

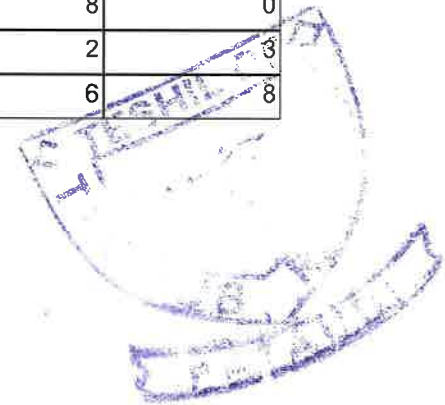
DDO Code: 0362	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 16-04-2025 (Cash) 10-04-2025 (Chq./DD)	*0130760555*		
GRN No.: 0130760555	Date: 09 Apr 2025 15:38:52		
Office Name: 0362-TEHSILDAR PATAUDI			
Treasury: Pataudi			
Period: (2025-26) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		3	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50003	
₹ Fifty Thousands Three Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: MUKUL YADAV ETC			
Address: BADSHAHPUR -			
Particulars: REGISTRY FES			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	23106263694		
Payment Date:	09/04/2025		
Bank:	Punjab National Bank Aggregator		
Status:	Success		

07P-0599500498

DDO Code: 0362	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 16-04-2025 (Cash) 10-04-2025 (Chq./DD)	*0130760555*		
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Status:	Success		

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1193/4	1205/4	56	13/3	1	0
1193/4	1205/4	56	14/2	6	7
1193/3	1205/3	56	14/3	1	12
1193/3	1205/3	56	15	8	0
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1193/4	1205/4	56	17/2	7	10
1193/4	1205/4	56	18/1	1	3
1193/4	1205/4	56	23/1/3	0	3
1193/4	1205/4	56	24/1	1	2
1193/4	1205/4	56	25/1	1	2
384/3	386/3	56	5/2/1	3	0
384/5	386/5	56	5/2/5	0	11
384/3	386/3	56	6	8	0
1193/3	1205/3	56	7/1	2	3
1193/4	1205/4	56	7/2	6	8



Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the appointment.

For Y COMPLEVA

For Y CON INFRA

partner

142

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 10/04/2025

Certificate No. GDJ2025D11



GRN No. 130761411

Stamp Duty Paid : ₹ 4734000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ramesh Kumar Yadav

H.No/Floor : Na

Sector/Ward : Na

LandMark : Village badshahpur

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone: 95*****98

Others : Mukul kumar yadav, alok yadav, jyoti yadav



Buyer / Second Party Detail

Name : Y Con Infra

H.No/Floor : 212

Sector/Ward : 2f

LandMark : Bestech chambers sushant lok 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 95*****98

Purpose : COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

COLLABORATION AGREEMENT

This Collaboration Agreement is made and executed at Gurgaon on this 11th day of April, 2025.

BY & BETWEEN

- (1) SH. RAMESH KUMAR YADAV (ADHAAR NO. 3652 0356 0090 & PAN NO.-AAFPY0514L) S/O SH. HOSHIYAR SINGH YADAV R/O C-139, SUSHANT LOK-I, GURUGRAM (2) SH. MUKUL KUMAR YADAV ((ADHAAR NO. 3844 6599 4155 & PAN NO.-ACGPY5244A) S/O SH. TEK RAM YADAV R/o HOUSE NO.-915, TYAGI WADA, BADSHHPUR, GURURGAM (3) SH. ALOK YADAV (ADHAAR NO. 9603 6236 5103 & PAN NO.-AAPY6569D) S/O SH. KAILASH YADAV R/O PU-5, NEAR-RAM LEELA GROUND, PITAMPURA, SARASWATI VIHAR, DELHI-110034 (4) SMT. JYOTI YADAV (ADHAAR NO.8984 5986 3023 & PAN NO.-ABMPY1613J) W/O SH. MANOJ YADAV R/O HOUSE NO.-406, SCTOR-10A, GURUGRAM HARYANA (hereinafter collectively referred to as "OWNERS"/FIRST PARTY" which expression shall, unless repugnant to the context thereof, mean and include their legal heirs, representatives, nominees and permitted assigns) party of the First Part.

For Y CON INFRA

Partner

For Y CON INFRA

Partner

For Y CON INFRA

Partner

प्रलेख न:142

दिनांक:11-04-2025

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील पटौदी

गांव/शहर Pataudi

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 0.0199999995529652 रुपये

स्टाम्प नं : GDJ2025D11

स्टाम्प की राशि 4734000 रुपये

रजिस्ट्रेशन फीस की राशि 100
रुपये

EChallan:130760555

पेस्टिंग शुल्क 0 रुपये

Drafted By: S C ARORA ADV

Service Charge:0

यह प्रलेख आज दिनांक 11-04-2025 दिन शुक्रवार समय 2:50:00 PM बजे श्री/श्रीमती /कुमारी

RAMESH KUMAR YADAV पुत्र HOSHIYAR SINGH YADAV MUKUL KUMAR YADAV पुत्र TEK RAM YADAV
ALOK YADAV पुत्र KAILASH YADAV JYOTI YADAV पत्नी MANOJ YADAV निवास SEC 10 A GGM द्वारा पंजीकरण
हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पटौदी)
संयुक्त सब रजिस्ट्रार
पटौदी

हस्ताक्षर प्रस्तुतकर्ता

RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Y CON INFRA thru HARSH YADAV LAKSH YADAV AMIT KUMAR
YADAV OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MAMAN SINGH LAMBERDAR पिता .
निवासी PATAUDI व श्री/श्रीमती /कुमारी PREETAM YADAV पिता SURENDER YADAV
निवासी PATAUDI ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

संयुक्त सब रजिस्ट्रार
पटौदी

AND

Y CON INFRA, A PARTNERSHIP FIRM, (PAN NO. AADFY3122A) HAVING ITS REGISTERED OFFICE AT: UNIT NO. 212, SECOND FLOOR, BESTECH CHAMBERS, SUSHANT LOK-I, GURUGRAM-122002 through one of its partners Mr. Harsh Yadav S/o Sh. Mahesh Yadav (Adhaar no. 4729 3927 6121 Pan no.ALTPH0621C) & Mr. Laksh Yadav (Adhaar No. 7420 2061 1972) S/o Sh. Mukul Kumar Yadav & Mr. Amit Kumar Yadav (Adhaar No. 3755 6218 6997) S/o Sh. Ramesh Kumar Yadav, duly authorized by the Letter of Authorization by other Partners dated 09.04.2025(hereinafter referred to as "**DEVELOPER/SECOND PARTY**" which expression shall, unless repugnant to the context thereof, mean and include its successors, Authorized Representatives and Permitted Assigns) party of the **Other Part**.

