

Indian-Non Judicial Stamp Haryana Government

Seller / First Party Detail



Date: 06/10/2024

Certificate No.

S0F2024.113

GRN No.

122221674

Stamp Duty Paid: ₹ 101

Penalty:

Name:

8 m gupta developers pvt Ltd

H.No/Floor: Na

Sector/Ward: Na

City/Village: Rewari

District: Rewari

LandMark: Na

State:

Phone:

82****30

Haryana

Buyer / Second Party Detail

Name:

Krishan pal etc

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Rewari Phone:

99******10

District: Rewari

State: Haryana

Purpose: Joint undertaking

> 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

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- 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. Vaibhay son of Mr. Prayeen Yaday son of Sh. Ramphal & Ms. Tanisha Yaday 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
	1	Name of the Project	BMG NIRVAAN &
			BMG NIRVAAN SCO
	II	Location of the Project	Village(s) Dhaliawas, Dhamlaka and
			Devlawas, Sector-26 & 27, Rewari,
			Harvana

. 111	Area of the Project under	12.198 acres (Plotted Component) and
	Registration	0.508 Acres (Commercial Component)
73.7		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 Pocket	09
VII	License Number and Date of Validity of the license	22 of 2021 dated 13.05.2021 valid up to 12.05.2026
VIII	Name of Developer-cum-Landowner as per License	M/s B. M.Gupta Developers Pvt. Ltd.

2. Accordingly, to comply with the above provisions of law, we have opened the following accounts:

Sr. No.	Type of Bank Account & Account Number)	Name & Branch of the Bank
1.	Master Collection Account of the Project Account No. 777705301023	ICICI Bank Ltd., SCO-114-115, BRASS MARKET, SECTOR – 1, REWARI – 123401, HARAYANA
2.	RERA Account of the Project Account No. 777705301024	ICICI Bank Ltd., SCO-114-115, BRASS MARKET, SECTOR – 1, REWARI – 123401, HARAYANA

3. We further undertake that 70% of the amounts collected from the allotees of the said project shall be deposited in the RERA Account No. 777705301023 as per provisos of RERA Act.

This Joint Undertaking is executed and signed by

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

Ravi Shanker Gupta, Director (Landowner-cum-Developer)

Krishan Pal S/o Sh. Jaswant Singh Mahabir S/o Sh. Jaswant Singh (Landowner) (Landowner) Neeraj S/o Sh. Balraj Singh Dheeraj S/o Sh. Balraj Singh (Landowner) (Landowner) hav S/o Sh. Praveen Yaday Ms. Tanisha Yadav D/o Sh. Praveen Yadav (Landowner) (Landowner) HEB 24169 Mrs. Madhu Yadav widow of Sh. Praveen Yadav Mrs. Lajwanti Devi (Landowner) M/o Mr. Praveen Yadav (Landowner) Swall ren Raj Kumar S/o Sh. Kundan Lal Mrs. Suresh Devi W/o Sh. Raj Kumar (Landowner) (Landowner) 101012111M MIDENE Babu Lal S/o Sh. Sugan Lal Vijay Pal S/o Sh. Sugan Lal (Landowner) (Landowner) Hari Singh S/o Sh. Tarachand Ajay S/o Sh. Tarachand (Landowner) (Landowner) agnor 102 Brem Siny Ashok Kumar S/o Sh. Gajraj Singh Prem Chand S/o Sh. Gajraj Singh (Landowner) (Landowner) 01300 19ths 40gulsh Naresh Singh S/o Sh. Nihal Singh Yogesh Kumar S/o Sh. Naresh Singh (Landowner) (Landowner) Revert Kuman NSTYL Rajesh Kumar S/o Sh. Naresh Singh Narender Singh Yadav S/o Sh. Suraj Bhan (Landowner) (Landowner)

or B.M. Confederal opins Five Litt

Sudhir Kumar S/o Sh. Suraj Bhan

(Landowner)

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