

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/08/2026

Certificate No. G0L2026H497



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 157121487



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Natureville Promoters Pvt Ltd

H.No/Floor : 111/112/ff

Sector/Ward : Na

Landmark : Tolstoy house 15 and 17 tolstoy marg

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 95*****30

Others : Through director rakesh sharma



Purpose : Affidavit Cum Undertaking to be submitted at Concerned office

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

AFFIDAVIT-CUM-UNDERTAKING

M/s. Natureville Promoters Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its office at 111-112, First Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001, represented by its Director-Mr Rakesh Sharma, do hereby solemnly affirm and undertake as under :

1. That the Company has obtained License No. 98 and 99 of 2010 from the Department of Town & Country Planning Haryana, Chandigarh, in collaboration with Puri Construction Pvt. Ltd.
2. That the Company is associate / subsidiary company of the Collaborator - Puri Construction Pvt. Ltd. and promoters of both the company are same.
3. That the Company and Puri Construction Pvt Ltd. has entered into an unregistered Collaboration Agreement dated 29.10.2010 for development of Commercial Colony over land measuring 6.731 Acres situated in Sector 111, Village Chauma District Gurugram. Thereafter on 19.11.2010, Licenses no. 98 & 99 of 2010 were granted by DTCP for the said land for development of Commercial Colony.

For Natureville Promoters Pvt. Ltd.

Director



Executive Magistrate, GURGAON
AFFIDAVIT ATTESTATION

Affidavit Detail	
ID:	050262615006292
Date:	12/08/2026
Type:	AFFIDAVIT
Prepared By:	affgrg

Deponent Details	Photo
Rakesh Sharma S/O Jagdish Lal Sharma Tolstoy Marg Delhi	

Identifier Details	
Ravinder Saini ADV GGM	

DITS Services Charges: **Rs.25/-**



(Authorised Signatory)

Attested On: **12/08/2026**

Print

Cancel

4. That at that time i.e. in the year 2010, there was no requirement of Collaboration Agreements to be registered between the parties for obtaining requisite license to develop the colony.
5. That DTCP issued office order dated 3.1.2011 for the first time making the registration of Collaboration Agreements mandatory for obtaining the Licenses. Vide said office order it was also mandated that in cases of earlier Collaboration Agreements, an Affidavit be obtained from landowner as per details mentioned in the said office order.
6. That the present case of the company regarding Licence no. 98 & 99 of 2010 is prior to the said office order and hence there is / was no requirement of Collaboration Agreements to be registered.
7. That vide present Affidavit cum undertaking the Company hereby undertakes that the Collaboration Agreement dated 29.10.2010 is binding upon the parties and is irrevocable and the land under said Collaboration is still owned by the Company and there is no encumbrance over the said land and there is no other collaboration agreement with any other company with regard to the said land.
8. That the company has authorized the collaborator - Puri Construction Pvt Ltd. for obtaining registration of the project under the provisions of RERA Act.
9. That the present undertaking shall be read harmoniously with and in addition to the said Collaboration Agreement dated 29.10.2010.
10. That the company shall always abide by all the applicable provisions of RERA Act, rules and regulations made thereunder.

