

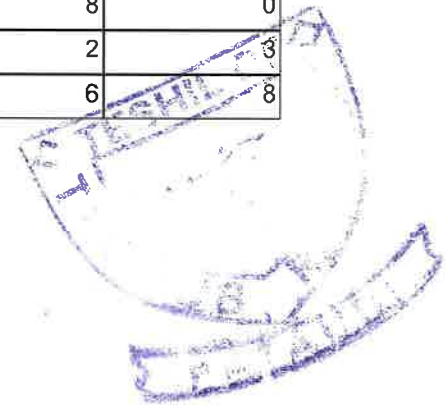
DDO Code: 0362	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 16-04-2025 (Cash) 10-04-2025 (Chq./DD)	*0130760555*		
GRN No.: 0130760555	Date: 09 Apr 2025 15:38:52		
Office Name: 0362-TEHSILDAR PATAUDI			
Treasury: Pataudi			
Period: (2025-26) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		3	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50003	
₹ Fifty Thousands Three Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: MUKUL YADAV ETC			
Address: BADSHAHPUR -			
Particulars: REGISTRY FES			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 23106263694		Payment Date: 09/04/2025	
Bank: Punjab National Bank Aggregator		Status: Success	

07P-0599500498

DDO Code: 0362	E - CHALLAN Government of Haryana		AG/ Dept Copy
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* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1193/4	1205/4	56	13/3	1	0
1193/4	1205/4	56	14/2	6	7
1193/3	1205/3	56	14/3	1	12
1193/3	1205/3	56	15	8	0
1193/4	1205/4	56	16	8	0
1193/3	1205/3	56	17/1	0	10
1193/4	1205/4	56	17/2	7	10
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1193/4	1205/4	56	23/1/3	0	3
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1193/4	1205/4	56	25/1	1	2
384/3	386/3	56	5/2/1	3	0
384/5	386/5	56	5/2/5	0	11
384/3	386/3	56	6	8	0
1193/3	1205/3	56	7/1	2	3
1193/4	1205/4	56	7/2	6	8



Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the appointment.

For Y COMPLET

For Y CON INFRA

partner

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Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 10/04/2025

Certificate No. GDJ2025D11



GRN No. 130761411

Stamp Duty Paid : ₹ 4734000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ramesh Kumar Yadav

H.No/Floor : Na

Sector/Ward : Na

LandMark : Village badshahpur

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone: 95*****98

Others : Mukul kumar yadav, alok yadav, jyoti yadav



Buyer / Second Party Detail

Name : Y Con Infra

H.No/Floor : 212

Sector/Ward : 2f

LandMark : Bestech chambers sushant lok 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 95*****98

Purpose : COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT

This Collaboration Agreement is made and executed at Gurgaon on this 11th day of April, 2025.

BY & BETWEEN

- (1) SH. RAMESH KUMAR YADAV (ADHAAR NO. 3652 0356 0090 & PAN NO.-AAFPY0514L) S/O SH. HOSHIYAR SINGH YADAV R/O C-139, SUSHANT LOK-I, GURUGRAM (2) SH. MUKUL KUMAR YADAV ((ADHAAR NO. 3844 6599 4155 & PAN NO.-ACGPY5244A) S/O SH. TEK RAM YADAV R/o HOUSE NO.-915, TYAGI WADA, BADSHHPUR, GURURGAM (3) SH. ALOK YADAV (ADHAAR NO. 9603 6236 5103 & PAN NO.-AAPY6569D) S/O SH. KAILASH YADAV R/O PU-5, NEAR-RAM LEELA GROUND, PITAMPURA, SARASWATI VIHAR, DELHI-110034 (4) SMT. JYOTI YADAV (ADHAAR NO.8984 5986 3023 & PAN NO.-ABMPY1613J) W/O SH. MANOJ YADAV R/O HOUSE NO.-406, SCTOR-10A, GURUGRAM HARYANA (hereinafter collectively referred to as "OWNERS"/FIRST PARTY" which expression shall, unless repugnant to the context thereof, mean and include their legal heirs, representatives, nominees and permitted assigns) party of the First Part.

