Directorate of Town & Country Planning, Haryana

Nagar AyojanaBhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III
(See Rule 10)

To

M/s Megasu Infra Pvt. Ltd.
In collaboration with Goel & Son's Developers Pvt. Ltd.
58A, Khasra No. 215/216/219,
Roshan Garden, Near poll No. 411, Najafgarh,
South West Delhi-110043.

Memo. No. LC-4695/JE (DS)-2025/ 46687 Dated: 09-12-2025

Subject: - **Letter of Intent for grant of license for setting up Affordable Residential Plotted Colony DDJAY Policy -2016 over an additional area measuring 2.43125 acres in addition to licence no. 76 of 2022 dated 24.06.2022 granted for area measuring 18.025 acres in the revenue estate of village Sohna, Sector-4, Sohna District Gurugram - Goel and Son's Developers Pvt. Ltd..**

Please refer your application dated 16.10.2025 on the subject cited above.

Your request for grant of licence under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Affordable Residential Plotted Colony under DDJAY Policy -2016 over an additional area measuring 2.43125 acres in addition to licence no. 76 of 2022 dated 24.06.2022 granted for area measuring 18.025 acres in the revenue estate of village Sohna, Sector-4, Sohna District Gurugram has been considered and it is proposed to grant license for setting up of aforesaid plotted colony.

You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused:-

1. To furnish bank guarantee amounting **Rs. 12.8825 lac** against the total cost of Internal Development Works amounting Rs. 51.53 lac

   OR

   To mortgage 10% saleable area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

   Director
   Town & Country Planning
   Haryana

   **It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required, at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand (in case, 10% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).*

2. To deposit an amount of Rs. 23,92,225/- on account of balance licence fee and Rs. 12,46,198/- on account of conversion charges.

3. To deposit an amount of Rs. 58.749 lacs before grant of licence on account of 25% of EDC and the balance amount shall be deposited in 6 half yearly installments with interest upto date alongwith BG of Rs. 44.062 lacs i.e. equal to 25% of balance outstanding dues of Rs. 176.248 lacs.

4. To execute agreements on prescribed proforma LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 100/- each.

a. *That the owner/developer shall integrate the bank account in which 70 percentallottee receipts are credited under Section-4(2)(l)(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.*

d. *The implementation of such mechanism shall, however, have no bearing on 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 by the EDC instalments that are due for payment that paid as per the prescribed schedule.*

5. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-

a) That you shall pay the State Infrastructure Development charges amounting to Rs. 30,43,028/- in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.

b) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

c) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from the date of approval of zoning plan.

d) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within a period of 30 days from the date of approval of zoning plan.

e) That you shall integrate the services with Haryana ShahariVikasPradhikaran services as and when made available.

f) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.

g) That you shall transfer 10% area of the licenced colony to the Government for provision of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through

third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.

h) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

i) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

j) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana SehariVikasPradhikaran or any other execution agency.

k) That you shall obtain clearance from competent authority, under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

m) That you shall use only LED fitting for internal lighting as well as campus lighting.

n) That you 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 in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.

p) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

q) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licencee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

r) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.

s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

t) That you will pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 as amended from time to time.

u) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform

account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

v) That no further sale has taken place after submitting application for grant of license.

w) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

x) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.

y) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

z) That you shall abide by the terms and conditions of policy of DDJAY and other directions given by the Director time to time to execute the project.

aa) That you shall execute the development works as per Environmental Clearance and company with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

bb) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.

cc) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

6. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.

7. That you shall submit a certificate from the Deputy Commissioner, Gurugram stating that there is no further sale of the land applied for licence till date and the applied land is under ownership of applicants who have applied for license.

8. That you shall submit the electrification plan approved from the competent authority of DISCOM and will submit the same before grant of licence.

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.

(Amit Khatri, I.A.S)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4695-B/JE (DS)/2025/ Dated:

A copy is forwarded to the followings for information and necessary action:-

1. The Deputy Commissioner, Gurugram.

2. District Revenue Officer, Gurugram.
3. Senior Town Planner, Gurugram.
4. Land Acquisition Officer, Gurugram.
5. District Town Planner, Gurugram.

