

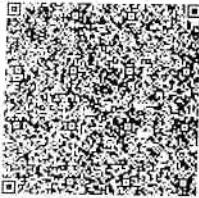


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INDIA NON JUDICIAL Chandigarh Administration

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Certificate No. : IN-CH27624935431127T
 Certificate Issued Date : 09-Mar-2021 09:42 AM
 Certificate Issued By : chsankumi
 Account Reference : IMPACC (GV)/ chimpSP07/ E-SAMPARK SEC-23/ CH-CH
 Unique Doc. Reference : SUBIN-CHCHIMPSP0755160856042150T
 Purchased by : ASHNI KUMAR
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : COUNTRYWIDE PROMOTERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : COUNTRYWIDE PROMOTERS PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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FORM LC-IV
(See rule 11)

Agreement by owner of land intending to set up an Affordable Plotted Colony under Deen Dayal Jan Awas Yojna 2016

This agreement is made on this the 28th day of August, 2021 between (i) Countrywide Promoters Pvt. Ltd. (ii) Impartial Builders Pvt. Ltd. (iii) Ashirbad Buildwell Pvt. Ltd. (iv) Digital SEZ Developers Pvt. Ltd. (v) Grow High Realtors Pvt. Ltd. (vi)

LB 0013691253

For Countrywide Promoters Pvt. Ltd.

Deen Dayal Jan Awas Yojna
Authorised Signatory

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Director

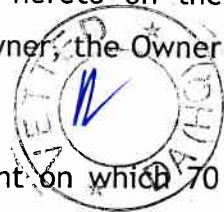
Town & Country Planning

Garland Infrastructure Pvt. Ltd. (vii) Passionate Builders Pvt. Ltd. (viii) Bright Star Builders Pvt. Ltd. (ix) Imagine Builders Pvt. Ltd. in Collaboration with Countrywide Promoter Private Limited, having its registered office at OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad Haryana-121004 through its authorized representative Sh. Deepak Pannu, (hereinafter called the "Owner") of the one part and the GOVERNOR OF HARYANA, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

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 (hereinafter referred to as the "Rules") and the conditions laid down therein for grant of licence, 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 finally granted for setting up of an Affordable Plotted Colony under policy 2016 DDJAY on the land measuring 15.5625 Acres falling in the revenue estate of village Palra, Sector-70A, Gurugram.

NOW THIS DEED WINESSETH 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 in Annexure 1 hereto on the fulfillment of all the conditions laid down in rule 11 by the Owner, the Owner hereby conveys as follows:
 - i. That the owner / developer shall integrate the bank account on which 70 percent allottee receipts are credited under section 4(2)(I)(D) of the Real Estate Regulation & Development Act, 2016 with the online application / payments 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.
 - ii. 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.
 - iii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner / developer.



For Countrywide Promoters Pvt. Ltd.

Authorised Signatory

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Director
Town & Country Planning
Haryana, Chandigarh

- iv. 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 dedications 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.
- v. That the Owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the Owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.
- vi. That the Owner shall deposit 30% of the amount realized by him from plot holders, from time to time, in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the Owner towards meeting cost of internal development works in the colony.
- vii. That the Owner shall permit the Director or other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the colony and the Colonizer shall carry out all directions issued by him or ensuring due compliance of the execution of the layout and development works in accordance with license granted.
- viii. That the Owner shall pay proportionate development charges as and when, required and as determined by the Director in respect of external development charges.
- ix. That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the Owner.
- x. That the Owner shall deposit balance 75% EDC in six half yearly installments each with normal interest of 12% per annum and penal interest of 3% for the delayed period in favor of DTCP.
2. Provided always and it is hereby agreed that if the Owner shall commit any breach of the terms and conditions of this agreement or violate any

For Countrywide Promoters Pvt. Ltd.

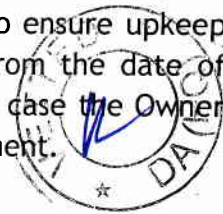
Authorised Signatory

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Director
Town & Country Planning
Haryana, Chandigarh

provision of the Act or these rules, then and in any such case, and notwithstanding the waiver of any previous case 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 favor of the Director.
4. The stamp and registration charges on this deed, shall be borne by the Owner.
5. The expression that "Owner" herein before used shall include his hirers, legal representatives, successors and permitted assigns.
6. After the layout and development works completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the Owner de mortgage the 15% saleable area, mortgage on the account of the BG required to be deposited against the cost of internal development works. However before de mortgage of the said area the Owner has to submit bank guarantee equivalent to 1/5th of the bank guarantee required to be deposited as per rule 11(a) and rules 1976, to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government.