For Y CON INFRA

Partner

For Y CON INFRA

Partner

For Y CON INFRA

Partner

प्रलेख न:142

दिनांक:11-04-2025

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील पटौदी

गांव/शहर Pataudi

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 0.0199999995529652 रुपये

स्टाम्प नं : GDJ2025DI1

स्टाम्प की राशि 4734000 रुपये

रजिस्ट्रेशन फीस की राशि 100
रुपये

EChallan:130760555

पेस्टिंग शुल्क 0 रुपये

Drafted By: S C ARORA ADV

Service Charge:0

यह प्रलेख आज दिनांक 11-04-2025 दिन शुक्रवार समय 2:50:00 PM बजे श्री/श्रीमती /कुमारी

RAMESH KUMAR YADAV पुत्र HOSHIYAR SINGH YADAV MUKUL KUMAR YADAV पुत्र TEK RAM YADAV
ALOK YADAV पुत्र KAILASH YADAV JYOTI YADAV पत्नी MANOJ YADAV निवास SEC 10 A GGM द्वारा पंजीकरण
हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पटौदी)
संयुक्त सब रजिस्ट्रार
पटौदी

हस्ताक्षर प्रस्तुतकर्ता

RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Y CON INFRA thru HARSH YADAV LAKSH YADAV AMIT KUMAR
YADAV OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MAMAN SINGH LAMBERDAR पिता .
निवासी PATAUDI व श्री/श्रीमती /कुमारी PREETAM YADAV पिता SURENDER YADAV
निवासी PATAUDI ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

For Y CON INFRA

संयुक्त सब रजिस्ट्रार
पटौदी

AND

Y CON INFRA, A PARTNERSHIP FIRM, (PAN NO. AADFY3122A) HAVING ITS REGISTERED OFFICE AT: UNIT NO. 212, SECOND FLOOR, BESTECH CHAMBERS, SUSHANT LOK-I, GURUGRAM-122002 through one of its partners Mr. Harsh Yadav S/o Sh. Mahesh Yadav (Adhaar no. 4729 3927 6121 Pan no.ALTPH0621C) & Mr. Laksh Yadav (Adhaar No. 7420 2061 1972) S/o Sh. Mukul Kumar Yadav & Mr. Amit Kumar Yadav (Adhaar No. 3755 6218 6997) S/o Sh. Ramesh Kumar Yadav, duly authorized by the Letter of Authorization by other Partners dated 09.04.2025(hereinafter referred to as "**DEVELOPER/SECOND PARTY**" which expression shall, unless repugnant to the context thereof, mean and include its successors, Authorized Representatives and Permitted Assigns) party of the **Other Part**.

AND WHEREAS

- A. The Owners have represented that they are owners of lands admeasuring about 106 Kanal 4 Marla 5 Sirsai (64267 Sq yards) or(equivalent to 13.278 Acres approximately)in the revenue estate of Village Pataudi, Tehsil- Pataudi& District Gurgaon, Haryana more particularly described in the **Schedule - I** hereunder (hereinafter referred to as the "**ProjectLand**").
- B. The Owners are desirous of developing the Project Land into a Affordable Housing Scheme(Project), as may be permissible and approved but are not fully equipped with the technical know-how, infrastructure and financial resources to be infused therein, thus, have resolved to approach the Developer for the same.
- C. The Developer, based on its professional expertise and experience, has agreed to undertake the development of the Group Housing project, under the proposed "**Affordable Housing Scheme**" made applicableby the Haryana Government, including bearing the responsibility for planning, design, obtaining approvals,

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For Y CON INFRA

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Reg. No.

Reg. Year

Book No.

142

2025-2026

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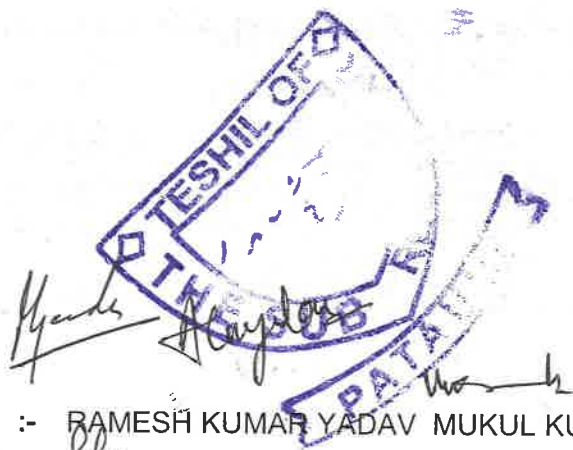
पेशकर्ता



