



**Indian-Non Judicial Stamp
Haryana Government**



Date :09/07/2025

Certificate No. G012025G1709



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 136573359

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Emaar India Ltd

H.No/Floor : Na

Sector/Ward :

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 78*****96



Purpose : AGREEMENT to be submitted at Concerned office

LC - IV D

**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A
COMMERCIAL PLOTTED COLONY**

13th September

THIS AGREEMENT made on this 13th July, 2025 between , Balraj Singh S/o Bhale Ram, Smt. Sunil Malik W/o Vijender Singh Malik (hereinafter referred to as the "Land Owners") in collaboration with Emaar India Limited (hereinafter referred to as "Developer Company") having its office at Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram, Haryana and having its registered Offices at 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017 through Mr. Sunil Beniwal, Authorised Signatory of Companies of the one part and the Governor of Haryana acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") on 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 the grant of licence, the Owner shall enter into a Bilateral Agreement with the Director for carrying out and completion of development works in accordance with the licence finally granted for setting up of an additional Commercial Plotted Colony on the land measuring 0.66875 Acres in addition to License no.14 of 2021 dt 12/03/2021 for 6.40625 Acres and License no.130 of 2022 dt 25/08/2022 for 11.40 Acres falling in the revenue estate of Village Bajghera, Sector-114, Tehsil and District Gurgaon, Haryana

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


Director
Town & Country Planning
Haryana, Chandigarh

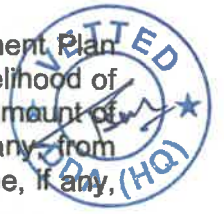


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NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS FOLLOWS:-

1. In consideration of the Director agreeing to grant licence to the Owner to set up the said colony on the land mentioned in Annexure 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 as follows:

- (i) That the Owner undertakes to pay proportionate External Development Charges as per rate, schedule, terms and conditions hereunder.
- (ii) That the Owner shall pay the proportionate External Development Charges at the tentative rate of Rs.499.664 lacs per gross acre for Commercial Plotted Colony. These charges shall be payable to Haryana Shehri Vikas Pradhikaran through the Director, Town and Country Planning, Haryana either in lumpsum within thirty days from the date of grant of licence or in the following manner:-
 - (a) First installment shall be payable within a period of thirty days from the date of grant of licence.
 - (b) Balance 91.67 % in eleven equal quarterly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount worked out at the tentative rate of Rs.499.664 lacs per gross acre. However at the time of grant of occupation certificate nothing will be outstanding on account of EDC.
 - (c) The Owner shall furnish Bank Guarantee equal to 25% of the amount worked out at the tentative rate of Rs.50 lacs per gross acre for the Internal Development Works.
- (iii) The EDC rates for Gurgaon Manesar Urban Complex and Development Plan 2021 are under review and are likely to be finalised soon. There is likelihood of substantial increase in EDC rate, the Owner shall pay the enhanced amount of External Development Charges and interest on the installments, if any, from the date of grant of licence and shall furnish additional bank guarantee, if any, on the enhanced EDC.
- (iv) For the grant of Completion Certificate, the payment of External Development Charges shall be pre-requisite along with valid licence & the Bank Guarantee.
- (v) The unpaid amount of External Development Charges (EDC) would carry an interest at a rate of 12% per annum (Simple) and in case of any delay in the payment of installment on the due date an additional penal interest of 3% per annum (making the total payable interest as 15% simple per annum) would be chargeable upto a period of three months and an additional three months with the permission of Director.
- (vi) That the Owner shall derive maximum net profit @15% of the total Project cost of development of the above noted Commercial Colony after making provisions of statutory taxes. In case, the net profit exceeds 15% after completion of the project surplus amount shall be deposited, within two months in the State Government Treasury by the Owner. Alternatively, the owners have option to pay to DTCP the Infrastructure Augmentation Charges on the rates and manner as prescribed in the Rules.
- (vii) The Owner shall submit the certificate to the Director within thirty days of the full and final completion of the project from a Chartered Accountant that the overall net profit (after making provisions for the payment of taxes) has not exceeded 15% of the total project cost of the scheme.



licence period and the Owner shall be bound to make the payment within the period so specified.