AND WHEREAS

- A. The Owners have represented that they are owners of lands admeasuring about 106 Kanal 4 Marla 5 Sirsai (64267 Sq yards) or(equivalent to 13.278 Acres approximately)in the revenue estate of Village Pataudi, Tehsil- Pataudi& District Gurgaon, Haryana more particularly described in the **Schedule - I** hereunder (hereinafter referred to as the "**ProjectLand**").
- B. The Owners are desirous of developing the Project Land into a Affordable Housing Scheme(Project), as may be permissible and approved but are not fully equipped with the technical know-how, infrastructure and financial resources to be infused therein, thus, have resolved to approach the Developer for the same.
- C. The Developer, based on its professional expertise and experience, has agreed to undertake the development of the Group Housing project, under the proposed "**Affordable Housing Scheme**" made applicableby the Haryana Government, including bearing the responsibility for planning, design, obtaining approvals,

Harsh
Partner

Laksh Yadav

SK

For Y CON INFRA

Harsh
Partner

For Y CON INFRA

Amit
Partner

For Y CON INFRA

[Signature]

Partner

Reg. No.

Reg. Year

Book No.

142

2025-2026

1



पेशकर्ता



दावेदार



गवाह

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PESHKARTI
DAVEDAR
GAWAH

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

दावेदार :- thru HARSH YADAV LAKSH YADAV AMIT KUMAR YADAV OTHERY CON INFRA

गवाह 1 :- MAMAN SINGH LAMBERDAR

गवाह 2 :- PREETAM YADAV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 142 आज दिनांक 11-04-2025 को बही नं 1 जिल्द नं 213 के पृष्ठ नं 162.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2075 के पृष्ठ संख्या 86 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-04-2025

उप/सयुंक्त पंजीयन अधिकारी पटौदी
मुद्रा सब रजिस्ट्रार
पटौदी

For Y CON INFRA

For Y CON INFRA

Partner

Partner

For Y CON INFRA

Partner

carrying out development and construction thereupon in terms of the Policy and plans.

- D. The Developer through its own cost, expenses, fees etc. shall obtain a LOI/License to develop the Project Land into an Affordable Housing Scheme and if requires seek desired alteration of Land use from agricultural to residential to achieve the objectives of this Collaboration by means and bounds.
- E. Parties, have thus, mutually resolved to formulate an Understanding in terms of this instant instrument i.e. Collaboration Agreement" which would settle their/its future pathways subject to the terms and conditions and enunciated herein:

NOW, THEREFORE, THIS COLLABORATION AGREEMENT WITNESSETH :-

1. PROJECT LAND/PROJECT:

- 1.1 The **Project Land** shall mean and ascribed to the land comprised as land measuring 106 Kanal 4 Marla 5 Sirsai (64267 Sq yards) or equivalent to 13.278 Acres approximately) about situated in the revenue estate of Village Pataudi, Tehsil-Pataudi & District Gurgaon, Haryana and more particularly described in the Schedule - I hereunder.
- 1.2 In pursuance of the obligations assumed by the Developer and subject to the terms of this Agreement, the Owners have made available the Project Land and place the same free of cost at the disposal of the Developer for the purpose of development and construction of a Group Housing project under the proposed Affordable Group Housing Scheme as implemented by the Government of Haryana on the Project Land (here in after referred to as the "**Project**").
- 1.3 The Land Owners have handed over physical possession of the Project Land to the Developer.

2. LAYOUT/BUILDING PLANS

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Partner

- 2.1 The Developer shall design/plan the Project for the proposed Affordable Housing Project as permissible under the proposed policy for development of Affordable Housing Project(s) a proposed by the Government of Haryana in terms of its prescribed norms, rules and regulations as formulated there under.
- 2.2 The Developer shall immediately, on the receipt of LOI/License, proceed to get the building plans for the Project crafted through reputed architects for its submission to the concerned authorities for its consequent approval thereto. The building plans shall be designed in terms of the permissible norms under the proposed scheme of Haryana Government.
- 2.3 The Developer shall be entitled, as may be considered appropriate by it, to make modifications, alterations or amendments in the building plans/layouts within the permissible framework of rules and building bye laws and within the bye laws of the said policy.
- 2.4 The Owners shall be obliged to take all steps as may be necessary and as may be desired by the Developer to facilitate the procurement of LOI/License and desired sanction of the building plans and shall render all possible co-operation to the Developer in this respect.

3. APPROVALS:

- 3.1. The Developer agrees to obtain all requisite permissions, sanctions and approvals including renewals where ever necessary as may be required from all concerned Authorities, conversion of land use, LOI/License and sanction of building plans for the development and construction of the Project. The Developer shall submit necessary building plans for sanction immediately on receipt of desired LOI/License in this regard.
- 3.2. The Developer shall secure all necessary permissions, approvals for installation of electric, water supply and sewerage connections to the Project.

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me

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Honeyday Jha

For Y CON INFRA
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Partner

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[Signature]
Partner

For Y CON INFRA
[Signature]
Partner

- 3.3. Owners shall fully co-operate in the submission of necessary applications/building plans for approval and agree to sign all applications and execute necessary/required documents for that purpose and shall execute appropriate Power of Attorney in favor of the Developer and/or their/its nominees at the time of signing of this Agreement.