दावेदार



गवाह



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

दावेदार :- thru HARSH YADAV LAKSH YADAV AMIT KUMAR YADAV OTHERY CON INFRA

गवाह 1 :- MAMAN SINGH LAMBERDAR

गवाह 2 :- PREETAM YADAV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 142 आज दिनांक 11-04-2025 को बही नं 1 जिल्द नं 213 के पृष्ठ नं 162.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2075 के पृष्ठ संख्या 86 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-04-2025

उप/सयुंक्त पंजीयन अधिकारी पटौदी
संयुक्त सब रजिस्ट्रार
पटौदी

For Y CON INFRA

For Y CON INFRA

Partner

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For Y CON INFRA

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carrying out development and construction thereupon in terms of the Policy and plans.

- D. The Developer through its own cost, expenses, fees etc. shall obtain a LOI/License to develop the Project Land into an Affordable Housing Scheme and if requires seek desired alteration of Land use from agricultural to residential to achieve the objectives of this Collaboration by means and bounds.
- E. Parties, have thus, mutually resolved to formulate an Understanding in terms of this instant instrument i.e. Collaboration Agreement" which would settle their/its future pathways subject to the terms and conditions and enunciated herein:

NOW, THEREFORE, THIS COLLABORATION AGREEMENT WITNESSETH :-

1. PROJECT LAND/PROJECT:

- 1.1 The **Project Land** shall mean and ascribed to the land comprised as land measuring 106 Kanal 4 Marla 5 Sirsai (64267 Sq yards) or equivalent to 13.278 Acres approximately) about situated in the revenue estate of Village Pataudi, Tehsil-Pataudi & District Gurgaon, Haryana and more particularly described in the Schedule - I hereunder.
- 1.2 In pursuance of the obligations assumed by the Developer and subject to the terms of this Agreement, the Owners have made available the Project Land and place the same free of cost at the disposal of the Developer for the purpose of development and construction of a Group Housing project under the proposed Affordable Group Housing Scheme as implemented by the Government of Haryana on the Project Land (here in after referred to as the "**Project**").
- 1.3 The Land Owners have handed over physical possession of the Project Land to the Developer.

2. LAYOUT/BUILDING PLANS

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- 2.1 The Developer shall design/plan the Project for the proposed Affordable Housing Project as permissible under the proposed policy for development of Affordable Housing Project(s) as proposed by the Government of Haryana in terms of its prescribed norms, rules and regulations as formulated there under.
- 2.2 The Developer shall immediately, on the receipt of LOI/License, proceed to get the building plans for the Project crafted through reputed architects for its submission to the concerned authorities for its consequent approval thereto. The building plans shall be designed in terms of the permissible norms under the proposed scheme of Haryana Government.
- 2.3 The Developer shall be entitled, as may be considered appropriate by it, to make modifications, alterations or amendments in the building plans/layouts within the permissible framework of rules and building bye laws and within the bye laws of the said policy.
- 2.4 The Owners shall be obliged to take all steps as may be necessary and as may be desired by the Developer to facilitate the procurement of LOI/License and desired sanction of the building plans and shall render all possible co-operation to the Developer in this respect.

3. APPROVALS:

- 3.1. The Developer agrees to obtain all requisite permissions, sanctions and approvals including renewals where ever necessary as may be required from all concerned Authorities, conversion of land use, LOI/License and sanction of building plans for the development and construction of the Project. The Developer shall submit necessary building plans for sanction immediately on receipt of desired LOI/License in this regard.
- 3.2. The Developer shall secure all necessary permissions, approvals for installation of electric, water supply and sewerage connections to the Project.

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Partner

- 3.3. Owners shall fully co-operate in the submission of necessary applications/building plans for approval and agree to sign all applications and execute necessary/required documents for that purpose and shall execute appropriate Power of Attorney in favor of the Developer and/or their/its nominees at the time of signing of this Agreement.

4. **CONSTRUCTION/COMPLETION:**

- 4.1. Subject to the force majeure circumstances, the Developer shall endeavor to complete the construction of the project within the period of four years from the date of receipt all approvals of the project inter-alia including sanction of building plans and receipt of Environment Clearance etc.
- 4.2. With the submission of application for securing desired Occupancy /Completion Certificate for the Buildings/Blocks ~~would mean and deem~~ to be the date of completion of construction of said buildings/Blocks as the case may be on the date of application itself as and when submitted with the concerned Authorities.
- 4.3. The materials/specifications to be used for construction of the buildings shall be of good quality and as per norms/specifications prescribed under the said scheme of Haryana Government.