- (a) Enhanced compensation on land cost, if any, shall be payable extra as decided by Director from time to time.
- (b) The Owner shall arrange the electric connection from the outside source for electrification of their colony from Haryana Vidyut Parsaran Nigam Ltd. If the Owner fails to seek electric connection from Haryana Vidyut Parsaran Nigam Ltd, then Director shall recover that cost from the Owner and deposit the same with Haryana Vidyut Parsaran Nigam Ltd. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be the responsibility of the colonizer, for which the colonizer will be required to get the "Electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. Haryana Vidyut Parsaran Nigam / Uttari Haryana Bijlee Vitran Nigam Limited/Dakshin Haryana Bijlee Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the colony.
- (c) That the rates, schedule and terms and conditions of External Development Charges may be revised by the Director during the period of licence as and when necessary and Owner shall be bound to pay the balance enhanced charges, if any, in accordance with the rates, schedule and terms and conditions so determined by the Director
- (d) That the Owner shall be responsible for the maintenance and upkeep of the colony for a period of five years from the date of issue of completion certificate under Rule 16 of the Rules unless earlier relieved of this responsibility.
- (e) That the Owner shall be individually as well as jointly be responsible for the development of commercial colony.
- (f) That the owner shall complete the internal development works within one year of the grant of the license.
- (g) That the Owner shall deposit Infrastructure Development Charges @Rs.1000/- per square meter of the permitted floor area of the colony in two equal installments. The first installment of the Infrastructure Development Charges would be deposited by the Owner within sixty days from the date of grant of licence and the second installment within six months from the date of grant of the licence. The unpaid amount of Infrastructure Development Charges shall carry an interest @18% (simple) per annum for the delay in the payment of installment.
- (h) That the Owner shall carry out, at his own expense and cost any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
- (i) That the Owner shall permit the Director, or any other officer authorised by him on his behalf to inspect the execution of the development works and the Owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the licence granted.
- (j) That without prejudice to anything contained in this agreement, all provisions contained in the Act & the Rules shall be binding on the Owner.
- (k) That the Owner shall make his own arrangement for disposal of sewerage till the external sewerage system is provided by Haryana Shahiri Vikas

the Rules, then in any case and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to the Owner.

3. Upon cancellation of the licence under clause-2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rule, 1976 as amended up to date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.

4. The stamp duty and registration charges on this deed shall be borne by the Owner.

5. After the layout and development by the Owner in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf, from the Owner, release the Bank Guarantee or part thereof, as the case may be. The Bank Guarantee equivalent to 1/5th amount thereof shall be kept unreleased 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. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of the External Development Charges received from the Owner.

6. That any other condition which the Director may think necessary in public interest can be imposed.

7. That the owner 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 licenced land for Transformers switching stations / Electric sub stations as per the norms prescribed by the power utility in the zoning plans of the project.

8. That the owner shall pay Labour Cess charges as per the policy of Govt. Dated 25.02.2010.

9. The owner shall comply with the conditions of the policy for grant of licence for commercial plotted colony dated 06.03.2018 read with policy 10.07.2019.

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

WITNESSES:

1. Signature Ravi Kumar
Name RAVI KUMAR
Date _____
Address SCO 76-77, 8C
Chandigarh.

Balraj Singh S/o Bhale Ram,
Smt. Sunil Malik W/o Vijender Singh Malik
In Collaboration with Emaar India Limited

Signature . Authorised Signatory

2. Signature _____
Name _____
Date _____
Address _____

DIRECTOR
TOWN & COUNTRY PLANNING
HARYANA, CHANDIGARH

Director
Town & Country Planning
Haryana, Chandigarh

Bond



Indian-Non Judicial Stamp
Haryana Government



Date :09/07/2025

Certificate No. G0I2025G1710

GRN No. 136573359



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Emaar India Ltd

H.No/Floor : Na

City/Village : Gurugram

Phone : 78*****96

Sector/Ward :

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AGREEMENT to be submitted at Concerned office

LC - IV

AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A COMMERCIAL PLOTTED COLONY