(Sunena)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 46687 Dated 09/12/ of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Khaika	Megasu Infra Pvt. Ltd.	30	23	8-0
		34	3/1	8-0
			8/1	3-0
			8/3/1	0-9
			Total	19-9 Or 2.43125 Acres

Director
Town & Country Planning
Haryana, Chandigarh

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 10/12/2025

Certificate No. GFJ2025L3
GRN No. 143692981

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

Seller / First Party Detail

Name: Goel And sons developers Private limited
H.No/Floor : 215 Sector/Ward : Na LandMark : Roshan garden najafgarh
City/Village : Delhi District : South west delhi State : New delhi
Phone: 97******98

Buyer / Second Party Detail

Name : Director Department of town and Country planning haryana
H.No/Floor : 18a Sector/Ward : Na LandMark : Madhya marg
City/Village: Chandigarh District : Chandigarh State : Haryana
Phone : 97******98

Purpose : BILATERAL AGREEMENT

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

LC-IV

AGREEMENT BY OWNER OF LAND INTENDING TO OBTAIN LICENCE FOR SETTING UP A COLONY

This AGREEMENT is made and executed on this ~~27TH January 2026~~ 29th April, 2026.

M/s Megasu Infra Private Limited, a company duly incorporated and registered under the provisions of the Companies Act, 2013 vide Corporate Identification No. U68200HR2025PTC129182 having its registered office at Unit No. 303, Suncity Success Tower, Sector-65, Haryana, India, 122005 (hereinafter referred to as 'Landowner' which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, liquidators, associates, subsidiaries, nominees, representatives and permitted assigns) of the ONE PART.

AND

M/s Goel & Son's Developers Private Limited, a company duly incorporated and registered under the provisions of the Companies Act, 2013 vide Corporate Identification No. U70100DL2020PTC364165 represented by its authorized Director(s) Mr. Sanjeet Singh (Aadhar No. 7404 6833 1815) S/o Omkar Singh R/o House No. 592, Ward No. 07, Near Govt. Girls School, Bhank Mohila, Gurgaon, Haryana-122102 and Mr. Surender Dagar (Aadhar No. 6786 0614 0129) S/o Tej Ram R/o VTC: Gurgaon, PO: Gurgaon, Sub District Farrukhnagar, District Gurgaon, Haryana- 122001 having its registered office at 58A, Khasra No. 215, 216, 219, near poll no. 411, Roshan Garden, Najafgarh, New Delhi, 110043

For Goel & Son's Developers Private Limited
Director

For Goel & Son's Developers Private Limited
Director

Director
Town & Country Planning
Haryana

hereinafter referred to as the 'Developer'' which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it, its successors-in-interest, liquidators, associates, subsidiaries, nominees, representatives and permitted assigns) 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 licence, the Owner/Developer shall enter into an Agreement with the Director for carrying out and completion of development works in accordance with the licence finally granted for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojana ('DDJAY') over an area admeasuring 2.43125 acres in addition to licence no. 76 of 2022 dated 24.06.2022 issued for area admeasuring 18.025 acres situated in the revenue estate of village Sohna, Sector-4, Sohna, District Gurugram, Haryana.

NOW, THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant licence 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, within two months period from the date of grant of licence to enable provision to site in licenced 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 DGTCP till the services are made available from the external infrastructure to be laid by HSVP.

    5. That the owner/Developer shall deposit 70% 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 EDC/internal development works of the colony.