5. **COMPLETION CERTIFICATE:**

- 5.1 The Developer shall apply for and obtain completion certificate of the project buildings at its own cost. However, the Developer reserves with itself the right either to obtain Completion/ Occupancy certificate of the entire Project or in parts/phases as the case may be.

6. **WORK FORCE:**

- 6.1 The Developer shall employ adequate number of qualified engineers, architects, consultants, skilled and unskilled workers to ensure due completion of the construction of the buildings under the terms of this Agreement.
- 6.2 It will be the obligation of the Developer to abide by all statutory provisions regarding the employment of such workers and payment of their dues in time.

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For Y CON INFRA

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 Partner

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 Partner

- 6.3 In case any claim is made by any worker or employee or by any third person against the Owners regarding the construction of the buildings, in that eventuality, the Developer shall keep the Owners indemnified from any such claims /liabilities.
- 6.4 If during construction, any injury is caused to any person(s) or property as the case may be, in that eventuality, the Developer will solely be responsible for the consequences and damages, if any, and in case the Owners are made liable to pay any amount on this account, then the Developer hereby undertakes to reimburse the same to the Owners. The Developer shall keep the Owners indemnified in this regard too.

7. COSTS :

- 7.1. All costs and expenses inter-alia including the fees of the Architects, Engineers, Consultants and staff/workforce of the Developer for preparation of layout/building plans and for obtaining approvals including payment of submission fees, scrutiny fees, and all other charges/fees payable for obtaining statutory approvals including interest thereupon, if any, shall be borne and paid by the Developer exclusively.
- 7.2. All costs and expenses relating to complete development of the Project Land and construction of the proposed project buildings including costs of materials, inputs, labour, supervision, installation of electric substations, transformers, generators, lifts, firefighting equipment, any facilities, amenities as approved, shall also be borne and paid by the Developer of its own exclusively.

8. ASSURANCES /REPRESENTATIONS:

- 8.1. The Owners have assured the Developer that the Owners have not entered into any type of transaction/Agreement in respect of any part of the Project Land with any third party and that the Project Land is free from all and any kind of encumbrances, charges, liens etc. thereon.
- 8.2. Owners have further assured the Developer that with the execution of this Agreement supersedes all the erstwhile Agreements, if any, in existence prior in time. However, if any such erstwhile agreement appears later on, in derogation to the

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For Y CON INFRA

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 Partner

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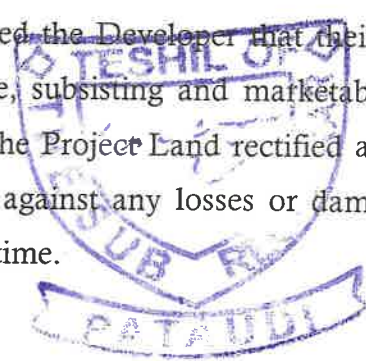
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representations of the Owners, the Owners shall exclusively deal with said erstwhile Agreements as and when appear for the security of the Project and interest of the Developer for all times to come.

- 8.3. Without prejudice to the aforesaid assurances, in case any obligation/liability to any third party has been undertaken by the Owners with reference to the Project Land, the same shall be met and discharged solely by the Owners and the Developer shall be kept indemnified against any such obligations/liabilities by the Owners.
- 8.4. The Owners have represented and assured the Developer that their right, title and interest in the Project Land are absolute, subsisting and marketable. The Owners agree to get any defects in their title to the Project Land rectified at their own cost and to keep the Developer indemnified against any losses or damages as may be caused to the Developer in due course of time.



9. **INDEMNITIES:**

- 9.1 The Developer shall observe and comply with all rules, regulations, terms and conditions of license, building plans and other statutory provisions including making of statutory payments as prescribed under the provision of said policy/scheme of Haryana Government. Developer shall keep the Owners indemnified against any losses, damages, consequences arising out of any violations by the Developer of any statutory provisions, payment terms or conditions of license.
- 9.2 All claims whatsoever made by any party concerned with respect to construction by the Developer including suppliers of materials, equipments to be used in the construction and completion of the scheme/buildings under this Agreement shall be borne and paid by the Developer. The Developer shall keep the Owners fully indemnified against all such claims and demands whatsoever.
- 9.3 Owners shall keep the Developer indemnified against losses or damages as may be caused to the Developer on account of any defects in Owners' title to the Project Land or due to existence of any encumbrances thereon.

