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Certificate No.	:	**IN-DL12821947606318Y**
Certificate Issued Date	:	30-Sep-2026 04:47 PM
Account Reference	:	IMPACC (IV)/ dl830503/ DELHI/ DL-CTD
Unique Doc. Reference	:	SUBIN-DLDL83050322006201981942Y
Purchased by	:	PARDOS CRAFT HOMES PRIVATE LIMITED
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PRIVATE LIMITED
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS CRAFT HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY
RENU AGRAWAL
Delhi
Regd. No.-17806
GOVT. OF INDIA

Please write or type below this line

This stamp paper forms an integral part of the enclosed Affidavit cum Declaration (Annexure-C)

NOTARY
RENU AGRAWAL
Delhi
Regd. No.-17806
GOVT. OF INDIA

Pardos Craft Homes Private Limited

Statutory Alert:

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AFFIDAVIT-CUM-DECLARATION

(Regarding No Pending Litigation – Annexure-C)

I, Jassa Singh Chawla, Director and Authorised Signatory of M/s Pardos Craft Homes Private Limited (the "Promoter"), duly authorised vide Board Resolution dated 21.11.2025, do hereby solemnly affirm and declare as under:

That, in terms of Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017, there is no ongoing litigation pertaining to the real estate projects of the Promoter in the State of Haryana, including the project "Sakura" admeasuring 14.53125 acres situated at Sector-90, Gurugram, being developed under Licence No. 100 of 2023 dated 08.05.2023 (Temp Project ID: RERA-GRG-PROJ-2307-2026). Accordingly, the details in Annexure-C annexed hereto are "Nil".

Pardos Craft Homes Private Limited

DEPONENT

VERIFICATION

Verified at Delhi on this 30 day of Sept., 2026, that the contents of the above affidavit and Annexure-C are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

Pardos Craft Homes Private Limited

DEPONENT

(Jassa Singh Chawla)

For M/s Pardos Craft Homes Private Limited

NOTARY
RENU AGRAWAL
Delhi
Regd. No.-17806
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
DELHI (INDIA)

30 SEP 2026

ANNEXURE-C

(See Rule 14(1)(a)(iii))

Details of ongoing litigation pertaining to the Real Estate Projects of the Promoter in the State to be published on website

Project Name – Sakura (Temp Project ID: RERA-GRG-PROJ-2307-2026)

Promoter: M/s Pardos Craft Homes Private Limited | Licence No. 100 of 2023 dated 08.05.2023 | Project Area: 14.53125 acres

Sr. No.	Case No. and Date along with Title	Respondent Parties	Grounds of the Court Case	Name of the Hon'ble Court	Present Status	Remarks
1	NA	NA	NA	NA	NA	NA

Pardos Craft Homes Private Limited

DEPONENT

NOTARY
RENU AGRAWAL
Delhi
Regd. No.-17806
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
DELHI (INDIA)

30 SEP 2026

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Certificate No.	:	**IN-DL31729280200047Y**
Certificate Issued Date	:	27-Oct-2026 01:03 PM
Account Reference	:	IMPACC (IV)/ dl729603/ DELHI/ DL-ESD
Unique Doc. Reference	:	SUBIN-DLDL72960356758726314059Y
Purchased by	:	PARDOS CRAFT HOMES PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS CRAFT HOMES PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

Please write or type below this line

This stamp paper forms an integral part of this enclosed Affidavit.

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

Pardos Craft Homes Private Limited

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AFFIDAVIT

1. I, **Jassa Singh Chawla, Director (Authorised Signatory vide Board Resolution dated 21-11-2025)**, duly authorized representative of M/s **Pardos Craft Homes Private Limited**, having its Registered Office at **Rashtriya Seva Samithi, First Floor, 1, Deen Dayal Upadhyay Marg, Minto Road, New Delhi-110002**, do hereby solemnly affirm and declare as under:

S. No.	Information Sought/Items	Details
1	Name of the Project	Sakura
2	Location of the Project	Village Hayatpur, Sector-90, Tehsil Harsaru, District Gurugram, Haryana – 122505
3	Area of the project under registration	14.53125 Acres
4	Nature of the Project	Mixed Land Use Colony (Group Housing – 90% Residential and 10% Commercial)
5	Project Cost (Estimated)	Rs. 2,09,948.70 Lakh
6	Number of Units	998 Units (761 Main Apartments + 136 EWS/LIG Units + 101 Commercial Units and Community Facilities)
7	License no. and date of validity of license	Licence No. 100 of 2023 dated 08-05-2023, valid up to 07-05-2028
8	Date of completion of the project as per registration application	13-05-2034

2. Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulations & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amount realized from the allottees of the real estate project from time to time is to be deposited. Out of this account, only the cost of construction and land cost shall be covered and amount lying in this account shall be used only for that purpose.

