

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 30/11/2025

Certificate No. FA302025K1



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 143172607



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: S and m developers

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Tohana

District : Fatehabad

State : Haryana

Phone: 93*****00



Buyer / Second Party Detail

Name : H r e r a panchkula

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 93*****00

Purpose : UNDERTAKING



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

UNDER TAKING

I **Madan Lala Khurana** S/o Late Sh. Vasanda Ram Aadhar No. 945-3720-0156 Partner of **M/s S & M Developers (PAN-AELFS4365P)**

Authorized to enter into the present undertaking on behalf of firm vide resolution passed in the meeting of partners held on 01-12-2025

Do here by undertaking and declare as under :-

01. We shall be solely responsible for the maintenance and upkeep of all services and amenities of the project for a period of five (05) Years's from the dated of issuance of completion certificate, or until such time as the Association of allottees takes over the maintenance of project, which ever is earlier.

02. the undertaking is executed in compliance with the provision of Real Estate (Regulation and development) Act, 2016 and the rules and regulation framed thereunder, shall be binding upon **M/s S & M Developers (PAN-AELFS4365P)** and its authorized representatives

This undertaking is furnished in good faith and accordance with the statutory requirements under the RERA Act, 2016.

For

M/s S & M Developers firms (PAN-AELFS4365P)

Madan Lala Khurana

Authorized Signatory

ATTESTED
90M 23/3/2026
Virjender Singh Nain
Notary Tohana

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 29/11/2025

Certificate No. FA292025K81



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 143156820



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: S and m developers and Land Owner

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Tohana

District : Fatehabad

State : Haryana

Phone: 93*****00



Buyer / Second Party Detail

Name: H r e r a Panchkula

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 93*****00

Purpose : Undertaking



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JOINT UNDERTAKING CONSIDERATION BETWEEN THE LAND OWNER AND DEVELOPER

AS PER COLLABORATION AGREEMENT EXECUTED VIDE VASIKA NO 132 DATED 08-04-2022
VILLAGE & TEHSIL TOHANA DISTRICT FATEHABAD. HARYANA

BETWEEN

01. BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110)
02. JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)
03. SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)
04. LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499) NOW LEGAL HEIR IS VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH(AADHAR – 7726-2299-7930) R/O 002, VANDANA PRIMEROSE HSR LAYOUT BANGLORE
05. VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH(AADHAR – 7726-2299-7930) R/O 002, VANDANA PRIMEROSE HSR LAYOUT BANGLORE

Sukhvinder Singh

<i>Modall</i>		<i>J.S</i>	<i>CS</i>	<i>Vikramjeet Singh</i>
Authorized Signatory M/s S & M Developers firms (PAN-AELFS4365P)	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620- 5555-0110)	JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382- 0508-2356)	SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955- 7665-7499)	VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)

- 8) That the Developer have allocated the plots to the land owner licensee as oer aforementioned joint undertaking and the allocated plots shall be physically handed over to land owner licensee after issuance of completion certificate issued by the DTCP, Haryana.
- 9) That the commercial area / plots shall be allocated to the land Owner after approval the standard Design/building plans of the commercial pocket from the office of DTCP Haryana, till then the Paties shall not book, Sell the commercial plots/shops etc.
- 10) That the no. modification/alteration etc. in the terms and conditions of the aforementioned collaboration agreement can be undertaken except after obtaining prior approval of the DTCP Haryana and RERA Authority at Panchkula.
- 11) That the Sr. No. 1 to 10 have accepted by the land owner as well as by the developers

For

M/s S & M Developers firms (PAN-AELFS4365P)

M/S S & M DEVELOPERS
Madan
AUTHORISED SIGNATORY

Authorized Signatory

That we have read over and understand the content of para no. 1 to 11 of the undertaking and confirm/give consent for same



Name of the Land Owner	Signature
BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110)	
JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)	<i>J.S</i>
SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	SUKHWINDER SINGH
VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH(AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)	

ATTACHED - ANNEXTURE A

SUKHWINDER SINGH

<i>Madan</i>		<i>J.S</i>		
Authorized Signatory M/s S & M Developers firms (PAN-AELFS4365P)	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110)	JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)	SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)

Hereinafter referred to as "land owners" which expression shall unless it be repugnant to context or meaning thereof, be deemed to mean and include their respective legal heirs representative, successors, nominees. Permitted assign of the FIRST PART

AND

M/s S & M Developers firms (PAN-AELFS4365P) registered under the provision of maintained under section 59 of the indian partnership act 1932 having its registered office at **D-126 Marvel City**, Village and Teshil Tohana District Fatehabad, Haryana through **Madan Lala Khurana** Aadhar No. 945-3720-0156 Authorized to enter into the present undertaking on behalf of firm vide resolution passed in the meeting of partners held on 01-04-2022 herein after referred to the of the SECOND PART.