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For Y CON INFRA

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10. **CONSIDERATIONS:**

- 10.1 The consideration on the part of the Owners includes provision of the Project Land by them free of any charges and other obligations undertaken by them under this Agreement for development and construction of the Project.
- 10.2 The consideration on the part of Developer in terms of this Agreement, inter alia, includes obtaining of all approvals, carrying out development and construction of the project building at their own cost and all sums of money spent by them in connection with the Project including payment of all fees, charges on furnishing of bank guarantees, licensing expenses etc. as required to be incurred with the Authorities concerned. The consideration on the part of Developer also includes obtaining of completion/occupancy certificate of the project buildings.

11. **SHARING OF REVENUE /SALE CONSIDERATION:**

- 11.1. That in consideration of the contributions/obligations of the Owners and the Developer under this Agreement, it has been mutually agreed that the revenue generated through the project post deducting marketing cost such as printing cost, brokerage payable, publicity and advertising cost etc. the balance revenue shall be shared between the Developer and the Owner in the following manner:-

	Owner Share (% to the land shared by the Individual Owner) (Per Acre)	Collaborator Share (% to the land used by the Collaborator(s) of the individual Owner) (per Acre)
Ramesh Kumar Yadav	40	60
Mukul Kumar Yadav	40	60
Alok Yadav	20	80
Jyoti Yadav	20	80

[Signature]

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For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

The aforesaid sharing as appended therein the Chart hereinabove shall be applicable for the residential development exclusively. It has nothing to do with the commercial development. Commercial development shall be retained by the Developer exclusively.

12. **MARKETING:**

- 12.1 The Marketing for the entire project shall solely be carried out by the Developer at a price not more than fixed by the Haryana Government. All the payments shall be received by the Developer who shall render the details of revenue generated to the Land Owners on completion of the project. The marketing will be done as per norms fixed by the Haryana Government under its said policy.

13. **MAINTENANCE OF THE COMPLEX:**

- 13.1 All the common areas and facilities of the Project/buildings shall be maintained by the Developer and/or its nominees in the manner prescribed under the Affordable Housing Scheme of Haryana Government.

14. **TAXES/LEVIES/CHARGES**

- 14.1 All types of tax liabilities or any other type of financial obligations of the Owners with reference to the Project Land which might so far have been incurred by them shall be met and discharged by the Owners. The Owners undertake to keep the Developer fully and completely harmless and indemnified against any such liability or financial obligations of the Owners. That all taxes including property taxes, charges, levies or any outflows from the date of making of offer of possession shall be shared between the Owners and Developer in the ratio of their share in the Project.
- 14.2 That in case after the signing of this agreement or completion of the Project (part or full) some new taxes/levies/charges are imposed or increased the same shall be shared between the Owners and Developer in the ratio of their share in the Project.
- 14.3 This Collaboration Agreement under no circumstances shall be considered as a partnership between the Land Owners and Developer. Both the parties shall be

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individually responsible for payment of Income Tax or any other tax arising out of this Agreement.

15. **POWERS OF ATTORNEY:**

- 15.1 The Owners do hereby appoint, nominate and constitute the Developer and its nominees Mr. Amit Kumar Yadav S/o Sh.Ramesh Kumar Yadav and Mr. Harsh Yadav son of Sh.Mahesh Yadav ,Laksh Yadav son of Sh.Mukul Yadav and Y Con Infra as our true and lawful attorneys to do, jointly and severally, all or any of the following acts, deeds and things in our name and on our behalf in respect of the Project and Project Land.
- 15.2 To sign/execute all applications, documents, affidavits, undertakings, indemnity bonds, agreements and all other deeds and documents as may be required or necessary for obtaining approvals and for the implementation of this Agreement.
- 15.3 To obtain all requisite approvals including L.O.F Licence and of building plans, and in that connection to submit any applications, affidavits, undertakings and to deposit any fees, charges etc.
- 15.4 To raise loans from any financial and banking institutions and/or private parties for meeting the cost of construction of the Project and to deposit the title deeds of the Schedule Land with the lending bank/ financial institutions.
- 15.5 To sell, book, allot the whole or any part of the areas, to enter into agreements and to receive consideration in the name of the Developer.
- 15.6 The buyers may require to raise loans for the purchase of the flats. The Developer shall be entitled to issue no-objection certificates and to execute any documents for enabling buyers to raise loans for purchase of areas by creating mortgage in favor of any banks/financial institutions without creating any liability on the Owners.
- 15.7 To appear before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said sale deeds and documents and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the sale deeds and to sign and deliver proper receipts.