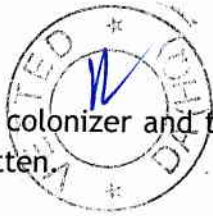
OR

7. After the layout and development works completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the Owner against the release of the bank guarantee, the BG shall be released provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized 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 the completion certificate under rule 16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government.




For Countrywide Promoters Pvt. Ltd.

Authorised Signatory

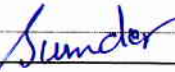
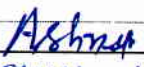

Director
Town & Country Planning
Haryana, Chandigarh

In witness where of the colonizer and the Director have signed this deed on the day and year first above written.

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| <p>For & on behalf of COUNTRYWIDE PROMOTERS PRIVATE LIMITED</p> <p></p> <p>Deepak Pannu Authorized Signatory</p> | <p>For & on behalf of GOVERNOR OF HARYANA</p> <p></p> <p>Director, Town and Country Planning, Haryana Town & Country Planning Haryana, Chandigarh </p> |
|---|---|

WITNESSES:

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|--|--|
| <p>1. Sign: </p> <p>Name: <u>SURENDER KUMAR</u></p> <p>Address: <u>#407, SHIV PURI COLONY</u> <u>AMBALA CANTT</u></p> | <p>2. Sign: </p> <p>Name: <u>ASHNI - KUMAR</u></p> <p>Address: <u># 3258 SEC-23-D</u> <u>Chandigarh</u></p> |
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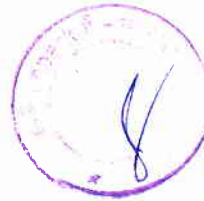
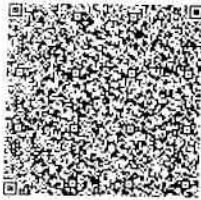


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INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

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|---------------------------|---|
| Certificate No. | : IN-CH27624887953845T |
| Certificate Issued Date | : 09-Mar-2021 09:40 AM |
| Certificate Issued By | : chsankumi |
| Account Reference | : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-23/ CH-CH |
| Unique Doc. Reference | : SUBIN-CHCHIMPSP0755160732986644T |
| Purchased by | : ASHNI KUMAR |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : COUNTRYWIDE PROMOTERS PVT LTD |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : COUNTRYWIDE PROMOTERS PVT LTD |
| Stamp Duty Amount(Rs.) | : 10 (Ten only) |



FORM LC-IV-B

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(See Rule 11 (1) (h))

Bilateral Agreement by Owner of land intending to set up a Affordable Plotted colony under Deen Dayal Jan Awas Yojna 2016

This agreement is made on this the 28th day of August, 2021 between (i) Countrywide Promoters Pvt. Ltd. (ii) Impartial Builders Pvt. Ltd. (iii) Ashirbad Buildwell Pvt. Ltd. (iv) Digital SEZ Developers Pvt. Ltd. (v) Grow High Realtors Pvt. Ltd. (vi) Garland Infrastructure Pvt. Ltd. (vii) Passionate Builders Pvt. Ltd.

LIB 0013691250

For Countrywide Promoters Pvt. Ltd.

Authorised Signatory

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Page 1 of 6

This document is to be signed and verified on the website or using e-Stamp Mobile App of State Government. If the document is signed and verified on the website / Mobile app renders it invalid. The e-Stamp is the only valid proof of the certificate. The e-Stamp is the only valid proof of the certificate.

Director
Town & Country Planning
Haryana, Chandigarh

Bright Star Builders Pvt. Ltd. (ix) Imagine Builders Pvt. Ltd. in Collaboration with Countrywide Promoter Private Limited, having its registered office at OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad Haryana-121004 through its authorized representative Sh. Deepak Pannu, (hereinafter called the "Owner") of the one part and the GOVERNOR OF HARYANA, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

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 (hereinafter referred to as the "Rules") and the conditions laid down therein for grant of licence, 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 finally granted for setting up of an Affordable Plotted Colony under policy 2016 DDJAY on the land measuring 15.5625 Acres falling in the revenue estate of village Palra, Sector-70A, Gurugram.