4. **CONSTRUCTION/COMPLETION:**

- 4.1. Subject to the force majeure circumstances, the Developer shall endeavor to complete the construction of the project within the period of four years from the date of receipt all approvals of the project inter-alia including sanction of building plans and receipt of Environment Clearance etc.
- 4.2. With the submission of application for securing desired Occupancy /Completion Certificate for the Buildings/Blocks, ~~which shall mean and deem to be the date of completion of construction of said buildings/Blocks as the case may be on the date of application itself as and when submitted with the concerned Authorities.~~
- 4.3. The materials/specifications to be used for construction of the buildings shall be of good quality and as per norms/specifications prescribed under the said scheme of Haryana Government.

5. **COMPLETION CERTIFICATE:**

- 5.1 The Developer shall apply for and obtain completion certificate of the project buildings at its own cost. However, the Developer reserves with itself the right either to obtain Completion/ Occupancy certificate of the entire Project or in parts/phases as the case may be.

6. **WORK FORCE:**

- 6.1 The Developer shall employ adequate number of qualified engineers, architects, consultants, skilled and unskilled workers to ensure due completion of the construction of the buildings under the terms of this Agreement.
- 6.2 It will be the obligation of the Developer to abide by all statutory provisions regarding the employment of such workers and payment of their dues in time.

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For Y CON INFRA

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 Partner

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 Partner

- 6.3 In case any claim is made by any worker or employee or by any third person against the Owners regarding the construction of the buildings, in that eventuality, the Developer shall keep the Owners indemnified from any such claims /liabilities.
- 6.4 If during construction, any injury is caused to any person(s) or property as the case may be, in that eventuality, the Developer will solely be responsible for the consequences and damages, if any, and in case the Owners are made liable to pay any amount on this account, then the Developer hereby undertakes to reimburse the same to the Owners. The Developer shall keep the Owners indemnified in this regard too.

7. COSTS :

- 7.1. All costs and expenses inter-alia including the fees of the Architects, Engineers, Consultants and staff/workforce of the Developer for preparation of layout/building plans and for obtaining approvals including payment of submission fees, scrutiny fees, and all other charges/fees payable for obtaining statutory approvals including interest thereupon, if any, shall be borne and paid by the Developer exclusively.
- 7.2. All costs and expenses relating to complete development of the Project Land and construction of the proposed project buildings including costs of materials, inputs, labour, supervision, installation of electric substations, transformers, generators, lifts, firefighting equipment, any facilities, amenities as approved, shall also be borne and paid by the Developer of its own exclusively.

8. ASSURANCES /REPRESENTATIONS:

- 8.1. The Owners have assured the Developer that the Owners have not entered into any type of transaction/Agreement in respect of any part of the Project Land with any third party and that the Project Land is free from all and any kind of encumbrances, charges, liens etc. thereon.
- 8.2. Owners have further assured the Developer that with the execution of this Agreement supersedes all the erstwhile Agreements, if any, in existence prior in time. However, if any such erstwhile agreement appears later on, in derogation to the

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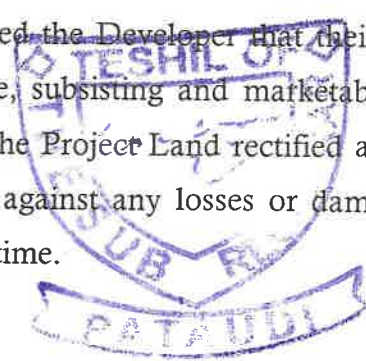
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For Y CON INFRA

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 Partner

representations of the Owners, the Owners shall exclusively deal with said erstwhile Agreements as and when appear for the security of the Project and interest of the Developer for all times to come.

- 8.3. Without prejudice to the aforesaid assurances, in case any obligation/liability to any third party has been undertaken by the Owners with reference to the Project Land, the same shall be met and discharged solely by the Owners and the Developer shall be kept indemnified against any such obligations/liabilities by the Owners.
- 8.4. The Owners have represented and assured the Developer that their right, title and interest in the Project Land are absolute, subsisting and marketable. The Owners agree to get any defects in their title to the Project Land rectified at their own cost and to keep the Developer indemnified against any losses or damages as may be caused to the Developer in due course of time.



9. **INDEMNITIES:**

- 9.1 The Developer shall observe and comply with all rules, regulations, terms and conditions of license, building plans and other statutory provisions including making of statutory payments as prescribed under the provision of said policy/scheme of Haryana Government. Developer shall keep the Owners indemnified against any losses, damages, consequences arising out of any violations by the Developer of any statutory provisions, payment terms or conditions of license.
- 9.2 All claims whatsoever made by any party concerned with respect to construction by the Developer including suppliers of materials, equipments to be used in the construction and completion of the scheme/buildings under this Agreement shall be borne and paid by the Developer. The Developer shall keep the Owners fully indemnified against all such claims and demands whatsoever.
- 9.3 Owners shall keep the Developer indemnified against losses or damages as may be caused to the Developer on account of any defects in Owners' title to the Project Land or due to existence of any encumbrances thereon.

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For Y CON INFRA

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10. **CONSIDERATIONS:**

- 10.1 The consideration on the part of the Owners includes provision of the Project Land by them free of any charges and other obligations undertaken by them under this Agreement for development and construction of the Project.
- 10.2 The consideration on the part of Developer in terms of this Agreement, inter alia, includes obtaining of all approvals, carrying out development and construction of the project building at their own cost and all sums of money spent by them in connection with the Project including payment of all fees, charges on furnishing of bank guarantees, licensing expenses etc. as required to be incurred with the Authorities concerned. The consideration on the part of Developer also includes obtaining of completion/occupancy certificate of the project buildings.

11. **SHARING OF REVENUE /SALE CONSIDERATION:**

- 11.1. That in consideration of the contributions/obligations of the Owners and the Developer under this Agreement, it has been mutually agreed that the revenue generated through the project post deducting marketing cost such as printing cost, brokerage payable, publicity and advertising cost etc. the balance revenue shall be shared between the Developer and the Owner in the following manner:-

	Owner Share (% to the land shared by the Individual Owner) (Per Acre)	Collaborator Share (% to the land used by the Collaborator(s) of the individual Owner) (per Acre)
Ramesh Kumar Yadav	40	60
Mukul Kumar Yadav	40	60
Alok Yadav	20	80
Jyoti Yadav	20	80

[Signature]

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[Signature]

[Signature]

For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

The aforesaid sharing as appended therein the Chart hereinabove shall be applicable for the residential development exclusively. It has nothing to do with the commercial development. Commercial development shall be retained by the Developer exclusively.