Here in after collectively 'Land owner' and 'Developer' referred to as "Parties".

This is with reference to collaboration agreement executed **vasika no 132** dated 08-04-2022 village & Tehsil Tohana, District Fatehabad. Haryana between the parties,

Do here by undertaking and declare as under :-

Where the above mentioned parties have applied for grant of license for an area measuring 5.28125 Acres from the office of DTCP Haryana vide License No. 96 of 2023 dated 21.04.2023 granted for development of an affordable plotted colony in the revenue estate of village& tehsil Tohana District Fatehabad, Haryana.

- 1) That a collaboration agreement was executed between the parties VASIKA NO 132 DATED 08-04-2022 VILLAGE & TEHSIL TOHANA DISTRICT FATEHABAD. HARYANA
- 2) That the parties have agreed upon consideration as mentioned in the clause mentioned on page no.4 of joint development agreement , the land owner will get 50 % developed plotted area and developer will get 50 % of developed plotted area of residential as well as commercial.
- 3) Further, the developer has allotted as per Annexure - A mentioned plots to the land owner in lieu of the collaboration agreement in mutual consents: (Attached - Annexure - A)
- 4) That we shall be comply with the terms and conditions of RERA Authority which may entered in to the certification of registration for the said land in question.
- 5) That the licensee and the promoter/developer shall comply with the provision of section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in collaboration agreement) which state that 70 % of the amount realized from allottees, from time to time, shall be deposited in a seprate account to be maintained in scheduled bank to cover the cost of construction and the land cost and shall be used for that purpose only.
- 6) That the parties (The developerer and Land Owners) shall be jointly / severally liable for provisions of RERA act and RERA rules thereof.
- 7) That the developer shall be solely responsible to maintain the colony five years after grant of completion of the colony or till the colony handed over to the association of allottees, as per provisions.



Sukhvinder Singh

<i>Medall</i>		<i>J.S.</i>	<i>S.S.</i>	<i>Vikramjeet Singh</i>
Authorized Signatory M/s S & M Developers firms (PAN-AELFS4365P)	BALJINDER KAUR NASIB SINGH (AADHAR NO. 8620-5555-0110)	JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)	SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)

ANNEXURE - A

S. No.	Name of land owner/ Developer	Block	Plot No.	area of plot (in Sqm)	area of plot (in Yard)
1	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	commercial		469.20	561.16
2		E/3	Plot No. 1	112.16	134.14
3		E/3	Plot No. 2	112.16	134.14
4		E/3	Plot No. 3	112.16	134.14
5	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110), JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	A/15	Plot No. 4	150.00	179.40
6		A/15	Plot No. 5	150.00	179.40
7		A/15	Plot No. 6	150.00	179.40
9		A/15	Plot No. 7	150.00	179.40
9	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	A/15	Plot No. 8	150.00	179.40
10		A/15	Plot No. 9	150.00	179.40
11		A/15	Plot No. 10	150.00	179.40
12	M/s S & M Developers (PAN-AELFS4365P)	A/15	Plot No. 11	150.00	179.40
13		A/15	Plot No. 12	150.00	179.40
14		A/15	Plot No. 13	150.00	179.40
15		A/15	Plot No. 14	150.00	179.40
16		A/15	Plot No. 15	150.00	179.40
17		A/15	Plot No. 16	150.00	179.40
18		A/15	Plot No. 17	150.00	179.40
19		A/15	Plot No. 18	150.00	179.40
20	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	A/20	Plot No. 19	150.00	179.40
21		A/20	Plot No. 20	150.00	179.40
22		A/20	Plot No. 21	150.00	179.40
23		A/20	Plot No. 22	150.00	179.40
24	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110), JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	A/20	Plot No. 23	150.00	179.40
25		A/20	Plot No. 24	150.00	179.40
26		A/20	Plot No. 25	150.00	179.40
27		A/20	Plot No. 26	150.00	179.40
28		A/20	Plot No. 27	150.00	179.40
29		A/20	Plot No. 28	150.00	179.40
30	M/s S & M Developers (PAN-AELFS4365P)	A/20	Plot No. 29	150.00	179.40
31		A/20	Plot No. 30	150.00	179.40
32		A/20	Plot No. 31	150.00	179.40
33		A/20	Plot No. 32	150.00	179.40
34		A/20	Plot No. 33	150.00	179.40
35		A/20	Plot No. 34	150.00	179.40
36		A/20	Plot No. 35	150.00	179.40
37		A/20	Plot No. 36	150.00	179.40
38		A/20	Plot No. 37	150.00	179.40
39		A/20	Plot No. 38	150.00	179.40
40		B/7	Plot No. 39	134.61	160.99
41		B/7	Plot No. 40	134.61	160.99
42		B/7	Plot No. 41	134.61	160.99
43		B/7	Plot No. 42	134.61	160.99
44	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110), JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	B/7	Plot No. 43	134.61	160.99
45		B/7	Plot No. 44	134.61	160.99
46	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	B/7	Plot No. 45	134.61	160.99



