developer shall submit the additional bank guarantee if any at the time of the approval of services plan/estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, the owner/ developer will furnish an additional bank guarantee within 30 days on demand.
16. That the owner/developer shall deposit infrastructure development charges @ 375/- per sq. mt. for permissible Residential component and @ 750/- per sq- mtr (175% FAR) for Commercial component through bank draft in favor of Director General, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The First installment would be deposited by the owner within 60 days from the date of grant of license and second installment shall be deposit within 6 months from the date of grant of license, falling which 18% p.a. (simple) interest will be paid for the delayed period.
17. Provided always and it is hereby agreed that if the Owner / Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right, the Director may cancel the license granted to the Owner / Developer.
18. Upon cancellation of the License under clause-17 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 favor of the Director.
19. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
20. The expression 'Owner/ Developer hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
21. 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



-793-

Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.

- 22. That any other condition which the Director may think necessary in public interest can be imposed.
- 23. The Owner / Developer shall pay the labor cess charges as per policy instruction issued by Haryana Government vide memo no. Misc. 2057-5/5/2008/2TCP dated 25.02.2010.



**IN WITNESS WHEREOF THE DEVELOPER AND THE DIRECTOR HAVE SIGNED HIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.**

**Witness:**

- 1. Pawan Kumar S/o Kapur chand  
AT-707, 7th floor, JMD Pacific  
Square, Sector 15, Gurgaon HR.  
*Pawan Kumar*

**FOR SOBHA LTD**



**AUTHORIZED SIGNATORY  
DEVELOPER**

2.

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

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

-794-

Non Judicial

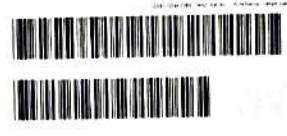


# Indian-Non Judicial Stamp Haryana Government



Date : 30/11/2024

Certificate No. G0302024K3265  
GRN No. 124521950



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

### Seller / First Party Detail

Name: Sobha limited  
H.No/Floor : 136p Sector/Ward : 44 LandMark : Rider house  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 95\*\*\*\*\*12  
Others : Gp realtors pvt ltd mews conbuild pvt ltd panoply propbuild pvt ltd  
commander realtors pvt ltd fiverivers township pvt ltd fiverivers developers  
pvt ltd yule propbuild pvt ltd



### Buyer / Second Party Detail

Name : Dtcp chandigarh  
H.No/Floor : 3 Sector/Ward : 18/a LandMark : Madhya marg  
City/Village: Chandigarh District : Chandigarh State : Haryana  
Phone : 92\*\*\*\*\*85

Purpose : For LC IVB Agreement with DTCP Chandigarh

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-B BILATERAL AGREEMENT BY DEVELOPER OF LAND INTENDING TO SET UP A RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY (NILP) POLICY dated 11.05.2022



This Agreement is made on this 17<sup>th</sup> day of April, 2025.

Between

We, G.P. Realtors Pvt. Ltd., Mews Conbuild Pvt. Ltd., Panoply Propbuild Pvt. Ltd., Commander Realtors Pvt. Ltd, Fiverivers Township Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Yule Propbuild Pvt. Ltd., in collaboration with Sobha Ltd. having it's office at Plot no. 136-P, 5th floor, Rider House Building, Sector-44, Gurugram, Haryana- 122003 hereinafter called the "Developer", which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorised signatory namely Ms. Tina Talwar.

.....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

Director  
Town & Country Planning  
Haryana, Chandigarh



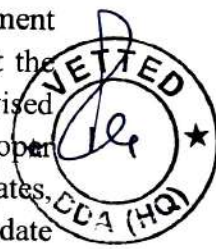
Whereas in addition to agreement executed in pursuance of the provisions of rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (herein after referred to as the "Rules") and the conditions laid down therein for grant of license, the Owner / Developer shall enter into a bilateral agreement with the Director for carrying out and completion of the development works in accordance with the license finally granted for setting up an Residential Colony (Under New Integrated Licensing Policy (NILP)) dated 11.05.2022 over an area measuring 12.0594 acres falling in the revenue estate of Village Behrampur, Sector - 63A, Gurugram, Haryana.

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding in all respect.

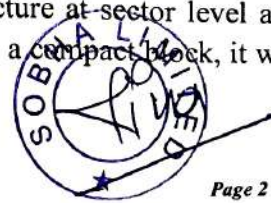
**NOW THIS AGREEMENT WITNESSES AS UNDER:-**

In consideration of the Director General agreeing to grant license to the Owner / Developer to set up the said Residential Colony under New Integrated Licensing Policy (NILP) 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 Developer. The 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 New Integrated Licensing Policy (NILP) 11.05.2022 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 New Integrated Licensing Policy (NILP) dated 11.05.2022 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 licensed colony free of cost to the Government for provision of community facilities as per New Integrated Licensing Policy (NILP) 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.



Director  
Town & Country Planning  
Haryana, Chandigarh



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 New Integrated Licensing Policy (NILP).
6. That all plots in the project shall be allotted strictly as per the New Integrated Licensing Policy (NILP) 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 license as per policy.
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 Residential Colony under New Integrated Licensing Policy (NILP) 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 Residential Colony under New Integrated Licensing Policy (NILP) dated 11.05.2022 as amended from time to time).
10. That we shall abide the terms and conditions of the New Integrated Licensing Policy (NILP) notified on 11.05.2022 and the amendment therein.
11. That any other condition which the Director may think necessary in public interest can be imposed.
12. 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.
13. 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.



Director  
Town & Country Planning  
Chandigarh



-797-



- 14. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the developer.
- 15. The implementation of such a mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the developer. The 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 DEVELOPER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WRITTEN.

Witness:

- 1. *Pawande*  
Pawan Kumar S/o Kapur Chand  
At. 707, 7th floor, JMD. Parkside  
Sector, Sector 15 Gurgaon HR.

FOR SOBHA LTD



AUTHORIZED SIGNATORY  
DEVELOPER

2.

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

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