12. **MARKETING:**

- 12.1 The Marketing for the entire project shall solely be carried out by the Developer at a price not more than fixed by the Haryana Government. All the payments shall be received by the Developer who shall render the details of revenue generated to the Land Owners on completion of the project. The marketing will be done as per norms fixed by the Haryana Government under its said policy.

13. **MAINTENANCE OF THE COMPLEX:**

- 13.1 All the common areas and facilities of the Project/buildings shall be maintained by the Developer and/or its nominees in the manner prescribed under the Affordable Housing Scheme of Haryana Government.

14. **TAXES/LEVIES/CHARGES**

- 14.1 All types of tax liabilities or any other type of financial obligations of the Owners with reference to the Project Land which might so far have been incurred by them shall be met and discharged by the Owners. The Owners undertake to keep the Developer fully and completely harmless and indemnified against any such liability or financial obligations of the Owners. That all taxes including property taxes, charges, levies or any outflows from the date of making of offer of possession shall be shared between the Owners and Developer in the ratio of their share in the Project.
- 14.2 That in case after the signing of this agreement or completion of the Project (part or full) some new taxes/levies/charges are imposed or increased the same shall be shared between the Owners and Developer in the ratio of their share in the Project.
- 14.3 This Collaboration Agreement under no circumstances shall be considered as a partnership between the Land Owners and Developer. Both the parties shall be

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individually responsible for payment of Income Tax or any other tax arising out of this Agreement.

15. **POWERS OF ATTORNEY:**

- 15.1 The Owners do hereby appoint, nominate and constitute the Developer and its nominees Mr. Amit Kumar Yadav S/o Sh.Ramesh Kumar Yadav and Mr. Harsh Yadav son of Sh.Mahesh Yadav ,Laksh Yadav son of Sh.Mukul Yadav and Y Con Infra as our true and lawful attorneys to do, jointly and severally, all or any of the following acts, deeds and things in our name and on our behalf in respect of the Project and Project Land.
- 15.2 To sign/execute all applications, documents, affidavits, undertakings, indemnity bonds, agreements and all other deeds and documents as may be required or necessary for obtaining approvals and for the implementation of this Agreement.
- 15.3 To obtain all requisite approvals including L.O.F Licence and of building plans, and in that connection to submit any applications, affidavits, undertakings and to deposit any fees, charges etc.
- 15.4 To raise loans from any financial and banking institutions and/or private parties for meeting the cost of construction of the Project and to deposit the title deeds of the Schedule Land with the lending bank/ financial institutions.
- 15.5 To sell, book, allot the whole or any part of the areas, to enter into agreements and to receive consideration in the name of the Developer.
- 15.6 The buyers may require to raise loans for the purchase of the flats. The Developer shall be entitled to issue no-objection certificates and to execute any documents for enabling buyers to raise loans for purchase of areas by creating mortgage in favor of any banks/financial institutions without creating any liability on the Owners.
- 15.7 To appear before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said sale deeds and documents and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the sale deeds and to sign and deliver proper receipts.

Harsh

me

Amit Yadav

For Y CON INFRA

Harsh
Partner

For Y CON INFRA

Amir
Partner

SP

For Y CON INFRA

Amir
Partner

- 15.8 The Owners agree to execute on completion of the Project all such documents, deeds of transfer of proportionate undivided interest in land in favor of the buyers and to execute appropriate Power of Attorney for this purpose in favor of the Developer and/or its nominees at the time of signing of this Agreement.

18. **INSURANCE/CALAMITIES:**

- 18.1. During the period of construction till the date of completion of the scheme, the Developer shall keep the buildings properly insured against fire, war, natural calamities, riots etc., and shall pay the premium for that purpose.

19. **RAISING OF LOANS/FINANCE FOR CONSTRUCTION:**

- 19.1 The Owners agree that the Developer can raise any loan for development and construction of the Project buildings from any bank/financial institution as the Developer may think fit for the purpose of financing construction development and or for issue of bank guarantees in favor of any concerned Authorities in respect of the Project and for this purpose the Developer shall be entitled to place title deeds of the Project Land with the banks/ financial institutions. The Owners shall sign all necessary papers for the purpose of depositing title documents with the lending banks/financial institutions and issue a Power of Attorney for this purpose in favor of the Developer.

20. **Execution of Sales Deeds:**

- 20.1 Without prejudice to the generality of the aforesaid, it is agreed that after due completion of the project buildings, the Developer shall execute the Sale Deed or Deeds in respect of proportionate undivided interest in the Project Land in favor of the buyers at the cost and expenses of the buyers. The Owners agree to execute an irrevocable Power of Attorney or any other required document to this effect in favor of the Developer and its nominees for this purpose at the time of signing of this Agreement.

[Handwritten signatures]

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

[Handwritten signature]

For Y CON INFRA

[Handwritten signature]
Partner

21. **General:**

- 21.1 The name of the Project shall be decided by the Developer.
- 21.2 This agreement contains all the terms and conditions that have been agreed to between the parties. On the execution of this Agreement, all other documents, offers and proposals contained in other documents which are not expressly made a part of this Agreement shall be deemed to have been cancelled and are not to be referred to or relied upon in any way or used for purpose of interpreting the terms of this contract and the rights of the parties hereunder.
- 21.3 No amendment or modification in this Agreement shall become operative or binding on the parties unless they are agreed to in writing by authorized representatives of each party and such writings are expressly stated and accepted as being an amendment to the Agreement.
- 21.4 If any provision of this Agreement shall be determined to be void or unenforceable under the applicable law, such provisions shall be deemed to be deleted or amended in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.
- 21.5 The Owners and the Developer have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as an agency between the Owners and the Developer nor shall the Owners and the Developer in any manners construe it is an association of persons unless and except to the extent specifically recorded herein. Parties shall be liable for their own capital gains and income tax and any other tax liabilities. Each party shall keep the other indemnified from and against the same.
- 21.6 Neither party shall be deemed to have waived any right under this Agreement, unless such party shall have delivered to the other party a written waiver signed by that party or a duly authorized person. No delay or omission in the exercise of any right or remedy shall be construed to be waiver of any default or acquiescence therein or of the right thereafter to enforce such right or remedy.

