

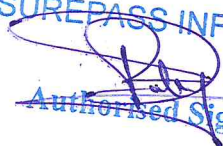
Non Judicial		 Indian-Non Judicial Stamp Haryana Government 		Date : 17/04/2025
Certificate No.	G0Q2025D3394		Stamp Duty Paid : ₹ 101 (Rs. Only)	
GRN No.	131084053		Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>				
Name:	South west bliss pvt ltd			
H.No/Floor :	00	Sector/Ward :	00	LandMark : 00
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	80*****91			
<u>Buyer / Second Party Detail</u>				
Name :	Surepass infra llp			
H.No/Floor :	00	Sector/Ward :	00	LandMark : 00
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	80*****91			
Purpose :	Undertaking			

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

Joint Undertaking

I, Mr. Chandan Kar, Authorised Signatory of M/s South West Bliss Private Limited, a company having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon-122002, Haryana, India (hereinafter referred to as "Company"), and I, Rajan Dubey, Authorized Signatory of M/s Surepass Infra LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Shop 96, K-1 Extn, Mohan Garden, Uttam Nagar, New Delhi – 110059 do jointly hereby solemnly affirm and declare as under:

1. M/s Surepass Infra LLP is owner of the land admeasuring 19.4625 acres situated at Village Jakhauli and Aterna, Sector 70, Sonipat, Haryana (Said Land) and was granted License No. 116 of 2024 dated 12.08.2024 by DTCP for development of the same as a residential plotted colony (Said Project).
2. M/s South West Bliss Private Limited has acquired irrevocable development rights from M/s Surepass Infra LLP over the Said Land vide 2 registered development agreements dated 22.08.2024 bearing vasika number 2691 and 2692 (Development Agreements) for consideration, as set out in clause 8 thereof. DTCP has subsequently granted approval for Change of Developer (COD) in favor of the Company vide Memo No. LC-5223-JE(MK)-2024/5829 dated 13-02-2025.
3. We, M/s Surepass Infra LLP undertake the we have received an amount of INR 70 Cr. towards the monetary consideration payable to us under clause 8 of the Development Agreement and an amount of INR 61 Cr. remains payable by M/s South West Bliss Private Limited in accordance with the terms of the Development Agreement (**Remaining Amount**).
4. Both parties agree and undertake that until such time the Remaining Amount of monetary consideration is paid by M/s South West Bliss Private Limited to M/s Surepass Infra Limited, M/s South West Bliss Private Limited shall not allot or sell the following plots in the Project.

For SUREPASS INFRALLP

 Authorised Signatory



S. No	Plot No	Area in Sq M	Area in Sq Yds
1	21	112.5	134.55
2	22	112.5	134.55
3	23	112.5	134.55
4	42	85.8	102.62
5	56	103.87	124.22
6	57	101.80	121.76
7	58	99.74	119.29
8	59	86.17	103.06
	Total	815.88	974.59

Dated: 24th April 2025

IN WITNESS WHEREOF this undertaking has been signed on the day, month and year first written above.

Executant
M/s South West Bliss Private Limited

Verification:

Verified that the contents of the undertaking mentioned above are true and correct to the best of my knowledge and nothing material has been concealed therein.

Executant
M/s South West Bliss Private Limited

Executant

M/s Surepass Infra LLP
For SUREPASS INFRA LLP
Authorised Signatory

Executant

M/s Surepass Infra LLP
For SUREPASS INFRA LLP
Authorised Signatory

Non-Judicial



Indian Non-Judicial Stamp
Haryana Government



Date: 17/04/2025

Certificate No: GQ202503354
GRN No: 131084053



Stamp Duty Paid: ₹ 10/-
Penalty: ₹ 0/-

Seller / First Party Detail

Name: South West Bliss Pvt Ltd
H.No/Floor: 00 Sector/Ward: 00 LandMark: 00
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****91



Buyer / Second Party Detail

Name: Surepass infra llp
H.No/Floor: 00 Sector/Ward: 00 LandMark: 00
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****91

Purpose: Affidavit

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahny.hic.in>

Affidavit cum Joint Undertaking

We M/s South West Bliss Pvt Ltd and M/s Surepass Infra LLP do hereby affirm and declare as under:

