

A-7

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 26/02/2026

Certificate No. G0Z2026B885



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 147727077



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Hemis Infrastructure and Developers

H.No/Floor : B723

Sector/Ward : Na

Landmark : Sushant lok 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 73*****41



Purpose : JOINT UNDERTAKING CUM DECLARATION to be submitted at Others

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 cum Declaration

We, the undersigned landowners (hereinafter referred to as "Landowners"), with respect to the land measuring 5.15 acres situated in Sector-1, Farukhnagar, Gurugram, Haryana, license granted by DTCP vide license number 192 of 2024 dated 24.12.2024 hereby confirm, declare and agree to the following:

We acknowledge and confirm that collaboration agreements (hereinafter referred to as "Agreement") was executed between the **Mr. Balkishan S/o Jagdish , Shri Krishan S/o Shri Jagdish (Land owners)** R/o Ward No.4, Farrukh Nagar (Rural 35), Gurugram, Haryana and **Hemis Infrastructure and Developers** (hereinafter referred to as "Developer/Promoter") Registered office at Plot no. B-723, Sushant Lok-1, Gurugram, Haryana 122009 on 01.12.2023 vide Reg.no.2598 duly registered at the Sub-Tehsil Farukhnagar, Gurugram, Haryana .

1. Summary of Collaboration Agreement:

- Clause no. II (1) the Developer has paid the Landowners a Total sum of Rs. 120000000/- (Twelve Crore only) as Non-refundable consideration for execution of this collaboration agreement vide no.2598 dated 01.12.2023 .

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बालकिशन



for HEMIS INFRASTRUCTURE & DEVELOPERS
HEMIS INFRASTRUCTURE & DEVELOPERS
Authorized Signatory
Authorized Signatory

- Clause no.II (5) that is Licensed Land area share in following manner: 50% of Land owners (Both residential as well as commercial part) called "Owner's share" and 50% of the developer/promoter share (Both residential as well as commercial part) in collaboration agreement vide no.2598 dated 01.12.2023.
- As per clause no. 11 of collaboration agreement as mentioned above, the collaboration agreement shall be irrevocable and no modification/alteration e.t.c.. in collaboration agreement vide no.2598 dated 01.12.2023.
- The rest of the agreements remain the same as a general collaboration agreement.

2. Rights Granted:

- We have irrevocably granted the rights to Developer to develop, market and sell an Affordable Residential Plotted Colony on the aforementioned land.

3. Licensed Land area Sharing:

- As part of the terms the collaboration agreement dated 01.12.2023, the Landowners are entitled to 50% and Developer is entitled to 50% of the Licensed Land. Below Plot sharing details

| S. No. | Particulars | Name of Party | Plot Numbers | Total Area (Sqm) |
|--------|-------------|---|--|------------------|
| 1 | Developer | Hemis Infrastructure and Developers | 1,2,7,12,13,14,15,16,2 2,23,24,25,26,32,33,3 4,35,36,42,43,44,45,4 6,52,53,54,55,56,61,6 2,63,64,65,66,67,68,6 9,70,71,72,81,85 Total 42 Plots | 5628.817 |
| 2 | Land Owners | Mr. Balkishan, Shri Krishan Ss/o Jagdish | 5,6,10,11,17,18,30,31, 37,38,49,50,51,57,58, 59,77,78,79,80,82, 3,4,8,9,19,20,21,27,28, 29,39,40,41,47,48,60, 73,74,75,76,83,84 Total 43 Plots | 5748.118 |



HEMIS INFRASTRUCTURE & DEVELOPERS

Authorized Signatory

4. Finality of Compensation:

- The aforementioned monetary compensation and area sharing of plots is agreed upon as final and binding. No further claims or disputes regarding compensation shall be raised by the Landowners against the Developer.

5. Developer's RERA Registration Rights:

- The Developer is completely free to obtain RERA registration for the said Affordable Residential Plotted Colony, and the Landowners shall not create any hindrance or have any objection to the same.

6. Binding Nature:

- This undertaking is binding upon the undersigned Landowners, their heirs, successors, and assigns. We, the undersigned, hereby declare that we have read and understood the contents of this undertaking and agree to abide by the terms and conditions set forth herein.

Landowners:

Name: **Mr. Balkishan S/o Jagdish**

Signature: _____

Date: 26-02-2026

Name: **Shri Krishan S/o Shri Jagdish**

Signature: _____

Date: 26-02-2026

Developer:

Hemis Infrastructure and Developers

Authorized Signatory sign: _____

Name: Rajesh Kumar

Designation: Partner

Date: 26-02-2026

For HEMIS INFRASTRUCTURE & DEVELOPERS

[Handwritten Signature]
Authorized Signatory



Witnesses:

Name: Manoj Kumar

Signature: _____

Name: Rahul Kumar

Signature: _____

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY, GOVERNMENT OF INDIA

For HEMIS INFRASTRUCTURE & DEVELOPERS

[Handwritten Signature]
Authorized Signatory