Harsh

me

Amit Yadav

For Y CON INFRA

Harsh
Partner

For Y CON INFRA

Amr
Partner

SP

For Y CON INFRA

Amr
Partner

- 15.8 The Owners agree to execute on completion of the Project all such documents, deeds of transfer of proportionate undivided interest in land in favor of the buyers and to execute appropriate Power of Attorney for this purpose in favor of the Developer and/or its nominees at the time of signing of this Agreement.

18. **INSURANCE/CALAMITIES:**

- 18.1. During the period of construction till the date of completion of the scheme, the Developer shall keep the buildings properly insured against fire, war, natural calamities, riots etc., and shall pay the premium for that purpose.

19. **RAISING OF LOANS/FINANCE FOR CONSTRUCTION:**

- 19.1 The Owners agree that the Developer can raise any loan for development and construction of the Project buildings from any bank/financial institution as the Developer may think fit for the purpose of financing construction development and or for issue of bank guarantees in favor of any concerned Authorities in respect of the Project and for this purpose the Developer shall be entitled to place title deeds of the Project Land with the banks/ financial institutions. The Owners shall sign all necessary papers for the purpose of depositing title documents with the lending banks/financial institutions and issue a Power of Attorney for this purpose in favor of the Developer.

20. **Execution of Sales Deeds:**

- 20.1 Without prejudice to the generality of the aforesaid, it is agreed that after due completion of the project buildings, the Developer shall execute the Sale Deed or Deeds in respect of proportionate undivided interest in the Project Land in favor of the buyers at the cost and expenses of the buyers. The Owners agree to execute an irrevocable Power of Attorney or any other required document to this effect in favor of the Developer and its nominees for this purpose at the time of signing of this Agreement.

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For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

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For Y CON INFRA

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Partner

21. **General:**

- 21.1 The name of the Project shall be decided by the Developer.
- 21.2 This agreement contains all the terms and conditions that have been agreed to between the parties. On the execution of this Agreement, all other documents, offers and proposals contained in other documents which are not expressly made a part of this Agreement shall be deemed to have been cancelled and are not to be referred to or relied upon in any way or used for purpose of interpreting the terms of this contract and the rights of the parties hereunder.
- 21.3 No amendment or modification in this Agreement shall become operative or binding on the parties unless they are agreed to in writing by authorized representatives of each party and such writings are expressly stated and accepted as being an amendment to the Agreement.
- 21.4 If any provision of this Agreement shall be determined to be void or unenforceable under the applicable law, such provisions shall be deemed to be deleted or amended in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.
- 21.5 The Owners and the Developer have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as an agency between the Owners and the Developer nor shall the Owners and the Developer in any manners construe it is an association of persons unless and except to the extent specifically recorded herein. Parties shall be liable for their own capital gains and income tax and any other tax liabilities. Each party shall keep the other indemnified from and against the same.
- 21.6 Neither party shall be deemed to have waived any right under this Agreement, unless such party shall have delivered to the other party a written waiver signed by that party or a duly authorized person. No delay or omission in the exercise of any right or remedy shall be construed to be waiver of any default or acquiescence therein or of the right thereafter to enforce such right or remedy.

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For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

For Y CON INFRA

[Handwritten signature]
Partner

- 21.7 All communications/notices between the parties shall be sent through Registered A/D Post at the addresses of the parties given above or against receipt by hand.
- 21.8 The parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 21.9 The Developer shall be entitled to assign its rights and obligations under this Agreement to any third party at its own cost.
- 21.10 The Developer shall not accept booking of any unit before the grant of license/approval of Haryana Government.
- 21.11 The Developer shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the Project or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- 21.12 This Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, without mutual consent, except after obtaining prior approval of the DGTCP, Haryana.