Identified by


RAVINDER SAINI
Advocate
Distt. Courts, Gurugram

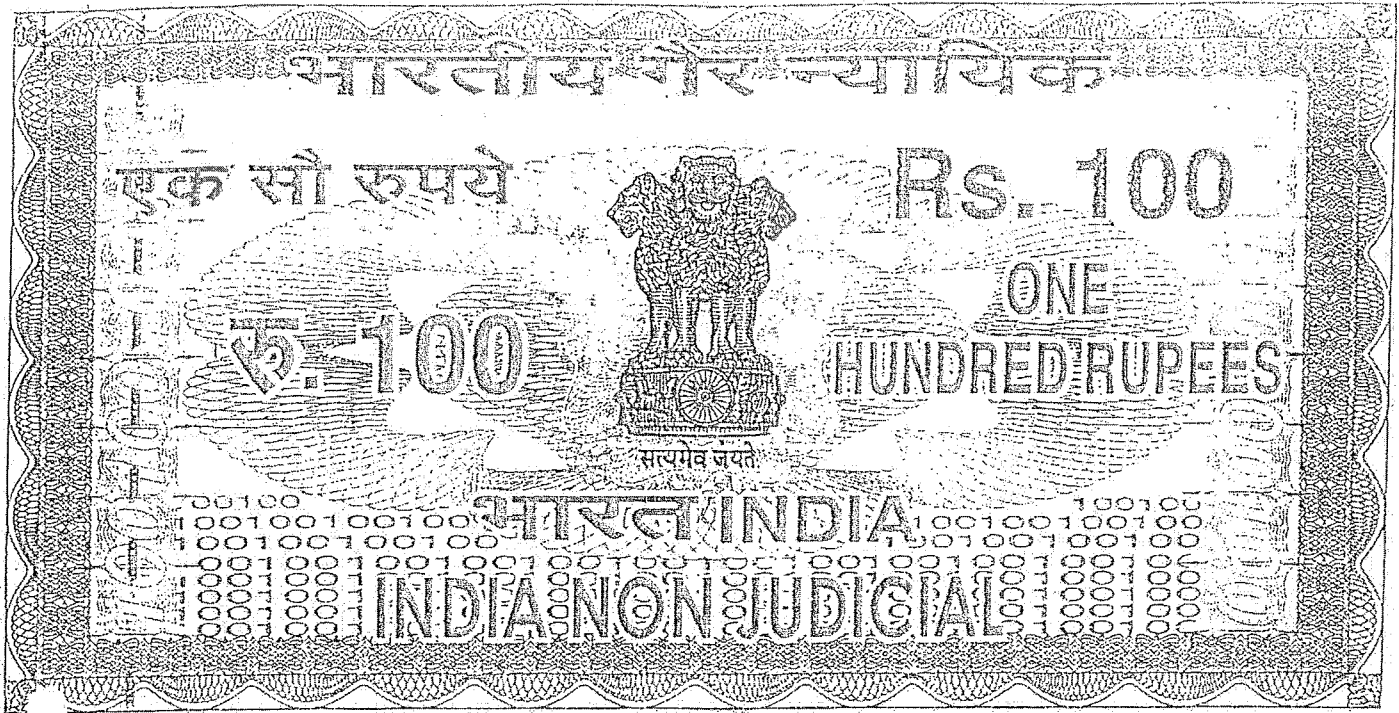
Verification :

Verified that the contents of the above affidavit cum undertaking are true and correct to the best of my knowledge and belief and nothing has concealed therein. Verified at Gurugram on 12.08.2026.

Attested as Identified
Executive Magistrate
Gurugram
12/8/26


Director
DEPONENT


DEPONENT Director



दिल्ली DELHI

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COLLABORATION AGREEMENT

THIS AGREEMENT is executed at NEW DELHI on this 29th day of OCTOBER, 2010 ;

BETWEEN

M/s. Natureville Promoters Pvt. Ltd., having its registered office at "Natureville", W82/A, Greater Kailash – II, New Delhi – 110 048, acting through its Authorised representative Rakesh Sharma, duly authorized by the Board of Director, hereinafter referred to as "OWNER", which expression unless repugnant or opposed to the context thereof shall mean and include its successors, its nominated assigns etc.) of the FIRST PART;

AND

M/s Puri Construction Pvt. Ltd. having its registered office at 'Natureville', W-82/A Greater Kailash II, New Delhi – 110 048, acting through its Authorised representative Shri. Arjun Puri, duly authorized by the Board of Directors, hereinafter referred to as "THE DEVELOPER", which expression unless repugnant or opposed to the context thereof shall mean and include its successors, its nominated assigns etc.) of the SECOND PART;

REPRESENTATIONS OF THE PARTIES

WHEREAS the First Party has represented it is Owner in possession of licensed land admeasuring about 6.731 acres in Sectors 111, Urban Estates, Gurgaon, more particularly in village Chauma, Tehsil & District Gurgaon, Haryana. The details of the said lands are more particularly described in **Schedule A** to this agreement and the same has been recorded in Jamabnadi for the revenue record of land in Village Chauma, Tehsil and District Gurgaon, Haryana as set out in the State Revenue records (hereinafter to be referred to as "the said Land").

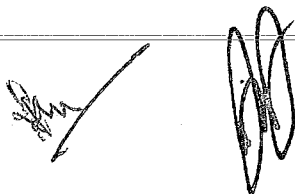
WHEREAS the Owner have further represented that they have not signed any other agreement for sale or collaboration (whether valid or expired) and further there is no lien, tenancy, unauthorized occupation, charges, litigation, dispute, acquisition proceedings pending in relation to the land as stated in the above and the owners have clear title of the said land and are free to enter into this agreement.

WHEREAS the Owner is subsidiary company of the developer.

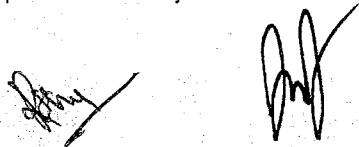
AND WHEREAS the developer company has required skills to fulfill the obligations of the license and develop the said land in terms of the licenses and accordingly the owner and the Developer have joined hands and in terms of the understanding between the developer and the owner, the Developer has agreed to develop the said land at its own expenses.

NOW THIS AGREEMENT WITNESSETH BETWEEN THE PARTIES AND IS HEREBY declared, covenanted and recorded by and between the parties as under:

1. The First Party/Owner has handed over the said licensed land admeasuring 6.731 Acres to the Developer and the Developer has taken over the said land for its Development.

The block contains two handwritten signatures. The signature on the left is a cursive script, possibly reading 'S. K. Singh'. The signature on the right is a more stylized, circular scribble.

2. The Owner shall apply for appropriate licenses for the above stated land from the appropriate authorities at its own expenses and costs. Thereafter the said land shall be developed and marketed by the developer. The Developer shall fulfill all the obligations of the license including but not limited to obtaining Bank Guarantees for license, paying the EDC and fulfilling all other terms of the license.
3. The consideration of the owner shall be contribution of the said land and the developer's contribution shall be the entire expenses in obtaining licenses, development in terms of the license and marketing of the project. The developer shall take appropriate decision for obtaining the license.
4. The owner shall be entitled for 3% of the total built up area; or the developer shall reimburse to the owner all the costs of the land plus Rs. 1.50 crore in addition to the total cost of the land prior to/as and when or after the project is launched. The developer shall have absolute right and discretion to exercise any of the above options, prior to launch of the project and owner shall have no objection to the same. The developer shall make all the endeavors and expenses to make the land capable of development and to obtain all requisite approvals required for launching of project at its own expense. In the event the requisite approvals are not obtained/granted then present agreement shall stand terminated and owner shall not be liable for all the expenses made by the developer towards the same.
5. The developer shall be authorized to sign all the documents on behalf of the owner for obtaining the license and development of the project. The developer shall also be authorized to sign undertaking on behalf of the owner but the owner shall not be answerable in relation to the said undertaking. The developer alone shall be responsible for all the acts of the developer in relation to obtaining the license and development of the project over the said land.
6. In case of any requirement of Special Power of Attorney from the owner in favour of the developer, the owners shall execute Special Power of Attorney in favour of the nominee of the Developer authorizing them to apply and process the applications for grant of sanction for change of land use/license.
7. That the Developer shall also be eligible to collaborate with other parties and may include land belonging to such other party (ies) or the land owned by the Developer ("Other Land") in and as a part of the Project.



8. The Developer shall undertake the development and construction work from its share of the allocation of the saleable area and at its own cost. The development work consists of developing the entire construction in terms of building, roads, basement and open parking, Foot path, sewerage and storm water systems, external and internal electrification (incl. Cost of substation and share cost of substation and HT lines etc. including all deposits to the concerned electricity boards), fire fighting works, water supply, street lighting, boundary walls, security gate, plantation and horticulture works, Club house with swimming pool Etc. It also includes all payments of External development charges, License fees, Renewal of licenses, Change of land use fees, Internal development charges, all expenses payable for sanctioning of plans and completion etc till /upto the Completion/Occupation Certificate of the Project.

IN FAITH AND TESTIMONY, the parties have set their hands to this Agreement on the date, month, year and place first mentioned above in the presence of the witnesses.

For and on behalf of
M/s. Natureville Promoters Pvt. Ltd.


(Authorised Signatory)

For and on behalf of M/s Puri Constructions Pvt. Ltd.


Arjun Puri
(Authorised Signatory)

WITNESSES:

- Anil Kumar Srivastava*
1. ANIL KUMAR SRIVASTAVA
F-1, G/160 Vaidhali Sector 6, Ghaziabad
- Anil Kumar*
2. Anil Kumar
WB-189 Second floor
Gauri Nagar Shikhar
Delhi - 110092

SCHEDULE - A

SCHEDULE OF LAND

1. Details of land owned by M/s. Natureville Promoters Pvt. Ltd. at Village Chauma, Distt. Gurgaon

<i>Village</i>	<i>Rect. No.</i>	<i>Kila No.</i>	<i>Total Area K - M</i>
Chouma	21	19	5 - 12
		18/2/1	4 - 1
		23	8 - 0
		24/1	3 - 4
		24/2min	4 - 3
		22	2 - 0
	28	1/1	6 - 16
		2	6 - 13
	21	19	2 - 8
		21/2	5 - 0
		22	6 - 0
		Total	53 - 17 OR 6.731 Acres

Grand Total : 53 Kanals 17 Marlas or 6.731 Acres.