[Handwritten signatures]

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

- 21.7 All communications/notices between the parties shall be sent through Registered A/D Post at the addresses of the parties given above or against receipt by hand.
- 21.8 The parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 21.9 The Developer shall be entitled to assign its rights and obligations under this Agreement to any third party at its own cost.
- 21.10 The Developer shall not accept booking of any unit before the grant of license/approval of Haryana Government.
- 21.11 The Developer shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the Project or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- 21.12 This Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, without mutual consent, except after obtaining prior approval of the DGTCP, Haryana.

22. FORCE MAJEURE EVENTS

It means any event or combinations or series of events or circumstances beyond the control of the Developer/Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and / or alternative measures, be prevented or caused to be prevented, and which adversely affects the Company's ability to perform its obligations under this Agreement, which shall include but not be limited to:

- 22.1 acts of God i.e. fire, famine, drought, flood, earthquake, epidemics, natural disasters, leading to non-availability of sufficient skilled labour;
- 22.2 explosions or accidents, air crashes and shipwrecks, act of terrorism; 21.3 strikes or lock outs, industrial dispute;
- 22.3 non-availability or short supply of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any other reason whatsoever;
- 22.4 war and host ties of war, riots, bandh, act of terrorism or civil commotion;

[Handwritten signatures]

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

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A single, long, curved line or stroke, possibly a signature or a large mark, extending from the lower center towards the bottom right corner.

- 22.5 the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Governmental Authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;
- 22.6 any legislation, order or rule or regulation made or issued by the Govt. or any other Authority or if any Governmental Authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Complex / Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the Governmental Authority(ies) become subject matter of any suit / writ before a competent court on for any reason whatsoever;
- 22.7 Any pandemic and/or epidemic like situation, if erupts and prevails again, which consequently affects the construction activities in any manner whatsoever, in such a scenario the time frame to deliver possession shall deem to be extended with equivalent/reasonable time frame for which the construction activities remained stalled.
- 22.8 Any restraint/prohibitory orders/decrees etc. of any court/ Authority prohibiting/restricting/restraining the construction activities at site and/or any other order of prohibition either temporary or otherwise qua construction activities issued either in REM or in persona. Any such events and/or circumstances analogous to the foregoing shall be treated and deemed to fall within the ambit of unforeseen circumstances and in thus be treated part and parcel of this clause.

23. **IRREVOCABLE AGREEMENT:**

Parties have drawn and designed this Agreement with sole motive to remain bound with its terms and conditions as this Agreement shall be treated and deemed irrevocable. Parties shall not step behind from this Agreement, Legislature etc. as drawn herein except with mutual consent. Any amendment, modification, rectification and deletion if any shall be made in this Agreement with mutual consent of parties.

24. **Arbitration:**






For Y CON INFRA

 Partner

For Y CON INFRA

 Partner

For Y CON INFRA

 Partner

17

24.1 Disputes, if any, that may arise between the parties with respect to this Agreement, or interpretation of terms, or its performance or execution shall be settled mutually at the first hand and if the mutual settlement could not reach at to its final conclusion even after all valiant efforts of the parties, in that eventuality, that the dispute may be referred to Arbitration under the provisions of Arbitration & Conciliation Act of 1996. The venue of arbitration & seat of Arbitrator shall be Gurgaon.

25 Jurisdiction:

25.1 This Agreement shall be subject to the jurisdiction of Gurgaon/Haryana Courts only.

IN WITNESS WHEREOF the parties hereto have signed this Agreement in the presence of witnesses on the day, month and year first above written.

WITNESS:

1.

[Handwritten signature]



For Y con Infra
Developer

2

[Handwritten signature]

[Handwritten signature]
S/o Sunender Yadav
R/o - Mahana Road
Patauli
Gurgaon

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

[Handwritten signature]
Owners

Schedule-I
Schedule of Land

Total land 104 Kanal 39 Marla: 13.278 Acres in Tehsil Patuadi, distt. Gurgaon

Detail of Land owned by Ramesh Kumar Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1193/4	1205/4	56	7/2	6	8	
			13/3	1	0	
			14/2	6	7	
			16	8	0	
			17/2	7	10	
			18/1	1	3	
			23/1/3	0	3	
			24/1	1	2	
			25/1	1	2	
1193	1205	56	14/3	1	12	
			15	8	0	
			17/1	0	10	
			7/1	2	3	5
		Total		45	0	5

Detail of Land owned by Mukul Yadav & Alok Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1194	1206,1209	55	1/2/3	2	9	
			10	7	20	
			11	8	0	
			12/1	5	4	
			19/1/2	1	14	
			2/2/2	1	12	
			20/1	2	13	
			9/2	5	4	
		56	5/2/1	3	0	
			6	8	0	
		Total		45	16	

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For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

Detail of Land owned by Jyoti Yadav & Mukul Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
384	386					
		55	1/2/2	2	7	
			12/2	2	16	
			19/1/1	0	19	
			2/2/1	5	19	
			9/1	2	16	
		56	5/2/5	0	11	
		Total		15	8	

Jyoti
Mukul
Partners

Total

106

4

5

In Acres

13.278

Approx

For Y CON INFRA

For Y CON INFRA

Harsh
 Partner

Part
 Partner

For Y CON INFRA

Part
 Partner



Government of Haryana / हरियाणा सरकार
 Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
 Sub Registrar Office / उप-पंजीयक कार्यालय

QR Code / क्यूआर कोड:

Appointment Slip / समय निर्धारण पर्ची

Appointment Date / अपॉइंटमेंट तिथि	2026-05-27	Time Slot / समय अवधि	10:00 to 11:00
Appointment Type / अपॉइंटमेंट प्रकार	NORMAL	Deed / विलेख :	AGREEMENT
Submission Date / प्रस्तुत करने की तिथि:	May 26, 2026	Token No. / टोकन नंबर:	GUR_PAT_PAT_999823 112738390
District / जिला:	Gurugram	Tehsil / तहसील:	Pataudi
Village / गाँव:	Pataudi (01238)	Payment Status / भुगतान स्थिति:	success

