



सत्यमेव जयते

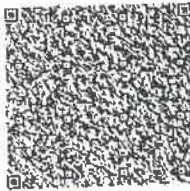
INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No.
Certificate Issued Date
Certificate Issued By
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-CH35774442763707U
: 27-Jun-2022 03:46 PM
: chnitkapl
: IMPACC (GV)/ chlmpsp07/ E-SAMPARK SEC-07/ CH-CH
: SUBIN-CHCHIMPSP0770948663948321U
: PARVEEN
: Article 4 Affidavit
: Not Applicable
: 0
: (Zero) **DEVELOPERS**
: NOURISH BUILDERS PVT LTD
: Not Applicable
: NOURISH BUILDERS PVT LTD
: 10
: (Ten only)

e-Sampark Centre
Sec. 07 Chd



e-Sampark Centre
Sec. 07 Chd



Please write or type below this line

[FORM LC-IV B]

[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.**

Director
Town & Country Planning
Haryana, Chandigarh

Nourish Developers Private Limited

0013004769

Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoelstamp.com or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority

This agreement made on the 5th day of August, 2022 by Aspis Buildcon Private Limited, Stardity Raltech Private Limited in Collaboration with Nourish Developers Pvt. Ltd., a company registered under the Companies Act having its registered office- Unit No. 12A Floor, Tower 2 M3M International Financial Center, Sector-66 Gurugram, Haryana -122102 (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 (herein after 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 licence finally granted for setting up of a residential colony under New Integrated Licenceing Policy dated 11.05.2022 on the land measuring 16.1125 acres falling in the revenue estate village Chauma, Sector -113, Gurugram, Haryana.

AND WHEREAS the bilateral agreement mutually agreed upon and executed between the parties shall be binding on the owner: -

NOW THIS AGREEMENT WITNESSES AS UNDER:-

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Residential Colony under NILP on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner/Developer, their partners, legal representatives authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the 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 license period as and when necessary and the Owner/Developer shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the interest from the date of grant of license.
2. That the Owner/Developer shall ensure that the plots are sold/leased/transferred by them keeping in view the provisions of NILP 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 residential colony under NILP Policy dated 11.05.2022 as amended from time to time and enclosed as Annexure-1 to this agreement shall forming integral part of this agreement and shall be read as part and parcel of this agreement.

Nourish Developers Private Limited


Authorized Signatory


Director
Town & Country Planning
Haryana, Chandigarh

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 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 in the project shall be allotted strictly as per the NILP 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.
8. That the Owner/Developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Colony under 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/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
9. That the bank guarantee of the internal development works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner/Developer shall submit the additional bank guarantee, if any, at the time of the approval of services plan/estimates according to the approved layout plans (this clause shall not be applicable in the cases, where 15% of saleable area is mortgaged on account of said bank guarantee as per 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 amendment therein.
11. That any other condition which the Director may think necessary in public interest can be imposed.
12. That, the Owner/ Developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(i)(d) of the Real Estate Regulation and Development Act, 2016 with the on-line application/ payment gateway of the Department, in such manner, so

Nourish Developers Private Limited

Authorized Signatory

**Director
Town & Country Planning
Haryana, Chandigarh**

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/ developer.
15. The implementation of such mechanism shall, however, have no bearing on the 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 the EDC installments that are due for payment get paid as per prescribed, schedule.

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

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

WITNESSES

1. Signature _____
Name SANTOSH KLOMP
Date _____
Address (828) 513, Cde

2. Signature _____
Name _____
Date _____
Address _____

Nourish Developers Private Limited

Signature _____
Name _____
Date _____
Address of the owner _____

Director
Town & Country Planning
Haryana, Chandigarh

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