

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 19/03/2026

Certificate No. E0S2026C1002



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 148962546



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Northark infrastructure llp

H.No/Floor : 2/3

Sector/Ward : X

Landmark : Purani chungi

City/Village : Old faridabad

District : Faridabad

State : Haryana

Phone : 95*****65



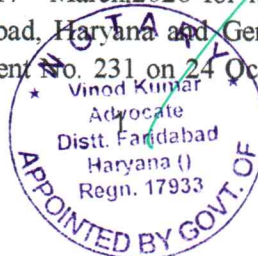
Purpose : DECLARATION to be submitted at Rera

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

DECLARATION

I, Piyush Garg, Authorized Signatory of Northark Infrastructure LLP (“**Promoter**”) having its address at 2/3, Purani Chungi, Old Faridabad, Haryana-121002, duly authorized by Resolution of the Board of Directors of the Promoter dated 14th March 2026 to make this Declaration state and declare on behalf of the Promoter as under:

I say that the Promoter is vested with the development rights by entering into collaboration agreements for the property admeasuring 46.0125 acres situated at Villages Faridpur and Kheri Kalan, Sector 98 & 99A, Faridabad, Haryana, (“**Project Land**”) pursuant to Collaboration Agreement dated 16 September 2025, registered as Document No. 1794 on 16 September 2025 and Supplemental Collaboration Agreement dated 11th February 2026 registered as 3074 on 11 February 2026 for lands situated at Village: Faridpur, Tehsil: Tigaon and District: Faridabad, Haryana and Collaboration Agreement dated 24 October 2025, registered as Document No. 9708 on 24 October 2025 and Supplemental Collaboration Agreement dated 11th February 2026, registered as Document No. 12962 on 11 February 2026 for lands situated at Village: Kheri Kalan, Tehsil and District: Faridabad, Haryana (“**Development Agreements**”) executed by the landowners in favour of the Promoter. In addition to the Development Agreements, land owners have also executed General Power of Attorney dated 16 September 2025, registered as Document No. 19 on 16 September 2025 and Power of Attorney dated 17th march, 2026 registered as Document No.34 on 17th March 2026 for lands situated at Village: Faridpur, Tehsil: Tigaon and District: Faridabad, Haryana and General Power of Attorney dated 24 October 2025, registered as Document No. 231 on 24 October 2025 and Power of Attorney



For Northark Infrastructure LLP

Piyush

Authorized Signatory

dated 17th March,2026 registered as Document No.356 on 17th March,2026 for lands situated at Village: Kheri Kalan, Tehsil and District: Faridabad, Haryana in favour of the Promoter .

I say that the Director of Town & Country Planning, Haryana (“**DTCP**”), has issued License No. 45 of 2026 dated 12 March 2026 for developing a residential plotted colony on the Project Land under the NILP Policy.

I say that pursuant to the grant of development right in favour of the Promoter, the Promoter intends to develop the Project Land as a Real Estate Project and register the same project as a separate Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 (“**Act**”).

The Promoter is therefore desirous to make the Application for the registration of development of the Project Land under Section 4 of the Act, the development rights for which have been acquired by the Promoter under the aforesaid Development Agreements.

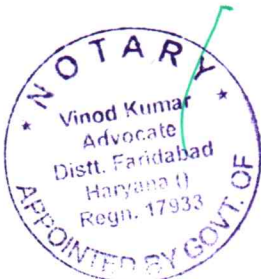
The Promoter is desirous to make certain material disclosures in respect of the Real Estate Project to Real Estate Regulatory Authority (“**RERA**”) and the prospective purchasers who intend to acquire plots/units (“**Prospective Purchasers**”) in the Real Estate Project from the Promoter.

These disclosures are made in the interest of transparency and have also been incorporated into the draft Agreement for Sale (“**AFS**”), which is to be executed with the Prospective Purchasers, and which has been uploaded on RERA Portal to enable the Prospective Purchasers to peruse. A copy of this declaration has also been submitted along with the application for registration of the Real Estate Project under RERA.

This declaration is therefore made by the Promoter to disclose to RERA and the Prospective Purchasers the following:

I. Provision of Built-Up Area on Plots:

- (i) The Promoter has presently obtained a layout approval for the Project by Director Town and Country Planning via approval dated 12 March 2026. As per the said approval, the Promoter is entitled to develop a residential plotted colony (along with development of infrastructure, common areas, commercial areas and facilities) and to sell the developed residential plots (“**Plots**”) in accordance with the said layout approval.
- (ii) The very nature of a plotted development as per present development control rules and regulations, allows for construction of villa/ floors by consuming the applicable FAR on each of the said Plots in the Project, whether by individual plot owners / allottee(s) or by the Promoter , in accordance with applicable laws.