Payment Status / भुगतान स्थिति

Token	Stamp Fees	Registration Fees	Payment Status	GRN Number	Stamps
GUR_PAT_PAT_999823112738390	100.00	103.00	success	152424911	GDZ2026E36

First Party Details (प्रथम पक्ष विवरण)

Name	Relation	Relative Name	Grand father name	MobileNumber	Address
RAMESH KUMAR YADAV	Son (पुत्र)	HOSHIYAR SINGH YADAV	NA	****5800	C139 SUSHANT LOK 1 GURUGRAM HARYANA
MUKUL KUMAR YADAV	Son (पुत्र)	TEK RAM YADAV	NA	****5800	HOUSE NO 915 TYAGI WADA BADSHAHPUR GURUGRAM HARYAN
ALOK YADAV	Son (पुत्र)	KAILASH YADAV	NA	****5800	PU5 NEAR RAM LEELA GROUND, PITAMPURA, DELHI 110034
JYOTI YADAV	Wife (पत्नी)	MANOJ YADAV	NA	****5800	HOUSE NO 406 SECTOR 10A GURUGRAM HARYANA

Second Party Details (दूसरा पक्ष का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Address	Gender
Y CON INFRA			****1818		UNIT NO 212 SECOND FLOOR, BESTECH CHAMHBERS, SUSHANT LOK 1 GURUGRAM 122001	NA




General Power of Attorney Details (For Second Party)

Name	Relative Name	Relation	Mobile	ID Proof	Address	Gender
Y CON INFRA (Authorized To) AMIT KUMAR YADAV	RAMESH KUMAR YADAV	Son (पुत्र)	****1818	375562186997	C139 SUSHANT LOK 1 DLF 4 GURUGRAM HARYANA	NA

Witness Details (गवाहों का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address
MAMAN SINGH	Son (पुत्र)	ATAR SINGH	****1111	95832579675	Male	Numberdar	PATAUDI GURUGRAM HARYANA
PRATAP YADAV 	Son (पुत्र)	SHER SINGH	****1122	6044865384	Male	Other	HOUSE NO 3115 SECTOR 68 BADSHAHPU GURUGRAM HARYANA

DOCUMENTS REQUIRED AT THE TIME OF APPOINTMENT/ अपॉइंटमेंट के समय आवश्यक दस्तावेज़

- > Aadhar Card / आधार कार्ड
- > Pan Card / पैन कार्ड
- > Voter Card / मतदाता पहचान पत्र



DECLARATION / घोषणा

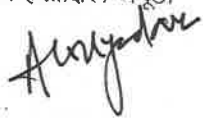
- > I hereby declare that all the information provided above has been filled by me personally.
मैं यह घोषित करता/करती हूँ कि उपरोक्त सभी जानकारी मैंने स्वयं भरी है।
- > I am fully responsible for the accuracy and correctness of the data submitted.
प्रस्तुत की गई जानकारी की सटीकता और सत्यता की पूरी जिम्मेदारी मेरी है।
- > In case any payment is made by me, the Revenue and Disaster Management Department, Haryana shall not be held responsible for any court case, legal dispute, or financial liability.
यदि मुझसे कोई भुगतान किया गया है, तो राजस्व एवं आपदा प्रबंधन विभाग, हरियाणा किसी भी कानूनी विवाद या वित्तीय उत्तरदायित्व के लिए उत्तरदायी नहीं होगा।
- > This facilitation service is provided through the official web portal and all data is submitted under the user's own responsibility.
यह सुविधा आधिकारिक पोर्टल के माध्यम से प्रदान की जाती है, और सभी जानकारी उपयोगकर्ता की जिम्मेदारी पर ही दी गई है।
- > I hereby declare that the property mentioned above does not fall under Section 7A. If it is later found that the area comes under 7A, I shall be solely responsible for any legal or administrative consequences.
मैं यह घोषणा करता/करती हूँ कि उपरोक्त उल्लिखित संपत्ति धारा 7A के अंतर्गत नहीं आती है। यदि बाद में यह पाया जाता है कि यह क्षेत्र धारा 7A के अंतर्गत आता है, तो इसके लिए मैं स्वयं पूरी तरह से उत्तरदायी रहूंगा/रहूंगी।

Land Owner Signatory / भूमि स्वामी हस्ताक्षर



Signature/Thumb / हस्ताक्षर / अंगूठा

Date / दिनांक:



860

27/05/2026

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 27/05/2026 10:50 AM

GRN No: 152424911

Stamp No.: GDZ2026E36



Stamp Duty Paid: ₹ 101.00

Registration Fees: ₹ 103.00

EXECUTANT / First Party Detail

Name: Ramesh Kumar Yadav /Hoshiyar singh Stamp No: GDZ2026E36 | Amount: ₹101

Address: C139 SUSHANT LOK 1 GURUGRAM HARYANA

Mobile: ****5800

CLAIMANT / Second Party Detail

Name: Y Con Infra / Stamp No: GDZ2026E36 | Amount: ₹101

Address: UNIT NO 212 SECOND FLOOR, BESTECH CHAMBERS, SUSHANT LOK 1 GURUGRAM 122001

Mobile: ****1818

Purpose: AGREEMENT

Government of Haryana / हरियाणा सरकार
Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

प्रलेख क्र.:860

पंजीकरण दिनांक:27/05/2026 10:50 AM

AGREEMENT DEED

वसीका संबंधी विवरण (Token: GUR_PAT_PAT_999823112738390)

वसीका का नाम AGREEMENT (AGREEMENT)

जिला- Gurugram	तहसील/सब-तहसील- Pataudi	स्थिति- Urban within MC Limit	भौगोलिक स्थिति- Old City Area
नगर निगम - PATAUDI	गांव/शहर- Pataudi (01238)	पचायत - NA	कालोनी - Village Pataudi Outer
पता : Pataudi (01238), Pataudi, Gurugram			भू-भाग का खण्ड : Agriculture

