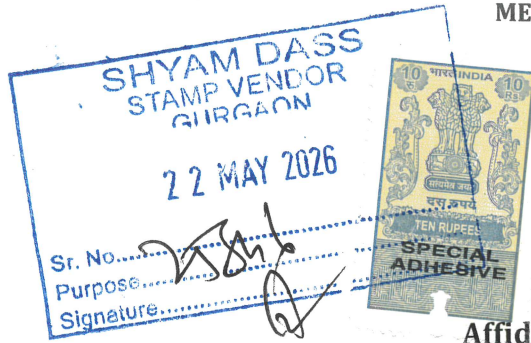




**Affidavit
w.r.t**

(No Loan on the Project Land)

I, Mr. Bharat Vigmal, Authorized Signatory for and on behalf of M/s Metro Education & Welfare Private Limited ("Company") (CIN#U70100HR2010PTC086524) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon, Haryana do hereby solemnly affirm and declare as under: -

- 1) That I am the Authorized Signatory of the Company vide Board Resolution dated 24.04.2026 and being well conversant with the facts of the case derived from the records provided by the Company, and having been fully authorized by the Company, I am competent to depose this affidavit.
- 2) That M/s Metro Education & Welfare Private Limited is planning to undertake development of the Group Housing Colony (Mix Land Use) Under TOD Policy project namely "M3M Residences by Elie Saab" over an area admeasuring 2.7505 acres (herein referred to as "Project Land") out of total licensed land area 15.99375 acres, situated at Sector -111, Gurugram, Haryana.
- 3) That, as per the Index of Charges available on the records of the Ministry of Corporate Affairs, there were two charges registered namely Indiabulls Housing Finance Limited for an amount of Rs. 503 crores and Indiabulls Commercial Credit Limited for an amount of Rs. 61 crores, which were duly repaid and stood satisfied on 12.11.2018.
- 4) That the promoter undertakes that there is no loan on the Project Land.



Metro Education & Welfare Private Limited

Authorized Signatory

DEPONENT

Verification:

Verified at Gurugram on this dated 04th of June 2026 that the contents of my above affidavit are true and nothing material has been concealed therefrom.

ATTESTED

(SAJJAN SINGH)
ADVOCATE & NOTARY
GURGAON (HARYANA)

Metro Education & Welfare Private Limited

Authorized Signatory

DEPONENT

04 JUN 2026