- (iii) The Promoter hereby makes clear disclosure and declaration that the Promoter may develop built-up structures such as villas, or independent floors, or other products on certain designated plots within the Project (“**Additional Products**”) in future and sell such constructed structures / units to allottee(s) / buyers after obtaining requisite approvals from concerned authorities. In this regard the Promoter reserves the rights to obtain a separate registration under RERA or may sell the Additional Products under the same RERA registration by modifying the inventory to include such Additional Products. The allottee(s) who acquire plots within the Project under the present RERA registration shall, by execution of the Agreement for Sale, be deemed to have expressly acknowledged and consented to the Promoter’s right to develop Additional Products on such plots within the Project as the Promoter may identify, whether under the present RERA registration or a separate registration, and shall have no right to object to or obstruct such development or registration, provided the same is carried out in accordance with applicable law.
- (iv) The Promoter has also made disclosures with regard to the above in the AFS relating to the current Real Estate Project in clause 1.10.

II. **Permissible FAR:**

- (i) The layout approval captures the FAR allocated to each individual plot and shall be captured in their respective Agreements for Sale.
- (ii) In the event any area/floor(s) are constructed on the Plots, whether by utilising the presently allocated FAR or pursuant to purchase of additional FAR from the competent authority, the allottee(s) shall be solely responsible for payment of all applicable government/statutory charges, including additional External Development Charges (EDC), Infrastructure Development Charges (IDC), and any other levies imposed by any authority, including those specified in DTCP Memo No. Misc-149/2019/7/03/2019/2TCP dated 07.03.2019, as amended from time to time.

III. **Commercial Area**

Within the Project Land, 2 plots admeasuring totally to 3728.83 square meters have been earmarked for commercial development. The development on these plots shall be undertaken in accordance with the concept and design determined by the Promoter, which may include development and construction of a multi-storied tower. Such commercial plot and the commercial development proposed thereon do not form part of the present RERA registration. While the Commercial Area falls within the same NILP license, the development on the Commercial Area is subject to separate regulatory approvals and that its timeline and design are at the Promoter’s sole discretion.



The Promoter may, at its sole discretion, also offer some recreational amenities for non-exclusive usage of allottee(s) of the Project within the Commercial Area, on terms and conditions, such as payment of maintenance charges etc as determined by the Promoter.

IV. Access to the Project Land:

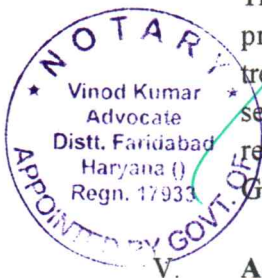
The Project is proposed to have direct access from a sectoral road of 75 meters width as per the applicable Sectoral Plan. That sectoral road is required to be acquired and developed by the Government.

Currently, the sectoral road has been acquired/vested by/with the Government from Point A only up to Point B, as shown in the Annexed Plan, and part of it is constructed. The stretch from Point B to Point D has not yet been acquired or developed by the Government.

It is made clear that the existing on-site road between Point A and Point D has been constructed by the Promoter only on a temporary basis. Permanent, unrestricted access via the sectoral road will be available only after the Government completes acquisition and development of the stretch from Point B to Point D. The Promoter neither has any control over such acquisition nor makes any representation or warranty as to the timing or completion of the Government's actions.

The Project currently derives access from a revenue road adjoining Point C through the stretch of road highlighted between Point C and Point D in the Annexed Plan. The Project Land is contiguous to this adjoining stretch of road between Point C and Point D, which is owned by the Landowners of the Project Land and leased by these Landowners to the Promoters.

The Promoter, acting in a bona fide manner, is making this disclosure to ensure that prospective buyers are not misled by on-site visibility of access and do not mistakenly treat the same (from Point A to Point D) as a permanently acquired and constructed sectoral road. The Promoter makes no representation or warranty and accepts no responsibility for the timing, acquisition or development of a permanent road by the Government.



V. Additional Lands

- (i) The Promoter, the Landowner, and their affiliates are in the process of acquiring certain lands adjacent to the Project. The Promoter, the Landowner and their affiliates have reserved the right to acquire the additional lands contiguous to the Project and obtain license from DTCP for the development thereof ("Additional Land"), and in accordance with the provisions of applicable laws, develop the same either as part of the same license or a separate project by obtaining a separate license from DTCP and separate RERA Registration. The

Prospective Purchaser/Allottee(s) herein acknowledges the aforesaid right of the Promoter, the Landowner & their affiliates, and further agrees and undertakes not to raise any objection or dispute to such acquisition of Additional Land and to the development of the same as part of the same license or a separate project having access through the existing 12 meter roads passing through the Project by obtaining a separate license from DTCP and separate RERA Registration. Further services to such Additional Land may also pass underneath the roads in the Project.

