

Bond



Indian-Non Judicial Stamp
Haryana Government



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Date : 18/06/2025

Certificate No. GOR2025F342

GRN No. 135535541



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Dvok Buildcon Llp

H.No/Floor : 224/sf

City/Village : Gurugram

Phone : 96*****22

Sector/Ward : 54

District : Gurugram

Landmark : Suncity business tower

State : Haryana



Purpose : LC IV A Bilateral Agreement to be submitted at Concerned office

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[FORM LC-IV A]

[See Rule 11(1)(h)]

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENCEING POLICY
DATED 11.05.2022**

This agreement made on the 17th day of July, 2025

between



We DVOK Buildcon LLP, a firm incorporated under the Limited Liability Partnership having its registered office at Unit No. 224, 2nd Floor, Suncity Business Tower, Sector 54, Gurugram, Haryana (hereinafter called the "Owner/Colonizer") which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory Sh. Dheeraj Yadav S/o Sh. Vikram Yadav,

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

and

.....of the ONE PART

For DVOK BUILDCON LLP

Dheeraj

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

The GOVERNOR OF HARYANA, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the "Director")

.....of the OTHER PART

AND WHEREAS in addition to the agreement executed in pursuance of provisions of the 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 licence, the Owner/Colonizer shall enter into a bilateral agreement with the Director for carrying out and completion of the development works in accordance with the licence finally granted for setting up a residential colony under NEW INTEGRATED LICENSING POLICY dated 11.05.2022 and its amendments therein, on the land area measuring 20.625 situated in the revenue estate of Village Sikhopur, Sector 78, Gurugram.

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

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director agreeing to grant license to the Owner/Colonizer to set up the said Residential Colony under NILP on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Colonizer, 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/Colonizer.

The Owner/Colonizer hereunder covenants as follows:-

1. That the Owner/Colonizer 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/Colonizer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates,

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Shreejai

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

schedule and terms and conditions determined by him along with the interest from the date of grant of license.

2. That the Owner/Colonizer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of NILP Policy as amended from time to time, which shall be followed in letter & spirit.
3. The terms and conditions of the policy parameters as prescribed under the residential colony under NILP Policy dated 11.05.2022 as amended from time to time and enclosed as Annexure - A -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/Colonizer will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per NILP Policy 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.
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 NILP Policy.
6. That all plots/flats in the project shall be allotted strictly as per the NILP Policy as amended from time to time.
7. That the Owner/Colonizer shall complete the project within 7 years (5+2 years) from the date of grant of licence as per policy.
8. That the Owner/Colonizer 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 NILP 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/Colonizer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.



For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
Dheeraj
Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

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/Colonizer 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 NILP Policy dated 11.05.2022 as amended from time to time.
10. That we shall abide by the terms and conditions of the New Integrated Licensing Policy notified on 11.05.2022 and the amendments therein.
11. That any other condition which the Director may think necessary in public interest can be imposed.
12. That the Owner/ Colonizer 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.
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.
14. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/ Colonizer.
15. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/ Colonizer. The owner/ Colonizer 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.

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Director
Town & Country Planning
& Haryana, Chandigarh



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

WITNESSES

1. Signature

Name

Address

For DVOK Builcon LLP

Dheeraj Yadav
Authorise Signatory

2. Signature

Name

Address

R/2 33 Mohan Garden
VILLAGE NAZAR
NEW DELHI - 59

Director
Town & Country Planning
Haryana, Chandigarh

DIRECTOR
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH
FOR and on behalf of the
Governor of Haryana.

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

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Haryana Government



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Deponent

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State : Haryana

Phone : 96*****22



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FORM LC-IV

(See rule 11)

**AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A RESIDENTIAL
COLONY UNDER NEW INTEGRATED LICENCEING POLICY DATED 11.05.2022**

This agreement made on the 17th day of July, 2025

Between

We DVOK Buildcon LLP, a firm incorporated under the Limited Liability Partnership, having its registered office at Unit No. 224, 2nd Floor, Suncity Business Tower, Sector 54, Gurugram, Haryana (hereinafter called the "Owner/Colonizer") which expression shall unless repugnant to subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory Sh. Dheeraj Yadav S/o Sh. Vikram Yadav,

.....of the ONE PART

and

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

The GOVERNOR OF HARYANA, acting through the Director, Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as the "Director")

.....of the OTHER PART

Whereas the Owner / Colonizer is in possession of land mentioned in Annexure hereto for the purposes of converting into Residential Colony under NILP Policy-2022.

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 licence finally granted for setting up a residential colony under New Intergrated Licenseing Policy dated 11.05.2022 over area measuring 20.625 situated in the revenue estate of Village Sikhopur, Sector 78, Gurugram.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the Director agreeing to grant license to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner, the Owner hereby convents as follows:

1. That the Owner / Colonizer shall integrate the bank account in which 70 percent allottee receipts are credited under section-4(2)(I)(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.
2. 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.



For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

3. That such 10 % deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
4. That the implementation of such mechanism shall , however, have no bearing on EDC instalment schedule conveyed to the owner / Colonizer. The owner / Colonizer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalment that are due for payment that paid as per the prescribed schedule.
5. That the Owner/Colonizer will be free from obligation of providing EWS and NPPL plots, if applicable, in case the Owner/colonizer shall surrender 10% land in favour of Government for Affordable Group Housing or deposits an amount at the rate three times the applicable collector rate of the said 10% land area for Affordable Group Housing.
6. That the Owner/Colonizer gets benefit of 100% FAR on the entire Net Planned Area in case of Surrender of 10% land for Affordable Group Housing or deposits an amount at the rate three times the applicable collector rate on 10% land for Affordable Group Housing.
7. That the Owner / Colonizer shall transfer the area to the Govt. in revenue records with 60 days of grant of licence and before approval of zoning plan. Consequently, the owner/developer will be free from obligation of providing EWS and NPPL plots.