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

Pardos Craft Homes Private Limited

3. Accordingly, to comply with the above provisions of law, we have opened the following three accounts:

Sr. No.	Type of Bank Account	Name and Branch of the Bank / Account Details
1.	Master Account of the Project	Account Name: PCHPL A/C SAKURA MASTER ACCOUNT Account No.: 2051776422 Bank/Branch: Kotak Mahindra Bank Ltd., 14, Ground Floor, Ambadeep Building, K.G. Marg, New Delhi-110001 IFSC: KKBK0000172
2.	Separate RERA Account of the Project	Account Name: PCHPL A/C SAKURA RERA ACCOUNT Account No.: 2051776439 Bank/Branch: Kotak Mahindra Bank Ltd., 14, Ground Floor, Ambadeep Building, K.G. Marg, New Delhi-110001 IFSC: KKBK0000172
3.	Free Account of the Promoter of the Project	Account Name: PCHPL A/C SAKURA FREE ACCOUNT Account No.: 2051776262 Bank/Branch: Kotak Mahindra Bank Ltd., 14, Ground Floor, Ambadeep Building, K.G. Marg, New Delhi-110001 IFSC: KKBK0000172

4. Master Account – In this account the amount realized from the allottees of the real estate project from time to time shall be deposited. We further undertake that there shall be no lien on this account.

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

Parados Craft Homes Private Limited

5. RERA Account – As per provisions of RERA, a Separate Account is to be maintained by us i.e. promoter in a scheduled bank wherein 70% or more (if directed by the Authority in special circumstances) of the amount realized from the allottees of the project is to be deposited. There shall be no lien on this account.

6. We further undertake that the amounts from the separate account shall be withdrawn by us after it is certified by an Engineer, Architect and the Chartered Accountant in practice that withdrawal is in proportionate to the completion of the project.

7. We further undertake that for the purpose of withdrawing the amounts from this separate account, the applicable regulations/directions of the Haryana Real Estate Regulatory Authority regarding withdrawal from the RERA Account and operation of the Real Estate project's bank accounts shall be strictly followed. We further undertake that we shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice.

8. We further undertake that statement of accounts duly certified and signed by the Chartered Accountant shall be submitted to the Authority with a verification that the amount collected for a particular project has been utilized for that project only and withdrawals have been in proportion to the percentage of the completion of the project within one month from the date of certificate issued by the Chartered Accountant. We further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15 days after the end of the quarter.

9. Promoter's Free Account for the Project: The 'Promoter's Free Account' means an account wherein the residual amount after depositing 70% or more (if directed by the Authority in special circumstances) of the amount realized from the allottees in the RERA Account shall be deposited.

10. We further undertake that the Authority may, in special circumstances, direct the bank to transfer more than 70% amount to the RERA Account, which may go up to 100% in certain eventualities, and there may be a corresponding restriction on transfer to the Free Account.

11. In case of ongoing projects, total amount realized from the allottees of the sold inventory, 70% of the total amount shall be deposited in the RERA Account minus the

NOTARY AZAD KUMAR Advocate Regd. No. 2189 Area Delhi GOVT. OF INDIA

Parsvnath Developers Limited

expenditure after adjustment of the expenditure paid and incurred on land and construction work.

12. We further undertake that in case the expenditure paid and incurred is more than the deficit amount, the same shall be deposited by the Promoter from their own resources. RERA shall have the right and authority to call for information not only on the Master Account and RERA Account but also from the Free Account as and when affairs of the Promoter are under investigation of the Authority.

VERIFICATION:

I, the above-named Deponent, do hereby verify that the contents of this Affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

Place: Delhi

Date: 27-10-2026

Patco Craft Homes Private Limited

DEPONENT

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

ATTESTED
BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR-Adv.

CABIN No.-33
ITO Lane, Azad Bhawan Road
New Delhi-110002

28 OCT 2026

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Certificate No.	:	**IN-DL16638652377487Y**
Certificate Issued Date	:	06-Oct-2026 12:11 PM
Account Reference	:	IMPACC (IV)/ dl729603/ DELHI/ DL-ESD
Unique Doc. Reference	:	SUBIN-DLDL72960329074627694727Y
Purchased by	:	PARDOS CRAFT HOMES PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS CRAFT HOMES PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

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This stamp paper forms an integral part of this enclosed Affidavit.

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
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Pardos Craft Homes Private Limited

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AFFIDAVIT

(Regarding Non-Applicability of Natural Conservation Zone, Tree Cutting Permission, Forest Land Diversion and Power Line Shifting NOC)

I, **Jassa Singh Chawla, Director (Authorised Signatory vide Board Resolution dated 21-11-2025)** of M/s **Pardos Craft Homes Private Limited** (Promoter), do hereby solemnly affirm and declare that the following clearances / NOCs are not applicable to the project **"Sakura"** situated at **Village Hayatpur, Sector-90, Tehsil Harsaru, District Gurugram, Haryana – 122505**, being developed under Licence No. **100 of 2023** dated **08-05-2023**: Natural Conservation Zone, Tree Cutting Permission, Forest Land Diversion and Power Line Shifting NOC. If any of these is required at a later stage, the Promoter shall obtain the same at its own cost and submit a copy to the Authority.

