Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 12/08/2026

Certificate No. G0L2026H2734

GRN No. 157144001

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Ganga Globalhomes Pvtltd

H.No/Floor : Groundflr Sector/Ward : Sec54 Landmark : Vatika tower a golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 74******70

Purpose : AFFIDAVIT CUM UNDERTAKING **to be submitted at Gurugram**

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

FORM 'REP-II'

[*See rule* 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Ganga Global Homes Private Limited having its registered office at 806-807, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034 of the proposed project to develop Mixed Land Use Colony under TOD policy "NANDAKA" by Mr. Vikas Garg duly authorized by the promoter of the Proposed projects vide their authorization dated 08.10.2025;

We, Ganga Global Homes Private Limited do hereby solemnly declare, undertake and state as under:

1. That Ganga Global Homes Private Limited has a legal title to the land admeasuring 8.34375 Acres on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the promoter has obtained loan from the Piramal Enterprises Limited (Lender). The Lender has sanctioned the loan of Rs. 170 Crores as project financing and the Promoter Company has availed the 120 Crores out of the total sanctioned amount.

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

Bestin Developers Pvt. Ltd.

3. That the time period within which the project shall be completed by promoter is 23.06.2028 (including Four Months extension granted by authority by order dated 11.08.2026) and we shall receive Occupation Certificate (OC) on 17.12.2027 and Completion Certificate (CC) 23.06.2028.

4. That seventy per cent of the amounts realised by promoter for the real estate project fromthe 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Ganga Global Homes Private Limited in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by Ganga Global Homes Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That Ganga Global Homes Private Limited shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That Ganga Global Homes Private Limited shall take all the pending approvals on time, from the competent authorities.

9. That Ganga Global Homes Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That Ganga Global Homes Private Limited shall not discriminate against any allottee at the time of allotment of anyapartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Bestin Developers Pvt. Ltd.

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material hasbeen concealed by me therefrom.

Verified by me at Gurugram on this …… day of September, 2026.

Bestin Developers Pvt. Ltd.

Deponent

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

ATTESTED
RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA
09 SEP 2026