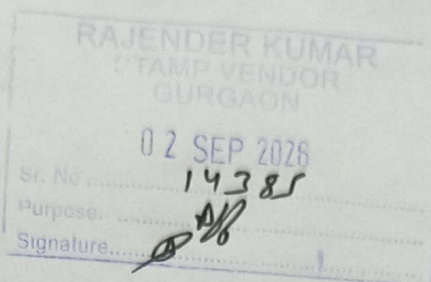


A12

Niraj
Lodha
14385

AFFIDAVIT

I, Niraj Lodha, Authorised Representative of Lodha Developers Limited, having registered address at 412, Floor - 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, do hereby solemnly affirm and declare as under:

1. That I am the Authorised Representative of the promoter M/s Lodha Developers Limited, authorised vide board resolution dated 4th May, 2026.
2. That the Promoter is developing a real estate project known under the name and style of "Lodha Golf Course Road".
3. That the Promoter is seeking the registration of the said project and has applied for the same before the Hon'ble Haryana RERA.
4. 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

5. That total 4843.03 Sq. Mr. (1.196 acre) land is owned by the Acquisitive Infradevelopers Pvt. Ltd. And joint development agreement was executed between Acquisitive Infradevelopers Pvt. Ltd. and Lodha Developers Limited vide Vasika No. 16365 dated 17.12.2025



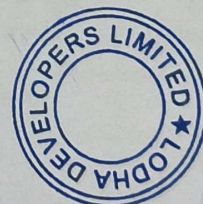
6. That entitlement of 48% in terms of Joint Development Agreements based on revenue sharing, is as per terms of Clause 8.1 of the JDA, *the Landowner shall be entitled to 48% (Forty-Eight Percent) of the Net Sales Revenue (as defined under the JDA) generated from the Project subject to the adjustments, 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.*
7. 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."
8. 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).
9. 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
10. 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.



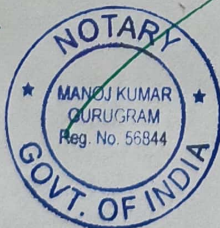
Niraj Lodha
DEPONENT

Verification:

Verified at Gurugram on this 1st September 2026, that the corresponding paras 1 to 10 of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.



Niraj Lodha
DEPONENT



ATTESTED

MANOJ KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

02 SEP 2026