Non Judicial



Indian-Non Judicial Stamp Haryana Government

Seller / First Party Detail

Buyer / Second Party Detail



Date: 06/10/2024

Certificate No.

S0F2024J12

GRN No.

122221674



Stamp Duty Paid: ₹ 101

Penalty:

Name:

B m gupta developers pvt Ltd

H.No/Floor - Na

Sector/Ward: Na

LandMark: Na

Phone:

City/Village: Rewari 82*****30

District: Rewari

State: Haryana

Name:

H.No/Floor: Na

Krishan pal etc

Sector/Ward: Na

District: Rewari

LandMark: Na

City/Village: Phone:

Rewari 99*****10

Purpose:

Joit Undertaking

State: Haryana

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

JOINT UNDERTAKING

This Joint Undertaking is made and executed on the 7th day of October 2024 on behalf of Landowners and Developer in continuation to the registered Collaboration Agreement entered for development of Project "BMG Nirvaan" on land area measuring 12.70625 acres (License No. 22 of 2021 dated 13.05.2018 valid till 12.05.2026) granted for setting up of Affordable Plotted Housing Colony under DDJAY scheme located in the revenue estate(s) of Village Dhaliawas, Dhamlaka and Devlawas, Sector-26 & 27, Rewari and in compliance of directions/ observations conveyed vide Memo No. HRERA/PKL/ED/2024/5289 dated 04.10.2024 Hon'ble Haryana Real Estate Regulatory Authority Panchkula as under:

M/s B.M. GUPTA DEVELOPERS PVT. LTD. (CIN: U45400HR2008PTC103627), a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector - 26, Garhi Bolni Road, Rewari, Haryana -123401 (hereinafter referred to as "Land Owner-Cum-Developer" represented through its Director & Authorized signatory Mr. Ravi Shanker Gupta, authorized by board resolution dated 09.03.2022 which expression shall, unless it is repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the one part

Nsight Suelhir Agafmar

- 1. Mr. Krishan Pal & Mr. Mahabir sons of Sh. Jaswant Singh s/o Sh. Tej Singh and Mr. Neeraj & Mr. Dheeraj sons of Sh. Balraj Singh s/o Sh. Jaswant Singh and Mr. Vaibhav son of Mr. Praveen Yadav son of Sh. Ramphal & Ms. Tanisha Yadav daughter of Mr. Praveen Yadav son of Sh. Ramphal & Mrs. Madhu Yadav widow of Mr. Praveen Yadav son of Sh. Ramphal & Mrs. Lajwanti Devi mother of Mr. Praveen Yadav son of Sh. Ramphal r/o Village Sirohal, District Gurgaon.
- 2. Mr. Raj Kumar son of Sh. Kundan Lal s/o Sh. Ganpat, Mrs. Suresh Devi wife of Sh. Raj Kumar s/o Sh. Kundan Lal, Mr. Babu Lal & Mr. Vijay Pal sons of Sh. Sugan Lal s/o Sh. Ganpat and Mr. Hari Singh & Mr. Ajay sons of Sh. Tarachand s/o Sh. Ganpat r/o Village Devlawas, District Rewari.
- 3. Mr. Ashok Kumar & Mr. Prem Chand sons of Sh. Gajraj Singh s/o Sh. Kalia r/o Village Devlawas, District Rewari.
- 4. Mr. Naresh Singh son of Sh. Nihal Singh and Mr. Yogesh Kumar & Mr. Rajesh Kumar sons of Sh. Naresh Singh s/o Sh. Nihal Singh r/o Village Devlawas, District Rewari.
- 5. Mr. Narender Singh Yadav & Mr. Sudhir Kumar sons of Sh. Suraj Bhan s/o Sh. Hari Singh r/o Village Dhaliawas, District Rewari.

The abovementioned Landowners are hereinafter collectively referred to as the said "Landowners", which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

We are collectively referred as parties and give this Joint Undertaking as under:

1. We are the Landowners and Developer of the project as per details given below: -

S.No.	Information Sought / Items	Details
I	Name of the Project	BMG NIRVAAN &
		BMG NIRVAAN SCO
. 11	Location of the Project	Village(s) Dhaliawas, Dhamlaka and
		Devlawas, Sector-26 & 27, Rewari,
	,	Haryana

111	Area of the Project under	12.198 acres (Plotted Component) and
	Registration	0.508 Acres (Commercial Component)
		out of 12.706 acres (Licensed Area)
IV	Nature of the Project	AFFORDABLE PLOTTED HOUSING
		COLONY under DDJAY scheme
V	Number of Plots	.197
VI	Number of SCO in Commercial	09
	Pocket	
VII	License Number and Date of	22 of 2021 dated 13.05.2021 valid up to
	Validity of the license	12.05.2026
VIII	Name of Developer-cum-	
	Landowner as per License	M/s B. M.Gupta Developers Pvt. Ltd.

- That we the Landowner-cum-Developer and Landowners hereby promoters / Licensee of the subject Licensed land jointly and severally Undertake to abide by the provisions of the RERA Act/Rules.
- 3. That we the Landowner-cum-Developer and Landowners hereby promoters / Licensee of the subject Licensed land jointly and severally Undertake that no clause of the Development Rights Agreement / Collaboration Agreement / SPA shall be amended / modified without the prior consent of DTCP Haryana and RERA.
 For D.M. Capia Developers Fyt. Lid.

This Joint Undertaking is executed and signed by

For M/s B.M.Gupta Developers Pvt. Ltd.

Authorized Signatory (Landowner-cum-Developer)

Krishan Pal Sto Sh. Jaswant Singh

(Landowner)

((

Neeraj S/o Sh. Balraj Singh

(Landowner)

Mahabir S/o Sh. Jaswant Singh

(Landowner)

Dheeraj S/o Sh. Balraj Singh (Landowner)