



 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 11/07/2023
Certificate No.	GOK2023G2358	Stamp Duty Paid : ₹ 101
GRN No.	105053760	Penalty : ₹ 0
 		(Rs. Only) (Rs. Zero Only)
<b>Deponent</b>		
Name :	Silverglades Homes LLP	
H.No/Floor :	Na	Sector/Ward : Na
City/Village :	Gurugram	Landmark : Na
Phone :	98*****72	District : Gurugram
		State : Haryana
		
Purpose : LC IV Agreement to be submitted at Concern office		
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <a href="https://egrashry.nic.in">https://egrashry.nic.in</a>		

**LC-IV**  
**AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A**  
**COLONY UNDER NEW INTEGRATED LICENSING POLICY. DATED 11.05.2022**

This Agreement is made on this 23<sup>rd</sup> day of October, 2023.

**BETWEEN**


Pyramid & LID Realtors LLP C/o Silverglades Homes LLP having its office at H-38, Ground Floor, M2K White House, Sector 57, Gurugram (hereinafter called the "Developer") 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 namely Dinesh Kumar respectively.


.....Of the ONE PART

And

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

..... Of the OTHER PART

**Silverglades Homes LLP**  
  
**Authorized Signatory**

  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh

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 license, the Owner/Developer shall enter into agreement with the Director General for carrying out and completion of development works in accordance with the license finally granted for setting up a colony under NEW INTEGRATED LICENSING POLICY dated 11.05.2022 on the land measuring 10.4625 Acres in Sector- 63-A, Gurugram, Haryana.

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

In consideration of the Director General agreeing to grant license to the Owner/Developer to set up the said Affordable Group Housing 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 integrate its bank account in which 70% allottee receipts are credited under section 4(2)(i)(d) of the real estate and regulation and development act, 2016 with the online application/payment gateway of the department in such manner so as to ensure 10% of the total receipts from each payments made by an allottee is automatically deducted and get credited to the EDC head in the state treasury.
2. 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 Govt. Treasury against EDC dues.
3. Such 10% deduction shall continue to operate till the total EDC dues get received from the owner/developer.
4. That the implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/developer shall continue to supplement such automatic EDC deduction with payments from its own funds to ensure that the EDC installments that are due for payments get paid as per prescribed schedule.

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Director General  
Town & Country Planning  
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5. That the owner/developer shall transfer 12% of colony area free of cost to the Government earmarked for EWS (hereinafter referred as "EWS") as No profit no loss (hereinafter referred to as "NPNL") housing.
6. That the owner/developer shall ensure that the land for community sited upto two pockets of atleast 1.25 acres each in colony upto 40 acres and atleast 2.00 acres in case of colonies above 40 acres.
7. That the location of this area will be decided by the Director in consultation with the owner/developer at the time of grant of license.
8. That the owner/developer shall not claim benefit of FAR, Ground coverage i.e. 12% area as mentioned in policy dated 09.02.2016.
9. That the owner/developer has no objection if Govt. decides to utilize this area through any public/private agencies as it may deem fit.
10. That the owner/developer shall ensure that this area will have independent access of minimum 18 meters further approachable to a 24 meters wide internal sector road.
11. That the owner/developer shall ensure to provide single point connection for water supply, sewerage, drainages and electric infrastructure.
12. That the owner/developer shall transfer the area to the Govt. in revenue records within 60 days from the grant of license and before approval of zoning plan. Consequently the owner/ developer will be free from obligation of providing EWS and NPNL plots.

1. Community Facilities:-

1. That the owner/developer shall transfer 10% of the area of licensed colony 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 the Director to work out 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.
3. The FAR as per permitted in the licensed colony will be given to the Owner/Developer of the area to be transferred in this regard of its utilization

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Director General  
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within the licensed colony area as per existing practice being followed in group housing colony.

4. The land will be transferred within 60 days of grant of license.
2. 1. 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 or the owner/developer 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 restrictions of net profit beyond 15%.
3. That the owner/Developer shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant i.e.
  - a) That the overall net profit (after making provision of the payment of taxes have not exceeded 15% of the total project cost of the scheme).
  - b) That the Owner/Developer while determining the sale price of the plots in residential plotted colony, in pen market shall compute the net profit @ 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 the construction shall be at least in accordance with our sale agreement with the buyers of the flats/office/plots/commercial space/LT Space as and which the scheme is launched, wherever applicable.
5. That the Owner/Developer shall be responsible for the maintenance and upkeep of all roads, open spaces if the said Affordable Group Housing Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner/Developer shall transfer all such roads, open spaces, public parks and public

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health services free of cost to the Government or the local authority, as the case may be.

6. (i) That the owner/Developer shall ensure compliance of the provision of Haryana Apartment Ownership act, 1983, which shall be followed in letter and 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)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. That the Owner/Developer shall deposit 30% of the amount realized by him from the Flat 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 internal development works of the colony.
8. 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 Affordable Group Housing 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 license granted.
9. That the Owner/Developer shall carry out at their own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the said Colony.
10. 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/estimate according to the approved layout plan. With an increase in the cost of construction and increased in the number of facilities in the layout plan, the owner/developer will furnish an additional bank guarantee within 30 days on demand.

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11. That the owner/developer shall deposit infrastructure development charges @ Rs. 375/- per sq. mtr. For permissible saleable plotted area and @ 750/- per sq. mtr (175% FAR) for commercial component through bank draft in favor of Director General, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The First installment would be deposited by the owner within 60 days from the date of grant of license and second installment shall be deposit within 6 months from the date of grant of license, falling 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/Developer commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, than in case and notwithstanding the waiver of any previous clause or right, the Director may cancel the license granted to the Owner/Developer.
13. Upon cancellation of the License under clause-20 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 Director General.
14. The stamp duty and registration charges on this deed shall be borne by the Owner/Developer.
15. The expression 'Owner/Developer' hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
16. 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 license to enable provision to site in licensed land Transformers/Switching Stations/Electric Sub-Stations as per norms prescribed by the power utility in the zoning plan of the project.

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Town & Country Planning  
Haryana, Chandigarh

17. That any other condition which the Director may think is necessary in public interest can be imposed.
18. The Owner/Developer shall pay labour cess charges as per policy of Govt. dated 25.02.2010



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

Witness:

Signature  
Silverglades Homes LLP  
*Rajesh Kumar*  
Authorized Signatory  
AUTHORIZED SIGNATORY

1.

2.

DIRECTOR,  
TOWN AND COUNTRY PLANNING,  
HARYANA, CHANDIGARH

FOR AND ON BEHALF OF THE  
GOVERNOR OF HARYANA

*[Signature]*  
Director General  
Town & Country Planning  
Haryana, Chandigarh