Rajjath
14387

भारत INDIA 10
सत्यमेव जयते
दस रुपये
TEN RUPEES
SPECIAL ADHESIVE

RAJENDER KUMAR
STAMP VENDOR
GURGAON

02 SEP 2026
14387

Signature

AFFIDAVIT-CUM-UNDERTAKING

I, Rajjath Goel, S/o Mr. Davender Kumar being the Authorized Signatory of M/s Acquisitive Infradevelopers Private Limited, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at 9th Floor, IREO Grand View Tower, Golf Course Extension Road, Sector 58, Bhondsi, Gurugram-122102, Haryana (hereinafter referred to as the "Confirming Party"/"Plot-Land Owner"), do hereby solemnly affirm, declare and undertake as under:

That I am the Authorized Signatory of the Confirming Party and have been duly authorized to swear and execute this Affidavit-cum-Undertaking by virtue of the Board Resolution dated November 19, 2025, and as such, I am fully competent to depose the contents hereof.

That the Confirming Party, M/s Acquisitive Infradevelopers Private Limited, has valid, lawful, clear and marketable title over the land proposed to be developed under the proposed real estate project, supported by duly authenticated title documents, including the Conveyance Deed.

1. That the Promoter (Lodha Developers Limited) is seeking the registration of the said project and has applied for the same before the Hon'ble Haryana RERA.

2. That the total estimated sale value of the Project is as under:

Total estimated sale value of units / sale proceeds (Amt. in lakh)

Sr. No.	Component	Average sale rate in Rs. Per sq. ft.	Area (In sq. ft.) Carpet Area	Estimated sale proceed (Rs. Lakh)
1	Commercial	Rs. 58556.75 /-sq. ft.	222006.87	130000.00
Total				**130000.00**

3. That total 4843.03 Sq. Mr. (1.196 acre) land is owned by the Acquisitve Infradevelopers Pvt. Ltd. and a joint development agreement (**"JDA"**) was executed between Acquisitve Infradevelopers Pvt. Ltd. and Lodha Developers Limited vide Vasika No. 16365 dated 17.12.2025

NOTARY
MANOJ KUMAR
GURUGRAM
Regd. No. 56846
GOVT. OF INDIA

4. That entitlement of 48% in terms of Joint Development Agreements based on revenue sharing, is as per terms of Clause 8.1 of the JDA, ***the Landowner shall be entitled to 48% (Forty-Eight Percent) of the Net Sales Revenue (as defined under the JDA) generated from the Project subject to the adjustments, deductions, conditions and other provisions stipulated in the JDA, and the balance 52% (Fifty-Two Percent) of the Net Sales Revenue shall be attributable to and retained by the Promoter/Developer.***

5. That the effective revenue share payable to the Landowners is estimated at Rs. 58964 lakhs, which is exclusive of EDC, IDC and marketing against the total estimated sale proceeds of Rs. 1,30,000.00 lakh (including EDC/IDC)."

6. That the total estimated land cost is Rs. 59255 lakhs which is effective revenue share plus stamp duty charges (Rs. 291 lakhs) payable in respect of the Joint Development Agreement (JDA).

7. The effective revenue share payable to the Landowners shall be paid to the landowners from the Free Account (30% Account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms

8. That in the circumstance the Promoter is unable to pay the same from the above-mentioned facility, then the Promoter shall ensure the payment from its own contribution through its equity, inter-corporate loans or by any means, as available with the Promoter.

Acquisitive Infradevelopers Private Limited

DEPONENT

Verification

Verified at Gurugram on this 1st September 2026, that the corresponding paras 1 to 8 of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.

Acquisitive Infradevelopers Private Limited

DEPONENT

NOTARY
MANOJ KUMAR
GURUGRAM
Reg. No. 56844
GOVT. OF INDIA

ATTESTED

MANOJ KUMAR ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)
02 SEP 2026