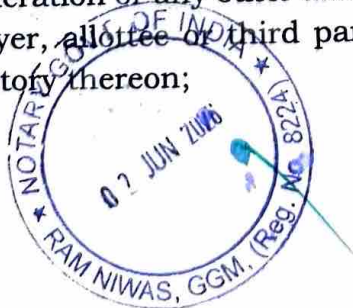




AFFIDAVIT-CUM-DECLARATION REGARDING NON-CREATION OF THIRD-PARTY RIGHTS, UNSOLD INVENTORY AND NON-UNDERTAKING OF DEVELOPMENT/CONSTRUCTION WORKS IN RESPECT OF AREA MIGRATED FROM LICENSE NO. 253 OF 2023

I, Sanchit Bahl, Director of M/s Boxacres Developers Private Limited, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at A/GF-03, Ground Floor, Khasra No. 369-379, 371/1, Village Sultanpur, MG Centrum, New Delhi, Delhi - 110030, being duly authorized for the purpose, do hereby solemnly affirm and declare as under:

1. That an area admeasuring 4.122 Acres, forming part of License No. 253 of 2023 dated 17.11.2023, has subsequently been migrated and included under License No. 22 of 2026 granted by the competent authority.
2. That no real estate project was ever registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 in respect of the area covered under License No. 253 of 2023 dated 17.11.2023 and no RERA Registration Certificate was ever obtained in relation thereto.
3. That no third-party rights, interests, claims whatsoever have been created in respect of the area covered under License No. 253 of 2023 dated 17.11.2023.
4. That in particular:
 - a. No allotment letter has been issued to any person in respect of any apartment, plot, unit or any portion of the aforesaid land;
 - b. No agreement to sell, builder-buyer agreement, sale deed, conveyance deed, transfer deed or any other instrument creating or purporting to create any right, title or interest in favour of any third party has been executed;
 - c. No booking, reservation, application, expression of interest, advance, token amount, consideration or any other amount whatsoever has been received from any prospective buyer, allottee or third party in relation to the aforesaid land or any proposed inventory thereon;



5. That no approval of Building Plan was obtained from the Department of Town & Country Planning, Haryana with respect to the License No. 253 of 2023.
6. That I further state that no development, construction, infrastructure or civil works of any nature whatsoever have been undertaken on the aforesaid area measuring 4.122 Acres migrated from License No. 253 of 2023 and the said land presently remains vacant and undeveloped.
7. 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

DEPONENT

VERIFICATION

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

Verified at Gurugram on this 02nd day of June, 2026.

Boxacres Developers Private Limited

Director

DEPONENT

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

