

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 13/06/2024

Certificate No. Q0M2024F231



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 117710227



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Jitender Singh and enr

H.No/Floor : 0

Sector/Ward : 0

LandMark : Panipat

City/Village : Panipat

District : Panipat

State : Haryana

Phone: 85*****23



Buyer / Second Party Detail

Name : Eldeco infrastructure And properties ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Panipat

City/Village : Panipat

District : Panipat

State : Haryana

Phone : 85*****23

Purpose : Affidavit

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

JOINT AFFIDAVIT-CUM-UNDERTAKING

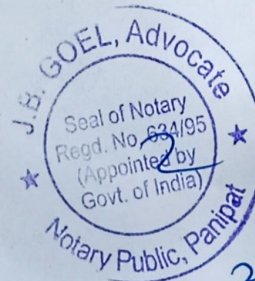
We, (i) Jitender Singh (PAN: DIQPS8418R), son of Sh. Ram Singh, resident of Village Nizampur, Panipat-132103 (herein "Owner No.1"); and (ii) Vikas Chahal (PAN: AMWPC1432C), son of Sh. Mahender Singh, resident of Village Nizampur, Panipat - 132103 (herein "Owner No.2") (Owner No. 1, & Owner No.2 hereinafter jointly referred as "Owners"),

AND

I, Upesh Sharma, Son of Mr. Munish Kumar Sharma R/o C-1/138, Street No.20, Khajoori Khas, North East Delhi-110094, authorised signatory for and on behalf of Eldeco Infrastructure & Properties Limited, a company incorporated under the Companies Act, 1956 and having its corporate and communications office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025 (herein "Developer"),

Hereby do solemnly affirm and declare as under:

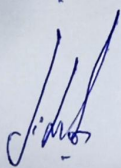
Vikas Chahal



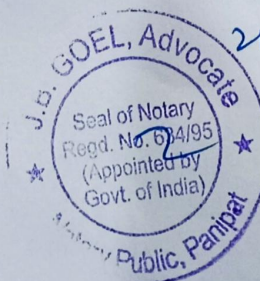
21/06/2024

The Owners and Developer are hereinafter jointly referred as "Parties".

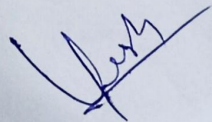
1. That the Owners are the absolute owner and in lawful possession of land admeasuring 13 Bigha 19 Biswa (Equivalent to 2.90 Acres) falling in Khasra No. 533 (3-0), 534 (30), 535/1 (0-6), 536/1 (0-6), 559/1 (0-6), 560 (1-10), 561 (1-10), 562 (3-0) and 524/1 (1-1), situated at Sector 40, Village Nizampur, Panipat, Haryana (hereinafter referred to as "Said Land").
2. That the Owners and the Developer, for the purpose of undertaking construction and development of a residential plotted colony on the Said Land (herein "Project"), have entered into a Collaboration for the Said Land vide Collaboration Agreement bearing registration number 7972 dated 28.11.2022 (hereinafter referred to as "Collaboration Agreement") and Addendum to Collaboration Agreement bearing registration number 8893 dated 23.10.2023 (hereinafter referred to as "Addendum to Collaboration Agreement"). Accordingly, the concerned department/ DGTCP granted license no. 24 of 2024 dated 13.02.2024 for development of the Project.
3. That the Parties hereby confirm/ acknowledge/ accept that in consideration of Owners providing the Said Land to the Developer in terms of the Collaboration Agreement r/w Addendum to Collaboration Agreement, the Owners are entitled to 58% of residential salable area & 60 % of the commercial area in the Project and accordingly, Parties have mutually decided to allocate area between themselves, whereby the residential plot nos. 02, 04, 06, 08, 09, 10, 12, 14, 16, 18, 19, 20, 22 and commercial area admeasuring 286.8 sq.mtrs (herein collectively referred to as "Plots") are allocated to the Owners and the remaining residential/commercial area belong to the Developer. The Plots are highlighted in the approved layout plan of the Project and annexed herewith with Joint Affidavit.
4. The Parties confirm/ acknowledge/agree that the Developer shall be solely liable to develop/ maintain the overall Project at its own costs and expenses in accordance with the provision of RERA including the area allocated to the Owners as per the terms of Collaboration Agreement r/w Addendum to Collaboration Agreement.
5. The Owners hereby confirm/ acknowledge that they are fully and finally satisfied with the Plots, so allocated by the Developer in terms of the Collaboration Agreement r/w Addendum to Collaboration Agreement. Furthermore, the Owners agree and undertake not to raise any dispute/ claim before any forum or court of law in future, directly or indirectly, under provisions of any law against the Developer in any manner, whatsoever including but not limited to the Plots allocated above.



Vikas Chahal



21/06/2024



Deponent
(Owners)

Deponent
(Developer)

Verification

Verified at Panipat on this ____ of June, 2024 that the above contents of this Affidavit are true & correct to the best of our knowledge and as per the records of the Parties and nothing has been concealed there from.

Deponent
(Owners)

Deponent
(Developer)

ATTESTED

J.B. GOEL, Advocate
Notary Public, Panipat
Certified by Govt of India