धन संबंधी विवरण

लेन-देन राशि- 1.00 रुपये	कलेक्टर दर- 320591137.48 रुपये	कुल स्टाम्प शुल्क- 101.00 रुपये
कुल दावेदार- 1	स्टाम्प का मूल्य- 101.00 रुपये	पंजीकरण फीस- 103.00 रुपये
ई-चालान:152424911	पेस्टिंग शुल्क - 3 रुपये	पुरुष दावेदार - 0
महिला दावेदार- 0	प्रारूपकर्ता - Citizen	विशेष/ सामान्य अभिकर्ता (अधिकृत व्यक्ति) का नाम -
विलेख तैयार करने वाले का नाम - AMIT KUMAR YADAV		

Land Direction Remark :

For Y CON INFRA

Token No.:GUR_PAT_PAT_999823112738390

Registration No.:860 Date:27/05/2026 10:50 AM

Authorised Signatory

Page 1 of 6

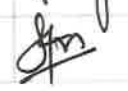
Urban Local Body (ULB) Details

Property Id / Total Area	Name	Relation	Relative	Property Type & Subtype	No Dues	Converted Area	Authorize	Plot No. / Address
7PEM71R1 / 64250.970 (SqYard)	alok yadav	F	kailash yadav	Agriculture/Horticulture - Agriculture/Horticulture & Agriculture/Horticulture	0.00	53722.00 (sqmeter)	Yes	384/386,1193/4, / 384/386,1193/4., 1193,1194,55// 1/2/2,12/2,19/1/1,2/2/1,9/1,56//5/2/5,7/2,13/3,14/2,16,17/2,18/1,23/
7PEM71R1 / 64250.970 (SqYard)	jiyoti yadav	H	manoj yadav	Agriculture/Horticulture - Agriculture/Horticulture & Agriculture/Horticulture	0.00	53722.00 (sqmeter)	Yes	384/386,1193/4, / 384/386,1193/4., 1193,1194,55// 1/2/2,12/2,19/1/1,2/2/1,9/1,56//5/2/5,7/2,13/3,14/2,16,17/2,18/1,23/
7PEM71R1 / 64250.970 (SqYard)	mukul kumar yadav	F	tekram yadav	Agriculture/Horticulture - Agriculture/Horticulture & Agriculture/Horticulture	0.00	53722.00 (sqmeter)	Yes	384/386,1193/4, / 384/386,1193/4., 1193,1194,55// 1/2/2,12/2,19/1/1,2/2/1,9/1,56//5/2/5,7/2,13/3,14/2,16,17/2,18/1,23/
7PEM71R1 / 64250.970 (SqYard)	ramesh kumar yadav	F	hoshiyar singh	Agriculture/Horticulture - Agriculture/Horticulture & Agriculture/Horticulture	0.00	53722.00 (sqmeter)	Yes	384/386,1193/4, / 384/386,1193/4., 1193,1194,55// 1/2/2,12/2,19/1/1,2/2/1,9/1,56//5/2/5,7/2,13/3,14/2,16,17/2,18/1,23/

हस्तांतरण भूमि का विवरण

Seller Name / विक्रेता का नाम	Property Id / खेत	TotalAreaUrban / कुल भूमि (SqYard)	PercentageArea / प्रतिशत भूमि	Transferred land share / हस्तांतरण भूमि हिस्सा (SqYard)	Unit / इकाई
mukul kumar yadav, jiyo yadav, alok yadav, ramesh kumar yadav	7PEM71R1	64250.97	100	64250.97	SY

First Party (EXECUTANT) Details (प्रथम पक्ष (पेशकर्ता) विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status	Sign
RAMESH KUMAR YADAV (Male) / ****5800	Son (पुत्र)	HOSHIYAR SINGH YADAV	NA	****0090 (Aadhaar) / AAFPY0514L	C139 SUSHANT LOK 1 GURUGRAM HARYANA	NA	NA	Present	
MUKUL KUMAR YADAV (Male) / ****5800	Son (पुत्र)	TEK RAM YADAV	NA	****4155 (Aadhaar) / ACPFY5241A	HOUSE NO 915 TYAGI WADA BADSHAHPUR GURUGRAM HARYAN	NA	NA	Present	
ALOK YADAV (Male) / ****5800	Son (पुत्र)	KAILASH YADAV	NA	****5103 (Aadhaar) / AAPPY6569D	PUS NEAR RAM LEELA GROUND, PITAMPURA, DELHI 110034	NA	NA	Present	
JYOTI YADAV (Female) / ****5800	Wife (पत्नी)	MANOJ YADAV	NA	****3023 (Aadhaar) / ABMPY1613J	HOUSE NO 406 SECTOR 10A GURUGRAM HARYANA	NA	NA	Present	

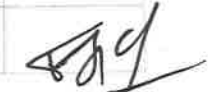
Second Party (CLAIMANT) Details (दूसरा पक्ष (दावेदार) का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Transfer Hissa(SqYard)	Attendance Status	Sign
Y CON INFRA (NA) / ****1818			NA	**** (NA) / AADFY3122A	UNIT NO 212 SECOND FLOOR, BESTECH CHAMBERS, SUSHANT LOK 1 GURUGRAM 122001	64250.97	Absent	

Authorized Person (For Second Party)

Name (Gender)	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
Y CON INFRA (Authorized To) AMIT KUMAR YADAV (NA)	RAMESH KUMAR YADAV	Son (पुत्र)	375562186997	C139 SUSHANT LOK 1 DLF 4 GURUGRAM HARYANA	Present	No Signature

Witness Details (गवाहों का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof	Designation	Address	Attendance Status	Sign
MAMAN SINGH (Male) / ****1111	Son (पुत्र)	ATAR SINGH	****6759	Numberdar	PATAUDI GURUGRAM HARYANA	Present	
PRATAP YADAV (Male) / ****1122	Son (पुत्र)	SHER SINGH	****8446	Other	HOUSE NO 3115 SECTOR 68 BADSHAHPUR GURUGRAM HARYANA	Present	

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:

ADDENDUM TO COLLABORATION AGREEMENT

THIS ADDENDUM AGREEMENT is made on this 27th day of May' 2026 in continuation of Collaboration Agreement dated 11th day of April, 2025