For Goel & Son's Developers Private Limited

Director

For Goel & Son's Developers Private Limited

Director

Director
Town & Country Planning
Haryana

6. That the Owner/Developer shall pay the proportionate EDC at the Tentative rate of Rs. 84,31,800 Lacs/Acres (Rs. Eighty Four Lacs Thirty One Thousand Eight Hundred Only) for colony (other than commercial) component [75% of 112.424 Lacs] and Rs. 3,37,27,350/- lacs /acres (Rs. Three Crores Thirty Seven Lacs Twenty Seven Thousand Three Hundred Fifty Only) for commercial component [75% of 449.698 Lacs]. These charges shall be payable to Director, Town and Country Planning, Haryana, online either in lump sum within 30 days from the date of grant of Licence or in six equal six monthly installments.

7. First installment of 25% percent of the total amount of EDC shall be payable before grant of licence.

8. Balance 75% Percent in 06 half yearly 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. 84,31,800 Lacs (Rs. Eighty Four Lacs Thirty One Thousand Eight Hundred Only) per gross acre of total colony (other than commercial component) [75% of 112.424 Lacs] and Rs. Rs. 3,37,27,350/- Lacs (Rs. Three Crores Thirty Seven Lacs Twenty Seven Thousand Three Hundred Fifty Only) per gross acre for commercial component [75% of 449.698 Lacs]. However, at the time of grant of completion certificate nothing will be due on account of EDC.

9. That the Owner shall pay the EDC as per scheduled date and time as and when demanded by the DTCP, 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 licence 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.

13. In case HSVP executed External Development Works and completes the same before the final payment of EDC, the Director 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 licence 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 Haryana Vidhyut Parsaran Nigam. If the Owner/Developer fails to seek electric connection from HVPNL, then the Director shall recover the cost from the Owner/Developer and deposit the same with the HVPNL. 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

For Goel & Son's Developers Private Limited

Director

For Goel & Son's Developers Private Limited

Director

Director
Town & Country Planning
Haryana

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. HVPNL/Uttar Haryana Vidhyut Parsaran/Dakshin Haryana Bijli Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the said colony.

15. No third party rights shall be created without getting the prior permission of the Director, Town and Country Planning, Haryana, Chandigarh.

16. The Owner/Developer shall construct all the community Buildings within a period so specified by the Director from the date of grant of licence 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 licence and applicable legal provisions.

18. That the Owner/Developer shall complete the Internal Development Works within four years of the grant of licence.

19. That the rates, schedule, terms and condition of EDC as mention above may be revised by the Director during the licence 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 licence.

20. 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 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 licence 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, may cancel the licence 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 may think necessary in public interest can be imposed.

For Goel & Son's Developers Private Limited

Director

For Goel & Son's Developers Private Limited

Director

Director
Town & Country Planning
Haryana

26. Additional clauses have been added as per Government instructions dated 14.08.2020:-

a. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section- 4(2)(1)(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.

d. The implementation of such a mechanism shall, however, have no bearing on 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 by the EDC installments that are due for payment that paid as per the prescribed schedule.

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

For Goel & Son's Developers Private Limited

Director

WITNESSES:-

1. Vikas Gulia S/o Rajkumar
Village Nimana District
Jhajjar
Aadhaar no :- 675338125797

2. Prateek kumar
S/o Sh. Dinesh kumar
R/o H.No. 70, Hamum
Nagar, Faridabad
A.N.I:- 798870364846

The owner
Sanjeet Singh
(Aadhar No. 7404 6833 1815)
House No. 592, Ward No. 07,
Near Govt. Girls School, Bhank Mohila
Gurgaon, Haryana- 122102

For Goel & Son's Developers Private Limited

Director

Surender Dagar,
(Aadhar No. 6786 0614 0129)
VTC: Gurgaon, PO: Gurgaon,
Sub District, Farrukhnagar,
District Gurgaon, Haryana- 122001

Director
Town & Country Planning
Haryana

Dated: __. 01. 2026

Director
For & on behalf of the Governor of Haryana

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 10/12/2025

Certificate No. GFJ2025L4
GRN No. 143692998

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

Seller / First Party Detail

Name: Goel And sons developers Private limited
H.No/Floor : 215 Sector/Ward : Na LandMark : Roshan garden najafgarh
City/Village : Delhi District : South west delhi State : New delhi
Phone: 97******98