1. Community Facility :

1. That the Owner / Colonizer shall transfer 10% of area of licenced 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 Director to workout the requirement of community infrastructure at sector level and accordingly make provisions.
2. That the location of the area for community facility will be at the discretion of Director to enable feasibility of its integration with the similar area reserved for community facilities in an adjoining colony.

For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

Director

Town & Country Planning
Haryana, Chandigarh

3. That FAR as permitted in the licenced colony will be given to the Owner/Developer for the area to be transferred in this regard for its utilization within the licenced colony area as per existing practice being followed in group housing colonies.
4. The land earmarked for community site shall be transferred before obtaining the Completion Certificate, if applicable.
5. That the Owner / Colonizer has no objection if Govt. decides to utilize this area through any public /private agencies as it may deem fit.
6. That the Owner / Colonizer shall ensure that this area will have independent access of minimum 18 meters further approachable to 24 meters wide internal sector road.
7. That the Owner / Colonizer shall ensure to provide single point connection for water supply, sewerage, drainage and electrical infrastructure.
2. That the Owner / Colonizer shall derive maximum net profit 15% of the total project cost of development of a colony after making provision 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 this colony for the benefit of resident therein. or the owner / Colonizer 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 restriction of net profit beyond 15%.
3. The Owner / Colonizer shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that:
 - a. That overall net profit (after making provision for the payment of taxes have not exceeded 15% of the total project cost of the scheme.
 - b. The owner / Colonizer while determining the sale price of the plots in residential plotted colony, in open market shall compute the net profit



For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

[Signature]

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

@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.

4. That the pace of construction in the colony shall be in accordance with sale agreement with the buyers of the plots/flats/office and commercial space/ IT as and when the scheme is launched, wherever applicable.
5. That the Owner / Colonizer shall 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 and thereupon the owner / Colonizer 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.
6. i) That the Owner / Colonizer shall ensure compliance of the provision of Haryana Apartment Ownership Act, 1983, which shall be followed in letter & 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 a(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. That the owner / Colonizer shall deposit 30% of the amount realized by them from plot holders from time to time within ten days of its realization in a separate account to be maintained in the Scheduled Bank and that this amount shall only be utilized by the Owner/Developer towards meeting the cost of internal development works and the construction works in the colony.
8. That the owner / Colonizer shall permit the Director or any other officer authorized by him in his behalf to inspect the execution of the layout and the development works in the colony and the Owner/Developer shall carry out all directions issued to him for ensuring due compliance of the execution of the

For DVOK BUILDCON LLP

For DVOK BUILDCON LLP *R. K. Kumar*
Dheeraj Designated Partner/Auth. Signatory
Designated Partner/Auth. Signatory

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh



layout plans and the development works in accordance with the licence granted.

9. That the owner / Colonizer shall carry out at their own expenses for any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
10. That the bank guarantee of internal development works has been furnished on the interim rates for development works. The owner / Colonizer will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates 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 / Colonizer will furnish an additional bank guarantee with within thirty days on demand.
11. That the Owner / Colonizer shall deposit Infrastructure development charges @ Rs. 625/- per sq. mtr. for permissible saleable GH area and @ Rs. 1000/- per sq.mtr. (175% FAR) for commercial component through bank draft in favour of Director, Town & Country Planning Haryana payable at Chandigarh in two equal installments. The first installment of Infrastructure Development Charges would be deposited by the owner / Colonizer within 60 days from the date of grant of licence, failing which 18% p.a. (simple) interest will be paid for the delayed period.
12. Provided always and it is hereby agreed that if the Owner / Colonizer shall commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provision of the Act and the Rules, then and in any such case and notwithstanding the waiver of any previous clause or right, the Director, may be cancel the licence granted to them.
13. Upon cancellation of the licence under clause-12 above, action shall be taken as provided in the Haryana Development and Regulation Areas Act, 1975 and Haryana Development and Regulation Areas Rules, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of Director.



For DVOK BUILDCON LLP

Shuani

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

(23)

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14. The stamp duty and registration charges on this deed shall be borne by the owner / Colonizer.
15. The expression Owner / Colonizer hereinbefore used/shall include their heirs legal representatives, successors and permitted assignees.
16. 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 the site within the licenced land for transformer/switching station/electric sub station as per norms prescribed by the Owner utility in the Zoning Plan of the project.
17. That any other condition which the Director may think is necessary in public interest can be imposed.
18. The Owner / Colonizer shall pay Labour Cess as per policy instructions issued by Haryana Government vide memo no. Misc. 2057-525/2008/2TCP dated 25.02.2010.

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

WITNESSES

1. Signature [Signature]
Name Jitender Agar
Address Palwal, Haryana

For DVOK Builcon LLP

[Signature]
Dheeraj Yadav
Authorise Signatory

2. Signature [Signature]
Name R. K. KUMAR
Address M/233 M. K. L. Road
Vasant Vihar
New Delhi - 59.

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh
DIRECTOR
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH
FOR and on behalf of the
Governor of Haryana

For DVOK BUILDCON LLP
R. K. K. Kumar
Designated Partner/Auth. Signatory