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

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:

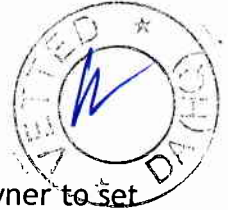
1. In consideration of the Director agreeing to grant license to the Owner to set up the said colony on the land mentioned in **ANNEXURE 1** hereto on the fulfillment of the conditions of this bilateral agreement the Owner, his partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this bilateral agreement executed by the Owner hereunder covenanted by him.
2. That the owner / developer shall integrate the bank account on which 70 percent allottee receipts are credited under section 4(2)(I)(D) of the Real Estate Regulation & Development Act, 2016 with the online application / payments 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.

For Countrywide Promoters Pvt. Ltd.

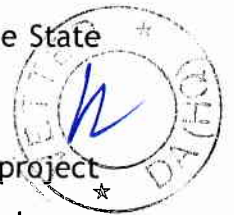

Authorised Signatory

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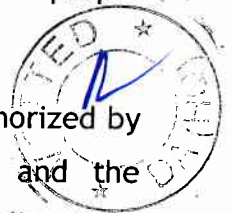

Director
Town & Country Planning
Haryana, Chandigarh



3. 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.
4. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner / developer.
5. 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 dedications 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.
6. That the Owner would be free to sell the residential as well as commercial plots of the colony in the open market.
7. That the Owner shall submit the list of allottee(s) to the Director twice a year.
8. That the record of such allotment shall be open for inspection by the State Government.
9. That the Owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case the net profit exceeds 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 spend this money on further amenities / facilities in his colony for the benefit of the resident therein.
10. The Owner shall submit a certificate to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that the overall net profits (after making provision for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
11. The Owner will transfer 10% area of the licensed colony free of cost to the Government for the provision of the community facilities. This will give the 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 the optimal utilization of the area. Further, the cost of the area so transferred shall not





- be recovered from the allotte(s) in any case.
12. That the Owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks, public health service for five years from the date of issue of the completion certificate under rule-16 unless earlier relieved of this responsibility at which the Owner 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 maybe.
 13. That the Owner shall deposit 30% of the amount realized by him from plot holders from time to time within ten days of its realization and a separate account to be maintained in the scheduled bank and that this amount shall only be utilized by the Owner towards meeting the cost of internal development works and the construction works in the colony.
 14. 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.
 15. 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 colony and the colonizer shall carry out all directions issued to him for ensuring due compliance of the execution of the layout plans and the development works in accordance with the license granted.
 16. That the bank guarantee of the internal development works has been furnished on the interim rates for development works and construction of the 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. (This clause will not be applicable incase the 15% of saleable area is mortgaged on the account of the said bank guarantee).
 17. That the Owner shall abide all the terms and conditions of the policy for affordable residential plotted colony under Deen Dayal Jan Awas Yojna - 2016.
 18. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same Ownership shall be permitted.



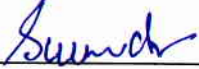

19. That you shall complete the project within seven years (5+2 years) from the date of grant of license as per clause 1(ii) of the policy notified on 01-04-2016.
20. That any other condition which the Director may think necessary in public interest can be imposed.



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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| <p>For & on behalf of COUNTRYWIDE PROMOTERS PRIVATE LIMITED</p> <p></p> <p>Deepak Pannu Authorized Signatory</p> | <p>For & on behalf of GOVERNOR OF HARYANA</p> <p></p> <p>Director, Town and Country Planning, Haryana <small>Town & Country Planning Haryana, Chandigarh</small></p> |
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WITNESSES:

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|--|--|
| <p>1. Sign: <u></u></p> <p>Name: <u>SURENDER KUMAR</u></p> <p>Address: <u>#401 SHIVPURI COLONY</u> <u>AMBALA CANTT</u></p> | <p>2. Sign: <u></u></p> <p>Name: <u>ASHNI-KUMAR</u></p> <p>Address: <u># 3258 SEC-23-D</u> <u>Chandigarh</u></p> |
|--|--|