Pardos Craft Homes Private Limited

DEPONENT

VERIFICATION

Verified at **Delhi** on this **06th** day of **October, 2026** that the contents of the above affidavit are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.

Pardos Craft Homes Private Limited

DEPONENT

(Jassa Singh Chawla)

For M/s Pardos Craft Homes Private Limited

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

ATTESTED
BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR-Adv.

CABIN No.-33
Azad Bhawan Road
Delhi-110002

07 OCT 2026

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Certificate No.	:	**IN-DL31731362274340Y**
Certificate Issued Date	:	27-Oct-2026 01:05 PM
Account Reference	:	IMPACC (IV)/ dl729603/ DELHI/ DL-ESD
Unique Doc. Reference	:	SUBIN-DLDL72960356756179297770Y
Purchased by	:	PARDOS CRAFT HOMES PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS CRAFT HOMES PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY AZAD KUMAR Advocate Regd. No. 2189 Area Delhi GOVT. OF INDIA

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Pardos Craft Homes Private Limited

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27-Oct-2026 01:05 PM 27-Oct-2026 01:05 PM 27-Oct-2026 01:05 PM

PARDOS CRAFT HOMES PVT LTD PARDOS CRAFT HOMES PVT LTD PARDOS CRAFT HOMES PVT LTD

AFFIDAVIT

I, Jassa Singh Chawla (Aadhaar No. 2837 0854 8414), Director and Authorised Signatory, duly authorised by the promoter **M/s Pardos Craft Homes Private Limited** (CIN: U45208DL2022PTC399224 & PAN: AAMCP9450A) having its Registered Office at Rashtriya Seva Samithi, First Floor, 1, Deen Dayal Upadhyay Marg, Minto Road, New Delhi – 110002, of the project **"Sakura"** (Group Housing Colony – Mixed Land Use) situated at Village Hayatpur, Sector-90, Tehsil Harsaru, District Gurugram, Haryana, being developed on a licensed area measuring 14.53125 acres under Licence No. 100 of 2023 dated 08-05-2023, vide Board Resolution dated 21st November 2025, do hereby solemnly declare, undertake and state as under:-

1. That the owner/developer shall integrate the bank account in which 70% allottee receipts are credited under Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 with the online application/payment gateway of the department, in such manner so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
2. That such 10% of the total receipt from each payment made by the allottee, which is received by the department, shall get automatically credited, on the date of receipt, in the Government treasury against EDC dues.
3. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the promoter/developer.
4. That the implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per the prescribed schedule.

Pardos Craft Homes Private Limited

DEPONENT

VERIFICATION

The contents of my above Affidavit are true and correct and nothing material has been concealed by me therefrom. Verified by me at Delhi on this 27 day of October, 2026.

Pardos Craft Homes Private Limited

DEPONENT

(Jassa Singh Chawla)

For M/s Pardos Craft Homes Private Limited

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

ATTESTED

BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR-Adv.

28 OCT 2026

CABIN No.-33
ITO Lane, Azad Bhawan Road
New Delhi-110002

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Certificate No.	:	**IN-DL31730434968023Y**
Certificate Issued Date	:	27-Oct-2026 01:04 PM
Account Reference	:	IMPACC (IV)/ dl729603/ DELHI/ DL-ESD
Unique Doc. Reference	:	SUBIN-DLDL72960356757467310495Y
Purchased by	:	PARDOS CRAFT HOMES PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PVT LTD
Second Party	:	Not Applicable
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Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

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AFFIDAVIT

(Regarding Submission of Approved Service Estimates)

I, Jassa Singh Chawla, Director and Authorised Signatory of M/s Pardos Craft Homes Private Limited (the "Promoter"), duly authorised vide Board Resolution dated 21-11-2025, do hereby solemnly affirm and declare as under:

That the Promoter has applied to the Haryana Real Estate Regulatory Authority, Gurugram (the "Authority") for registration of the project "Sakura", admeasuring 14.53125 Acres, situated at Sector-90, Gurugram, Haryana, being developed under Licence No. 100 of 2023 dated 08-05-2023.

That the Service Plans / Estimates of the project have been submitted to the Directorate of Town and Country Planning, Haryana, the Promoter has submitted a Bank Guarantee No. 027GT02262580041 for Rs. 6,12,13,300/- issued by HDFC Bank on 17-09-2026. The approval of the Service Plans / Estimates is under process with the said department.

That the Promoter undertakes to obtain the approved Service Plans / Estimates from the concerned department and submit the same to the Authority within a period of **three months** from the date of grant of registration of project by HARERA, Gurugram, and requests the Authority to kindly grant the said time.

DEPONENT

VERIFICATION

Verified at Delhi on this 27 day of October, 2026, that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

DEPONENT
(Jassa Singh Chawla)
For M/s Pardos Craft Homes Private Limited

NOTARY
AZAD KUMAR
Advocate
Regd. No. 2189
Area Delhi
GOVT. OF INDIA

ATTESTED
BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR-Adv.
28 OCT 2026

CABIN No.-33
ITO Lane, Azad Bhawan Road
New Delhi-110002