

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 25/05/2026

Certificate No. G0Y2026E828



Stamp Duty Paid : ₹ 101

GRN No. 152259985



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Y Con Infra

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92*****48



Purpose : AFFIDAVIT to be submitted at Concerned office

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BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "Y Con Platinum Heights" being developed on an area admeasuring 13.275 acres situated at, Village Revenue Estate of Village Pataudi, Sector 3, District Gurugram, Haryana, being developed by Y Con Infra.

Temp ID: RERA-GRG-2132-2026

AFFIDAVIT

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, Badshshpur, Gururgam, Haryana;
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 "**Landowners**" which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.).



[Signature]

[Signature]

[Signature]

[Signature]

For Y CON INFRA

Authorised Signatory

5. 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/ authorized representative 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 “**Promoter**”) which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.).

Landowners and Promoter are individually referred to as “**Party**” and collectively as “**Parties/Deponents**”.

The Landowners and the Promoter, do hereby solemnly affirm and declare as under:

1. That Sh. Ramesh Kumar, Sh. Mukul Kumar Yadav, Sh. Alok Yadav & Smt. Jyoti Yadav are the landowners of the Project Land.
2. That Mr. Amit Kumar Yadav is the Partner/Director /Authorised Representative of the promoter M/s Y CON INFRA, authorised vide board resolution/authority letter dated 09.04.2025.
3. That the Promoter is developing a real estate project known under the name and style of “Y Con Platinum Heights”
4. That the Promoter is seeking the registration of the said project and has applied for the same before the Hon’ble Haryana RERA.
5. That the total estimated sale value of the Project is 67107.4 Lakhs.
6. The Project Land 13.275 acres is under collaboration.
7. That entitlement of Landowners in terms of collaboration agreements registered vide Vasika no. 142 dated 11.04.2025 in the office of Sub-Registrar, Pataudi, District Gurugram, based on revenue sharing is as under:

Landowner Name	Landowner Share (% to the land shared by the Owner per acre)	Developer Share (%to the land used by the Promoter per acre)
Ramesh Kumar Yadav	40 %	60%
Mukul Kumar Yadav	40%	60%
Alok Yadav	20%	80%
Jyoti Yadav	20%	80%

8. That the total estimated land cost is Rs. 17943.55 lakh
9. That any sale proceeds shall be paid to the landowners from the Free Account (30% Account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.

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For Y CON INFRA

Authorised Signatory

10. That in the circumstance the Promoter is unable to repay the same from the above-mentioned facility, then the Promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the Promoter.
11. That it is agreed between the parties that the distribution of such revenue shall be made at the time of issuance of the Occupation Certificate.
12. It is further agreed that there exists no dispute between the Landowners and the Promoter with respect to the revenue-sharing arrangement.

[Handwritten signatures]
For Y CON INFRA
DEPONENT(S)
Authorised Signatory

Verification:

Verified that the contents of this Affidavit are true to the best of my knowledge and belief and no part of the Affidavit is false and nothing has been concealed or misstated therein.

[Handwritten signatures]
For Y CON INFRA
DEPONENT(S)
Authorised Signatory



ATTESTED

[Handwritten signature]
PARMOD KUMAR TYAGI
Advocate & Notary Public
Government of India
Gurgaon, Haryana (INDIA)
My Commission Expires Oct-13-2028

27 MAY 2026