- (ii) The right of way constitutes a perpetual easement granted by the Promoter in favour of the Landowner and its affiliates, the Additional Land, and any project thereon for the purpose of access and/or utilization of the Additional Land. This easement shall be binding upon the Prospective Purchasers and/or the Association of the Real Estate Project.
- (iii) The disclosures in this regard are being provided to ensure, inter-alia, transparency as well as clarity that no approvals or consents shall be required from Prospective Purchasers of the Real Estate Project for either addition of the Additional Land to the Real Estate Project or for providing the above stated easement / access to the Additional Land from the Real Estate Project. The Promoter has also made disclosures with regard to the above in the AFS relating to the current Real Estate Project in clause 1.10.



The aforesaid Declaration is made with a view to make a complete disclosure to the Prospective Purchasers to enable such Prospective Purchasers to make an informed decision for purchase of the property. The Prospective Purchasers shall be construed to have a constructive notice of all the aforesaid mentioned hereinabove and are encouraged to seek independent legal advice before executing any Agreement for Sale. Any disputes arising from or in connection with this Declaration or the Real Estate Project shall be subject to the jurisdiction of the Real Estate Regulatory Authority, Haryana, and other courts of competent jurisdiction.

Whatever is stated hereinabove is true and correct to my own knowledge and belief.

Solemnly affirmed at
Dated this 19th day of March 2026

I know the Deponent and He/She
Signed Print. His/Her Thumbs
Impression in My Presence

For Northark Infrastructure LLP
For Northark Infrastructure LLP
Piyush
DEPONENT Authorized Signatory

ATTESTED AS IDENTIFIED

Before me Notary

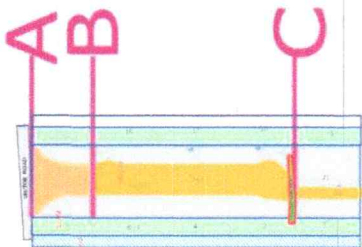
Notary Faridabad (Haryana) 5

For Northark Infrastructure LLP
Piyush
Authorized Signatory

19 MAR 2026

Annexure A - Layout

For Northark Infrastructure LLP
Piyush
 Authorized Signatory



LEGEND

- OPEN SPACE
- ROADS
- UTILITIES
- SECTOR 98A
- SECTOR 98B
- SECTOR 98C
- SECTOR 98D
- SECTOR 98E
- SECTOR 98F
- SECTOR 98G
- SECTOR 98H
- SECTOR 98I
- SECTOR 98J
- SECTOR 98K
- SECTOR 98L
- SECTOR 98M
- SECTOR 98N
- SECTOR 98O
- SECTOR 98P
- SECTOR 98Q
- SECTOR 98R
- SECTOR 98S
- SECTOR 98T
- SECTOR 98U
- SECTOR 98V
- SECTOR 98W
- SECTOR 98X
- SECTOR 98Y
- SECTOR 98Z

GENERAL NOTES

1. THE SITE IS TO BE DEVELOPED AS PER THE APPROVED MASTER PLAN.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS.
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MEASUREMENTS

Area of Sector 98A: 10000 sq. m.
 Area of Sector 98B: 10000 sq. m.
 Area of Sector 98C: 10000 sq. m.
 Area of Sector 98D: 10000 sq. m.
 Area of Sector 98E: 10000 sq. m.
 Area of Sector 98F: 10000 sq. m.
 Area of Sector 98G: 10000 sq. m.
 Area of Sector 98H: 10000 sq. m.
 Area of Sector 98I: 10000 sq. m.
 Area of Sector 98J: 10000 sq. m.
 Area of Sector 98K: 10000 sq. m.
 Area of Sector 98L: 10000 sq. m.
 Area of Sector 98M: 10000 sq. m.
 Area of Sector 98N: 10000 sq. m.
 Area of Sector 98O: 10000 sq. m.
 Area of Sector 98P: 10000 sq. m.
 Area of Sector 98Q: 10000 sq. m.
 Area of Sector 98R: 10000 sq. m.
 Area of Sector 98S: 10000 sq. m.
 Area of Sector 98T: 10000 sq. m.
 Area of Sector 98U: 10000 sq. m.
 Area of Sector 98V: 10000 sq. m.
 Area of Sector 98W: 10000 sq. m.
 Area of Sector 98X: 10000 sq. m.
 Area of Sector 98Y: 10000 sq. m.
 Area of Sector 98Z: 10000 sq. m.

EXPLANATORY NOTES

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS.

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10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS.

CLIENT ADDRESS
 M/S NORTHARK INFRASTRUCTURE LLP,
 27/10/2019, CHANGI ROAD, SINGAPORE 487311.

ARCHITECT ADDRESS
 ARCHITECT SIGNATURE AUTHORIZED SIGNATURE
 M/S NORTHARK INFRASTRUCTURE LLP,
 27/10/2019, CHANGI ROAD, SINGAPORE 487311.

DATE 27/10/2019