Buyer / Second Party Detail

Name : Director Department of town and Country planning haryana
H.No/Floor : 18a Sector/Ward : Na LandMark : Madhya marg
City/Village: Chandigarh District : Chandigarh State : Haryana
Phone : 97******98

Purpose : BILATERAL 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-B

BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016

This BILATERAL AGREEMENT is made and executed on this ~~27th January 2026~~ 29th April, 2026,

M/s Megasu Infra Private Limited, a company duly incorporated and registered under the provisions of the Companies Act, 2013 vide Corporate Identification No. U68200HR2025PTC129182 having its registered office at Unit No. 303, Suncity Success Tower, Sector-65, Haryana, India, 122005 (hereinafter referred to as 'Landowner' which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, liquidators, associates, subsidiaries, nominees, representatives and permitted assigns) of the ONE PART.

AND

M/s Goel & Son's Developers Private Limited, a company duly incorporated and registered under the provisions of the Companies Act, 2013 vide Corporate Identification No. U70100DL2020PTC364165 represented by its authorized Director(s) Mr. Sanjeet Singh (Aadhar No. 7404 6833 1815) S/o Omkar Singh R/o House No. 592, Ward No. 07, Near Govt. Girls School, Bhank Mohila, Gurgaon, Haryana- 122102 and Mr. Surender Dagar (Aadhar No. 6786 0614 0129) S/o Tej Ram R/o VTC: Gurgaon, PO: Gurgaon, Sub District Farrukhnagar, District Gurgaon, Haryana-122001 having its registered office at 58A, Khasra No. 215, 216, 219, near poll no. 411, Roshan Garden, Najafgarh, New Delhi, 110043 (hereinafter referred to as the 'Developer'' which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it, its successors-in-interest, liquidators, associates, subsidiaries, nominees, representatives and permitted assigns) of the OTHER PART.

6/3/26,

For Goel & Son's Developers Private Limited
Director

For Goel & Son's Developers Private Limited
Director

Director
Town & Country Planning
Haryana

RECITALS

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 licence, the Owner/Developer shall enter into a Bilateral Agreement with the Director General for carrying out and completion of development works in accordance with the licence finally granted for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojana ('DDJAY') over an area admeasuring 2.43125 acres in addition to licence no. 76 of 2022 dated 24.06.2022 issued for area admeasuring 18.025 acres situated in the revenue estate of village Sohna, Sector-4, Sohna, District Gurugram, Haryana.

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

NOW, THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant licence 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 licence 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 licence.

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 form 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 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.

6/3/24

For Goel & Son's Developers Private Limited

Director

For Goel & Son's Developers Private Limited

Director

Director
Town & Country Planning
Haryana

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 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) (l) (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.

12. That such 10% of the total receipts from each, payment made by an allotee, 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 tot het 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.

6/3/20

For Goel & Son's Developers Private Limited

Director

For Goel & Son's Developers Private Limited

Director

Director
Town & Country Planning
Haryana

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

For Goel & Son's Developers Private Limited

Director

WITNESSES:-

1. Vikas Gulia S/o Rajkumar
Rao P.G (Gurgaon)
Aadhaar :- 6753 3812 5797

The owner
Sanjeet Singh
(Aadhar No. 7404 6833 1815)
House No. 592, Ward No. 07,
Near Govt. Girls School, Bhank Mohila
Gurgaon, Haryana- 122102

For Goel & Son's Developers Private Limited

Director

2. Prateek Kumar
S/o Sh. Dinesh Kumar
R/o. H.No. 70, Mamman Nagar
Faridabad.
D.No :- 7988 7036 4846.

Surender Dagar,
(Aadhar No. 6786 0614 0129)
VTC: Gurgaon, PO: Gurgaon,
Sub District, Farrukhnagar,
District Gurgaon, Haryana- 122001

Director
Town & Country Planning
Haryana

Dated: ___. 01. 2026

Director
For & on behalf of the Governor of Haryana

6/3/26