22. FORCE MAJEURE EVENTS

It means any event or combinations or series of events or circumstances beyond the control of the Developer/Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and / or alternative measures, be prevented or caused to be prevented, and which adversely affects the Company's ability to perform its obligations under this Agreement, which shall include but not be limited to:

- 22.1 acts of God i.e. fire, famine, drought, flood, earthquake, epidemics, natural disasters, leading to non-availability of sufficient skilled labour;
- 22.2 explosions or accidents, air crashes and shipwrecks, act of terrorism; 21.3 strikes or lock outs, industrial dispute;
- 22.3 non-availability or short supply of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any other reason whatsoever;
- 22.4 war and host ties of war, riots, bandh, act of terrorism or civil commotion;

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For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

For Y CON INFRA

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Partner

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- 22.5 the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Governmental Authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;
- 22.6 any legislation, order or rule or regulation made or issued by the Govt. or any other Authority or if any Governmental Authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Complex / Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the Governmental Authority(ies) become subject matter of any suit / writ before a competent court on for any reason whatsoever;
- 22.7 Any pandemic and/or epidemic like situation, if erupts and prevails again, which consequently affects the construction activities in any manner whatsoever, in such a scenario the time frame to deliver possession shall deem to be extended with equivalent/reasonable time frame for which the construction activities remained stalled.
- 22.8 Any restraint/prohibitory orders/decrees etc. of any court/ Authority prohibiting/restricting/restraining the construction activities at site and/or any other order of prohibition either temporary or otherwise qua construction activities issued either in REM or in persona. Any such events and/or circumstances analogous to the foregoing shall be treated and deemed to fall within the ambit of unforeseen circumstances and in thus be treated part and parcel of this clause.

23. **IRREVOCABLE AGREEMENT:**

Parties have drawn and designed this Agreement with sole motive to remain bound with its terms and conditions as this Agreement shall be treated and deemed irrevocable. Parties shall not step behind from this Agreement, Legislature etc. as drawn herein except with mutual consent. Any amendment, modification, rectification and deletion if any shall be made in this Agreement with mutual consent of parties.

24. **Arbitration:**






For Y CON INFRA



 Partner

For Y CON INFRA



 Partner

For Y CON INFRA



 Partner

17

24.1 Disputes, if any, that may arise between the parties with respect to this Agreement, or interpretation of terms, or its performance or execution shall be settled mutually at the first hand and if the mutual settlement could not reach at to its final conclusion even after all valiant efforts of the parties, in that eventuality, that the dispute may be referred to Arbitration under the provisions of Arbitration & Conciliation Act of 1996. The venue of arbitration & seat of Arbitrator shall be Gurgaon.

25 Jurisdiction:

25.1 This Agreement shall be subject to the jurisdiction of Gurgaon/Haryana Courts only.

IN WITNESS WHEREOF the parties hereto have signed this Agreement in the presence of witnesses on the day, month and year first above written.

WITNESS:

1.

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For Y con Infra
Developer

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[Handwritten signature]

[Handwritten signature]
S/o Sunender Yadav
R/o - Mahana Road
Patauli
Gurgaon

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

[Handwritten signature]
Owners

Schedule-I
Schedule of Land

Total land 104 Kanal 39 Marla: 13.278 Acres in Tehsil Patuadi, distt. Gurgaon

Detail of Land owned by Ramesh Kumar Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1193/4	1205/4	56	7/2	6	8	
			13/3	1	0	
			14/2	6	7	
			16	8	0	
			17/2	7	10	
			18/1	1	3	
			23/1/3	0	3	
			24/1	1	2	
			25/1	1	2	
1193	1205	56	14/3	1	12	
			15	8	0	
			17/1	0	10	
			7/1	2	3	5
		Total		45	0	5

Detail of Land owned by Mukul Yadav & Alok Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1194	1206,1209	55	1/2/3	2	9	
			10	7	20	
			11	8	0	
			12/1	5	4	
			19/1/2	1	14	
			2/2/2	1	12	
			20/1	2	13	
			9/2	5	4	
		56	5/2/1	3	0	
			6	8	0	
		Total		45	16	

[Signature]

[Signature]

[Signature]

For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

[Signature]
Partner

Detail of Land owned by Jyoti Yadav & Mukul Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
384	386					
		55	1/2/2	2	7	
			12/2	2	16	
			19/1/1	0	19	
			2/2/1	5	19	
			9/1	2	16	
		56	5/2/5	0	11	
		Total		15	8	

Jyoti
Mukul
Partners

Total

106

4

5

In Acres

13.278

Approx

For Y CON INFRA

For Y CON INFRA

Hans
 Partner

Hans
 Partner

For Y CON INFRA

Hans
 Partner

