

Bond



Indian-Non Judicial Stamp Haryana Government



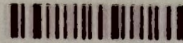
Date : 22/07/2026

Certificate No G0V2026G787



Stamp Duty Paid : ₹ 101

GRN No 155980591



Penalty : ₹ 0

Deponent

Name Lodha Developers Limited

H No Floor Na

Sector/Ward 28

Landmark : Na

City/Village Gurugram

District Gurugram

State Haryana

Phone 98*****56



Purpose : UNDERTAKING to be submitted at Concerned office

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

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

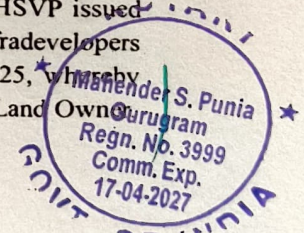
Affidavit cum Declaration of Mr. Niraj Lodha S/o Sunil Chand Lodha R/o C8, Type IV, Tower 16, Kidwai Nagar East, Sarojini Nagar, South West Delhi-110023, being the Authorized Signatory of Lodha Developers Limited (CIN No. L45200MH1995PLC093041) a company existing under the Companies Act, 2013 and having its registered office at 412, Floor-4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort, Mumbai City, Maharashtra, India-400001, do hereby solemnly declare, undertake and state as under:-

That I am the Authorized Signatory of Lodha Developers Limited (CIN No. L45200MH1995PLC093041) a company existing under the Companies Act, 2013 and having its registered office at 412, Floor-4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort, Mumbai City, Maharashtra, India-400001, who has been duly authorized vide Board Resolution dated 4th May, 2026.

That the Lodha Developers Limited is the promoter and developer of the Proposed Commercial Project -"Lodha Golf Course Road", situated at Sector 28, Urban Estate Gurugram, II, Haryana- 122002 on an area Admeasuring 1.1967 Acres (4843.03 sq. mts).

I, Mr. Niraj Lodha duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the Confirming Party, M/s Acquisitive Infradevelopers Private Limited (hereinafter referred to as the "Plot/Landowner"), has valid, lawful, and marketable title over the land proposed to be developed under the said real estate project, duly supported by legally authenticated title documents, including authenticated copies of the Conveyance Deed. It is respectfully submitted that M/s Acquisitive Infradevelopers Private Limited received a Letter of Intent (LOI) dated 09.01.2025 from the Haryana Shehri Vikas Pradhikaran (HSVP) pursuant to the successful e-auction of a Commercial Site (Commercial Complex) admeasuring 4,843.03 square metres (1.1967 acres), situated at Sector-28, Urban Estate, Gurugram-II, Haryana. Thereafter, HSVP issued the Allotment Letter dated 29.04.2025 in favour of M/s Acquisitive Infradevelopers Private Limited, followed by the Possession Certificate dated 04.06.2025, whereby physical possession of the commercial plot was handed over to the Plot/Landowner.



Subsequently, after obtaining the No Objection Certificate (NOC) from HSVP vide Memo No. 9774 dated 31.10.2025, a Joint Development Agreement was duly executed and registered between M/s Acquisitive Infradevelopers Private Limited and Lodha Developers Limited vide Vasika No. 16365 dated 17.12.2025, authorizing Lodha Developers Limited to develop the said real estate project on the subject land. Copies of the aforesaid Letter of Intent, Allotment Letter, Possession Certificate, HSVP NOC, Joint Development Agreement, and other relevant title documents are enclosed herewith for the kind consideration of the Hon'ble Authority.

2. That the said land is free from all encumbrances.
3. That the time period for obtaining the Occupation Certificate of the Project is up to 30.10.2032, and the time period for completion of the Project and obtaining the Completion Certificate from the competent authority is up to 30.11.2032
4. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Ninaj Lodha

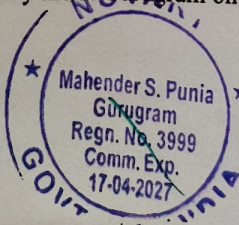
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 18/8/2026.



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
(Gurugram/Haryana) India

Ninaj Lodha

Deponent

