Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 24/02/2026

Certificate No. G0X2026B1984

GRN No. 147659809

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Advance India Projects ltd

H.No/Floor : 5thfloor Sector/Ward : 62 LandMark : Aipl business golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 99******65

Buyer / Second Party Detail

Name : As per details given below

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village: Na District : Na State : Na

Phone : 99******65

Purpose : ALL PURPOSE

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

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★
18 MAR 2026

For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "AIPL Joy Gallery" being developed by M/s Advance India Projects Limited, area admeasuring 4.418 acres, located at sector 66, Gurugram, Haryana, being developed by M/s Advance India Projects Limited. Temp ID: RERA-GRG-PROJ-2146-2025.

JOINT AFFIDAVIT REGARDING AREA SHARE PATTERN

We,

1. Bala Krishna Pandey, S/o Mr. Uma Pati Pandey, aged about 48 years, Director of **Advance India Projects Limited** having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101.

2. Akshay Sood, S/o Mr. Ajay Kumar Sood, aged about 43 years, Director of **R. C. Sood & Co. Pvt. Ltd.** having registered address at 10th Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110019.

Do hereby solemnly affirm and declare as under:

1. That the project namely "AIPL Joy Gallery" is being developed on land admeasuring 4.418 acres situated at Sector-66, Gurugram, Haryana.
2. That the said land is owned by the Landowner/License Holder, namely R. C. Sood & Co. Pvt. Ltd., and the Change of Developer (COD) in favour of Advance India Projects Limited was granted by the Directorate of Town & Country Planning, Haryana on 14.05.2019.
3. That the Promoter and the Landowner executed a registered Collaboration/Development Agreement vide Registration No. 11424 dated 31.12.2018 and further executed an addendum agreement 3.0 vide Registration No. 1183 dated 16.04.2024 and further executed an Addendum Agreement 4.0 dated 02.07.2025.
4. That as per Clause 3.1 of the registered Collaboration Agreement dated 31.12.2018, the Developer agreed to pay an interest-free refundable security deposit of Rs. 40,00,00,000/- (Rupees Forty Crores Only) to the Landowner.
5. That as per Clause 3.2 of the registered Collaboration Agreement dated 31.12.2018, the area sharing between the Promoter/Developer and the Landowner is as follows:

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (HR) ★ No. 8922 18 MAR 2026

For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

- Promoter/Developer: 60% (Sixty Percent) of the total super area of the project, subject to Clause 3.2(a) of the Agreement.
- Landowner: 40% (Forty Percent) of the total super area of the project along with an additional 50,000 sq. ft. collectively to be allocated within the office block of the project only.

6. That as per Clause 6 of the Addendum 3.0 dated -16.04.2024 of the Collaboration Agreement, regarding the additional FSI:
    - Promoter/Developer: The entire super area under the additional FSI, except 20,000 sq. ft., to be given to the Landowner towards Landowner's additional - area in the office block.
    - Landowner: 20,000 sq. ft. of the super area in the office block out of the total additional - FSI (approximately 1,03,000 sq. ft.).
7. That as per Clause 6 of the Addendum Collaboration Agreement 4.0 dated 02.07.2025, regarding the additional TDR FSI-:
    - Promoter/Developer: The entire super area under the additional FSI, except 7,000 sq. ft., to be given to the Landowner towards Landowner's additional TDR area in the office block.
    - Landowner: 7,000 sq. ft. of the super area in the office block out of the total additional TDR FSI (approximately 37,000 sq. ft.).
8. That as per Clause 3.3 (b) - of the registered Collaboration Agreement, the area of the Landowner - shall be allocated in office block 'going upwards from below', in a continuous manner, from the floor from which the Office Block starts.

DEPONENTS

For Advance India Projects Limited

Director

Advance India Projects Limited

(Bala Krishna Pandey)

For R.C. Sood & Co. Pvt. Ltd.

Director

R. C. Sood & Co. Pvt. Ltd.

(Akshay Sood)

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8324) ★

18 MAR 2026

Verification:

ATTESTED

RAM NIWAS ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

Verified at Gurugram, on this 18th day of March, 2026, that the contents of the above affidavit are true and correct to our knowledge and belief and nothing material has been concealed therefrom.

DEPONENTS

For Advance India Projects Limited

Director

Advance India Projects Limited
(Bala Krishna Pandey)

For R.C. Sood & Co. Pvt. Ltd.

Director

R. C. Sood & Co. Pvt. Ltd.
(Akshay Sood)

NOTARY GOVT. OF INDIA
18 MAR 2026
RAM NIWAS, GGM. (Reg. No. 8224)

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA