

Sanchit Bahl
Delhi



SHYAM DASS STAMP VENDOR GURGAON	
24 JUN 2026	
Sr. No.	
Purpose	
Signature	

AFFIDAVIT

I, Sanchit Bahl, Director of **Boxacres Developers Private Limited ("Developer")**, having its registered office at Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village-Sultanpur, MG Centrum, New Delhi, Delhi, India - 110030, do hereby solemnly affirm and state as under:

1. That I am the Director of the Developer and therefore competent to swear and affirm the present affidavit on behalf of the Company.
2. That pursuant to the Joint Development Agreement dated 19.04.2021 and Supplementary Joint Development Agreement dated 19.11.2025 executed between the Developer, Forsythia Propbuild Pvt. Ltd. (the landowner) and Emaar India Ltd, the development rights in respect of the land admeasuring 3.3750 acres situated in the revenue estate of Village Naurangpur, Sector-79, Gurugram, Haryana have been granted in favour of the Developer.
3. That in consideration of the development rights so granted, the Developer is obligated to pay to the landowner an amount equivalent to seventeen percent (17%) of the Net Sales Revenue generated from the sale of the saleable area in the Project, subject to applicable deductions of tax at source in accordance with law, with a minimum guaranteed consideration of Rupees Thirty-Eight Crores (₹38,00,00,000/-).
4. That Forsythia Propbuild Pvt. Ltd. (the landowner) is the subsidiary company of Emaar India Ltd and therefore has no objection if an amount equivalent to seventeen percent (17%) of the Net Sales Revenue generated from the sale of the saleable area in the Project, subject to applicable deductions of tax at source in accordance with law, with a minimum guaranteed consideration of Rupees Thirty-Eight Crores (₹38,00,00,000/-) is paid by the Developer to the Emaar India Ltd instead of the Landowner i.e., Forsythia Propbuild Pvt. Ltd. The Joint Development Agreement dated 19.04.2021 and Supplementary Joint Development Agreement dated 19.11.2025 contains/supports this understanding which has been duly signed by all the Parties to these Agreements.
5. 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.

Boxacres Developers Private Limited


Director
DEPONENT



VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 5 of the above affidavit are true and correct to my knowledge and belief, and no part thereof is false and nothing material has been concealed therefrom.

Verified at Gurugram on this 24th day of June, 2026.

Boxacres Developers Private Limited

 Director

DEPONENT



ATTESTED


RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HRY) INDIA