THIS AGREEMENT is made on this 18th day of September, 2025 between Balraj Singh S/o Bhale Ram, Smt. Sunil Malik W/o Vijender Singh Malik, (hereinafter referred to as "Land Owners") in Collaboration with Emaar India Limited (hereinafter referred to as "Developer Company") having its registered Offices at 306-308, Square One C-2, District Centre, Saket, New Delhi-110017, having its office at Emaar Business Park, MG Road, Sikanderpur, Gurugram, Haryana through Mr. Anil Beniwal, Authorised Signatory of Companies of the one part and the Governor of Haryana acting through the Director of Town & Country Planning, Haryana, (hereinafter referred to as the "Director") of the other part.



AND

The Governor of Haryana acting through the Director, Town & Country Planning, Haryana, Chandigarh (hereinafter referred to as the "Director") of the other part.

WHEREAS the Owner is in possession of the land mentioned in Annexure hereto for the purpose of converting it into a Commercial Plotted Colony.

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 licence is that the Owner shall enter into an agreement for carrying out and completion of development works in accordance with the licence granted for setting up of Commercial Plotted Colony on Additional on the land measuring 0.66875 Acres falling in the revenue estate of village Bajghera, Tehsil & District Gurugram in addition to License No. 14 of 2021 dt 12/03/2021 for 6.40625 Acres and License No.130 of 2022 dt 25/08/2022 for 11.40 Acres, Sector-114, Village Bajghera, Gurugram.

Director
Town & Country Planning
Haryana, Chandigarh



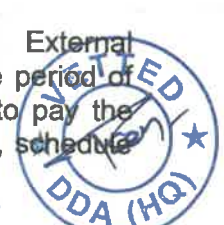
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NOW THIS DEED WITNESSETH AS FOLLOWS:

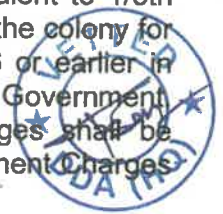
1. In consideration of the Director agreeing to grant licence to the Owner to set up the said Commercial Plotted Colony on the land at Village Bajghera, Sector-114 Gurgaon-Manesar Urban Complex above on the fulfillment of all the conditions as are laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 the Owner, hereby covenants as follows:-

- (a) That the Owner undertakes to pay proportionate External Development Charges as per rate, schedule, terms and conditions here to as:-
- i) That the Owner shall pay the proportionate External Development Charges at tentative rate of Rs.499.664 lacs per gross acre for Commercial Plotted Colony. These charges shall be payable to Haryana Shehri Vikas Pradhikaran (HSVP) through the Director, Town & Country Planning, Haryana either in lumpsum within 30 days from the date of grant of licence or in twelve equal quarterly installments of 8.33 % each in the following manner :-
 - (a) First installment shall be payable within a period of 30 days from the date of grant of licence;
 - (b) Balance 91.67% in eleven equated quarterly installments alongwith interest at the rate of 12% per annum on the unpaid portion of the amount worked out at the tentative rate of Rs.499.664 lacs per gross acre. However, at the time of grant of completion certificate nothing will be outstanding on account of EDC.
 - ii) The EDC rates for Gurgaon Manesar Urban Complex are under review and are likely to be finalised soon. There is likelihood of substantial increase in EDC rates, the Owner shall pay the enhanced amount of External Development Charges and interest on the installments, if any, from the date of grant of licence and shall furnish additional bank guarantee, if any, on the enhanced EDC.
 - iii) For the grant of completion certificate, the payment of External Development Charges shall be pre-requisite alongwith valid licence and Bank Guarantee.
 - iv) The unpaid amount of EDC would carry an interest at a rate of 12% per annum (simple) and in case of any delay in the payment of installment on the due date, an additional penal interest of 3% per annum (making the total payable interest @15% simple per annum) would be chargeable upto a period of three months and an additional three months with the permission of the Director.
 - v) In case HSVP executes External Development Works before final payment of EDC, the Director shall be empowered to call upon the Owner to pay the balance amount of EDC in lumpsum even before the completion of the licence period and the Owner shall be bound to make the payment within the period so specified.
 - vi) That the owner / developer 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.
 - vii) That such 10% of the total receipt from each payment made by the