Sukhvinder Singh

<i>Medall</i>		<i>J.S.</i>	<i>S.S.</i>	<i>Vikram</i>
Authorized Signatory M/s S & M Developers firms (PAN-AELFS4365P)	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110)	JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)	SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR - 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR - 8955-7665-7499)



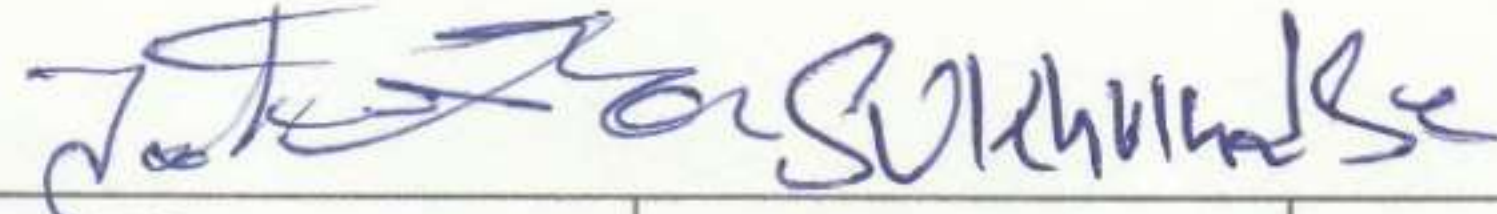


S. No.	Name of land owner/ Developer	Block	Plot No.	area of plot (in Sqm)	area of plot (in Yard)
47	M/s S & M Developers (PAN-AELFS4365P)	C/12	Plot No. 46	109.90	131.44
48		C/12	Plot No. 47	109.90	131.44
49		C/12	Plot No. 48	109.90	131.44
50		C/12	Plot No. 49	109.90	131.44
51		C/12	Plot No. 50	109.90	131.44
52		C/12	Plot No. 51	109.90	131.44
53	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	C/12	Plot No. 52	109.90	131.44
54		C/12	Plot No. 53	109.90	131.44
55		C/12	Plot No. 54	109.90	131.44
56		C/12	Plot No. 55	109.90	131.44
57	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110), JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)&SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	C/12	Plot No. 56	109.90	131.44
58		C/12	Plot No. 57	109.90	131.44
59	M/s S & M Developers (PAN-AELFS4365P)	C/6	Plot No. 58	109.90	131.44
60		C/6	Plot No. 59	109.90	131.44
61		C/6	Plot No. 60	109.90	131.44
62		C/6	Plot No. 61	109.90	131.44
63	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	C/6	Plot No. 62	109.90	131.44
64		C/6	Plot No. 63	109.90	131.44
65		D/8	Plot No. 64	109.90	131.44
66		D/8	Plot No. 65	137.96	165.00
67		D/8	Plot No. 66	137.96	165.00
68	M/s S & M Developers (PAN-AELFS4365P)	D/8	Plot No. 67	137.96	165.00
69		D/8	Plot No. 68	137.96	165.00
70		D/8	Plot No. 69	137.96	165.00
71		D/8	Plot No. 70	137.96	165.00
72		D/8	Plot No. 71	137.96	165.00

Name of land owner/ Developer	Saleable area (in sqm)	Saleable area (IN SQyard)
BALJINDER KAUR WIDOW NASIB SINGH(AADHAR NO. 8620-5555-0110), JATINDER SINGH S/O NASIB SINGH(AADHAR NO. 3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	1989.2	2378.87
VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)	2594.37 & 469.20 (Commercial)	3102.86 & 561.16(Commercial)
M/s S & M Developers (PAN-AELFS4365P)	5027.24	6012.57
Total Area	9610.81 or 2.3749 Acre & 469.20 (Commercial)	11494.3 & 561.16(Commercial)

Total salable area 2.4908 Acres or 52.62 %

Note : That the Parties have agreed that the Land owner will pay each other parties the differential amount against excess allocated area if any as per mutual their discussion

ATTESTED
23/3/2026
Virjender Singh Nain
Notary Tohana

				
Authorized Signatory M/s S & M Developers firms (PAN-AELFS4365P)	BALJINDER KAUR WIDOW NASIB SINGH (AADHAR NO. 8620-5555-0110)	JATINDER SINGH S/O NASIB SINGH (AADHAR NO. 3382-0508-2356)	SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7499)	VIKRAMJEET SINGH S/O LATE SUKHPAL SINGH (AADHAR – 7726-2299-7930) And also legal heir of LATE SUKHPAL SINGH S/O DALIP SINGH (AADHAR – 8955-7665-7499)