By & Between

1. Sh. Ramesh Kumar Yadav (Adhaar No. 3652 0356 0090 & Pan No. AAFPY0514L) S/o Sh. Hoshiyar Singh Yadav R/o C-139, Sushant Lok- I, Gurugram, Haryana;
 2. Sh. Mukul Kumar Yadav ((Adhaar No. 3844 6599 4155 & Pan No. ACGPY5244A) S/o Sh. Tek Ram Yadav R/o House No.-915, Tyagi Wada, Badshahpur, Gurugram, Haryana;
 3. Sh. Alok Yadav (Adhaar No. 9603 6236 5103 & Pan No. AAPPY6569D) S/o Sh. Kailash Yadav R/o Pu- 5, Near-Ram Leela Ground, Pitampura, Saraswati Vihar, Delhi- 110034
 4. Smt. Jyoti Yadav (Adhaar No.8984 5986 3023 & Pan No. ABMPY1613J) W/o Sh. Manoj Yadav R/O House No.-406, Sctor-10A, Gurugram Haryana;
- (hereinafter collectively referred to as "**OWNERS"/FIRST PARTY**" which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.) party of the First Part.

AND

M/s Y CON INFRA, a Partnership Firm, (Pan No. AADFY3122A) having its registered office at: Unit No. 212, Second Floor, Bestech Chambers, Sushant Lok-1, Gurugram-122002 through its partner Mr. Amit Kumar Yadav (Adhaar No. 3755 6218 6997) S/o Sh. Ramesh Kumar Yadav, duly authorized by the letter of authorization dated 09.04.2025 (hereinafter referred to as "**DEVELOPER/SECOND PARTY**") which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.) party of the Other Part.

The OWNER and the DEVELOPER are collectively referred to as "**Parties**" and the individually "**Party**" as the context demands)

WHEREAS

A. The Owners are the lawful owners of lands admeasuring about 106 Kanal 4 Marla or equivalent to 13.275 Acres approximately in the revenue estate of Village Pataudi, Tehsil Pataudi & District Gurugram, Haryana more particularly described in the **Schedule- I** hereunder (hereinafter referred to as the "**Project Land**").

B. The parties to develop the Project Land into an Affordable Housing project, under the Affordable Housing Scheme had executed into a registered Collaboration Agreement registered vide Vasika no. 142 dated **11.04.2025** in the office of Sub-Registrar, Pataudi, District Gurugram (hereinafter referred to as the "**Collaboration Agreement**").

C. The Developer, in pursuance of the said Collaboration Agreement, had applied to the Department of Town and Country Planning (**DTCP**), Chandigarh, for grant of license for development of the Project Land into an Affordable Housing Project, and DTCP accordingly granted License bearing No. 193 of 2025 dated 09.10.2025.

D. For the sake of clarification and in supplementation of the said Collaboration Agreement dated 11.04.2025, both the Parties have agreed that the said Collaboration Agreement shall remain irrevocable, and no alteration or modification thereto shall be made without prior permission of DTCP and the same shall remain binding upon both the Parties.

NOW THIS ADDENDUM TO THE COLLABORATION AGREEMENT DATED 11.04.2025 WITNESS AS UNDER:

1. That the Collaboration Agreement dated 11.04.2025 shall remain irrevocable and no alteration/modification can be made out without prior permission of DTCP and same will remain binding on both the Parties.
2. The express terms of this Agreement shall prevail over the said Collaboration Agreement dated 11.04.2025 executed between the Parties, which shall be deemed to be modified to the limited extent expressed herein and in case of any conflict between the terms and conditions mentioned in the said Collaboration Agreement dated 11.04.2025 this addendum Agreement shall prevail.

For YCON INFRA

3. That this Addendum Agreement shall be integral part of the Collaboration Agreement dated 11.04.2025.

4. That this Agreement is Irrevocable and shall be co-terminus with the Collaboration Agreement dated 11.04.2025.

IN WITNESS WHEREOF, the parties hereto have signed this Addendum to Collaboration Agreement on the day, month and year first mentioned above. 27/05/2026

Witnesses

1. mmst gerski
mit

2. [Signature]

Puentap yaden rot. Badshah
for

Guerigren



Parties

[Signature]
Hanyadar
OWNERS

[Signature]

For Y CON INFRA
[Signature]
DEVELOPER
Authorised Signatory

First Party (पेशकर्ता)	Second Party (दावेदार)	Witness (गवाह)
	 For Y CON INFRA  Authorised Signatory	  
  		

यह प्रलेख आज दिनांक 27-05-2026 दिन बुधवार समय 10:50:03 AM बजे ALOK YADAV, JYOTI YADAV, MUKUL KUMAR YADAV, RAMESH KUMAR YADAV निवासी Pataudi (01238) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता ALOK YADAV, JYOTI YADAV, MUKUL KUMAR YADAV, RAMESH KUMAR YADAV, Y CON INFRA हाजिर हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/ MAMAN SINGH Son (पुत्र) ATAR SINGH, निवासी :- PATAUDI GURUGRAM HARYANA; PRATAP YADAV Son (पुत्र) SHER SINGH, निवासी :- HOUSE NO 3115 SECTOR 68 BADSHAHPUR GURUGRAM HARYANA ने की।

साक्षी सं. 1 को हम नबरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 को पहचान करता है।

दिनांक 27-05-2026

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 860 आज दिनांक 27-05-2026 को बही नं 1 जिल्द नं 357 के पृष्ठ नं 151.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 129 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-05-2026


संयुक्त उप पंजीयन अधिकारी, Pataudi
पटौदी


संयुक्त / उप पंजीयन अधिकारी, Pataudi

संयुक्त सब रजिस्ट्रार
पटौदी

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the EXECUTANT/CLAIMANT/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज़ का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट सहित अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि पेशकर्ता/दावेदार/गवाह/पहचानकर्ता दस्तावेज़ से सम्बंधित जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अंतर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 27-05-2026



संयुक्त / उप पंजीयन अधिकारी, Pataudi

संयुक्त सब रजिस्ट्रार
पटौदी