- viii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner / developer.
- ix) 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 deduction with payments from its own funds to ensure that by the EDC installments that are due for payment are paid as per the prescribed schedule.
- (b) Enhanced compensation on land cost, if any, shall be payable extra as decided by the Director, from time to time.
- (c) The Owner shall arrange the electric connection from the outside source for electrification of their colony from Haryana Vidyut Parsaran Nigam Ltd. If the Owner fails to seek electric connection from Haryana Vidyut Parsaran Nigam Ltd, then Director shall recover that cost from the Owner and deposit the same with Haryana Vidyut Parsaran Nigam Ltd. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be the responsibility of the colonizer, for which the colonizer will be required to get the "Electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. Haryana Vidyut Parsaran Nigam / Uttari Haryana Bijlee Vitran Nigam Limited/Dakshin Haryana Bijlee Vitran Nigam Limited, Haryana and complete the same before obtaining completion certificate for the colony.
- (d) That the rates, schedule and terms and conditions of External Development charges may be revised by the Director, during the period of licence as and when necessary and the Owner shall be bound to pay the balance of enhanced charges, if any, in accordance with the rate, schedule and terms and conditions so determined by the Director.
- (e) That the Owner shall be responsible for the maintenance and upkeep of the colony for a period of five years from the date of issue of completion certificate under Rule 16 of the Rules, unless earlier relieved of this responsibility.
- (f) That the Owner shall be individually as well as jointly be responsible for the development of the commercial colony.
- (g) That the Owner shall complete the Internal Development Works within one year of the grant of licence.
- (h) That the Owner shall deposit Infrastructure Development Charges @Rs.1000/- per square meter of the permitted floor area of the colony in two equal installments. The first installment of the Infrastructure Development Charges shall be deposited by the Owner within sixty days from the date of grant of licence and the second installment shall be deposited within six months from the date of grant of licence. The unpaid amount of Infrastructure Development Charges shall carry an interest @18% per annum (simple) for the delayed period in the payment of installments.
- (i) That the Owner shall carry out, at his own expense and cost, any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
- (j) That the Owner shall permit the Director, or any other officer of the Department authorized by him in this behalf to inspect the execution of the development works in the colony and the Owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development works in accordance with the licence granted.



2. That the Owner shall make his own arrangement for disposal of sewerage till the external sewerage system is provided by HSVP and same is made functional.
3. Provided always and it is hereby agreed that if the Owner commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then and in case and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to the Owner.
4. Upon cancellation of the licence under clause-3 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 as amended upto date. The Bank Guarantee in that event shall stand forfeited in favour of the Director.
5. The stamp duty and registration charges on this deed shall be borne by the Owner.
6. The expression 'the Owner' hereinbefore used shall include his heirs, legal representatives, and successors and permitted assignees.
7. After the development works in respect of the 'Commercial Plotted Colony' over an area 0.66875 Acres have been completed by the Owner in accordance with the approved plans and specifications and a completion certificate in respect thereof have been issued, the Director may, on an application in this behalf from the Owner, release the Bank Guarantee or part thereof, as the case may be. The Bank Guarantee equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep & maintenance of the colony for a period of five years from the date of completion certificate under Rule 16 or earlier in case, the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of the External Development Charges received from the Owner.



IN WITNESS WHEREOF the Owner and the Director have signed this deed on the date and the year first above written.

WITNESSES:

1. Signature *Ravi Kumar*
 Name RAVI KUMAR
 Date _____
 Address S/O 76-77, & C
Chandigarh.

Balraj Singh S/o Bhale Ram,
 Smt. Sunil Malik W/o Vijender Singh Malik
 In Collaboration with Entaar India Limited

Signature (Authorised Signatory)



2. Signature _____
 Name _____
 Date _____
 Address _____

DIRECTOR
 TOWN & COUNTRY PLANNING
 HARYANA, CHANDIGARH
 For and on behalf of the Governor of
 Haryana

Director
 Town & Country Planning
 Haryana, Chandigarh

[Handwritten signature]