1. That a License no. 116 of 2024 has been granted to us by the Director, Town and Country Planning Department for development of a Residential Plotted Colony over an area measuring 10.467 acres situated in the revenue estate of Village Jakhau and Aterna, Sector - 70 District Sonapat, Haryana.
2. That the Landowners/ Licensee and Developer/ Promoter undertake to comply with the provisions of Section 4(2)(L)(D) of the RERA Act, 2016 (as per their shareholding in the saleable areas agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
3. That the Developer/ Promoter further undertakes that the 70% of the entire sales consideration received from the allottees shall be deposited in the escrow account No. 777705067886 as mentioned in the A-II form.

Deponent

M/s South West Bliss Private Limited

For SUREPASS INFRA LLP

Deponent

Authorised Signatory
M/s Surepass Infra LLP

Verified at Gurgaon on the 21st day of April, 2025 that the contents of the affidavit are true and correct to the best of our knowledge and believe and nothing has been kept concealed therefrom.

Deponent

M/s South West Bliss Private Limited

For SUREPASS INFRA LLP

Deponent

Authorised Signatory
M/s Surepass Infra LLP



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 	Date : 17/04/2025
Certificate No.	G0Q2025D3394	Stamp Duty Paid : ₹ 101
GRN No.	131084053	Penalty : ₹ 0
<u>Seller / First Party Detail</u>		
Name:	South west bliss pvt ltd	
H.No/Floor :	00	Sector/Ward : 00 LandMark : 00
City/Village :	Gurugram	District : Gurugram State : Haryana
Phone :	80*****91	
<u>Buyer / Second Party Detail</u>		
Name :	Surepass infra llp	
H.No/Floor :	00	Sector/Ward : 00 LandMark : 00
City/Village :	Gurugram	District : Gurugram State : Haryana
Phone :	80*****91	
Purpose :	Undertaking	

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Joint Undertaking

I, Mr. Chandan Kar, Authorised Signatory of M/s South West Bliss Private Limited, a company having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon-122002, Haryana, India (hereinafter referred to as "Company"), and I, Rajan Dubey, Authorized Signatory of M/s Surepass Infra LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Shop No 96, K-1 Extn, Mohan Garden, Uttam Nagar, New Delhi-110059 do jointly hereby solemnly affirm and declare as under:

1. M/s Surepass Infra LLP is owner of the land admeasuring 19.4625 acres situated at Village Jakhauli and Aterna, Sector 70, Sonipat, Haryana (Said Land) and was granted License No. 116 of 2024 dated 12.03.2024 by DTCP for development of the same as a residential plotted colony (Said Project).
2. M/s South West Bliss Private Limited has acquired irrevocable development rights from M/s Surepass Infra LLP over the Said Land vide 2 registered development agreements dated 22.08.2024 bearing vasika number 2691 and 2692 (Development Agreements). DTCP has subsequently granted approval for Change of Developer (COD) in favor of the Company vide Memo No. LC-5223-JE(MK)-2024/5829 dated 13-02-2025.
3. M/s. Surepass Infra LLP undertake that we shall be jointly and severally liable for all our obligations as per the Development Agreements executed in favour of South West Bliss Private Ltd. and M/s. South West Bliss Private Ltd. and undertake that we shall be liable as per RERA Act / Rules.
4. It is further clarified that M/s. Surepass Infra LLP and South West Bliss Private Ltd., that the Development Agreements are irrevocable and non - terminable in nature. Reference is requested to

For SUREPASS INFRALLP

 Authorised Signatory




 South West Bliss Private Limited

Clause 21 of the Development Agreements which specifically terms the Development Agreement as irrevocable and non – terminable.

Dated: 21/4/25

IN WITNESS WHEREOF this undertaking has been signed on the day, month and year first written above.

Executant

M/s South West Bliss Private Limited

Verification:

Verified that the contents of the undertaking mentioned above are true and correct to the best of my knowledge and nothing material has been concealed therein.

Executant

M/s South West Bliss Private Limited

For SUREPASS INFRALLP

Executant

M/s Surepass Infra LLP **Authorised Signatory**

For SUREPASS INFRALLP

Executant

M/s Surepass Infra LLP **Authorised Signatory**

