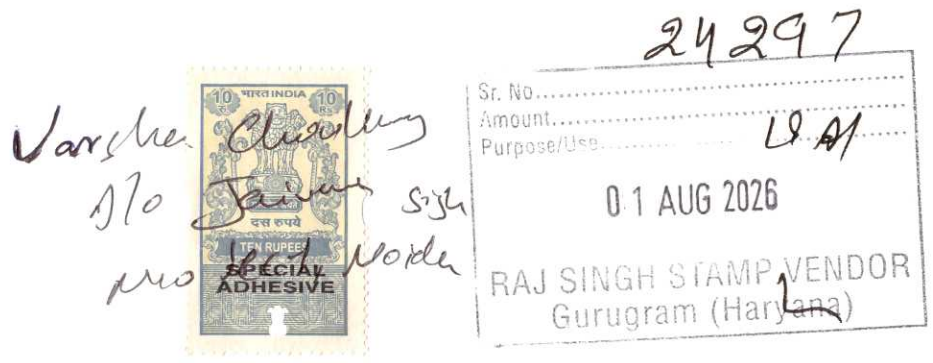




AFFIDAVIT

I, Varsha Choudhary D/o Jaiveer Singh resident of K-1001, 10th floor, Trident Embassy, GH 05 B, Sector 1, Greater Noida West Noida, Uttar Pradesh-201306, being the Director and authorised representative of Fortunea Infrastructure Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at 16th Floor, DLF Phase-II, DLF Square, Jacaranda Marg, DLF QE, Gurugram, Haryana – 122002, do hereby solemnly affirm and state as under:

1. That I am the Director and authorised representative of Fortunea Infrastructure Pvt. Ltd. and am duly authorised and competent to swear this affidavit on behalf of the Company.
2. That Licence No. 129 of 2025, covering land admeasuring 11.35625 acres, has been granted pursuant to the migration of the entire licensed area from Licence No. 116 of 2021, which was originally issued in the name of Fortunea Infrastructure Pvt. Ltd. for the development of a Deen Dayal Jan Awas Yojana (DDJAY) Colony over the same land admeasuring 11.35625 acres. The said migration has been duly approved by the competent authority.
3. That the Deponent hereby undertakes and affirms that, prior to the migration of the aforesaid licence:
 - no building plans had been sanctioned or approved;
 - no development activity had commenced; and
 - consequently, no inventory or sold/unsold details are available.
4. That no registration under the Real Estate (Regulation and Development) Act, 2016 had been obtained or undertaken in respect of the land covered under Licence No. 116 of 2021.
5. That the Deponent further undertakes and affirms that the Project was never registered under the Real Estate (Regulation and Development) Act, 2016, and no third-party rights of any nature whatsoever were created in respect of the said land or Project.



6. That the Deponent further undertakes and declares, in compliance with Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, that under Licence No. 116 of 2021, neither the whole nor any part of the land admeasuring 11.35625 acres was advertised, marketed, booked, sold, offered for sale, or otherwise made available for purchase, nor were any third-party rights created in respect thereof without obtaining registration of the real estate project with the Haryana Real Estate Regulatory Authority, as required under the provisions of the said Act.


DEPONENT

VERIFICATION

I, the above-named Deponent, do hereby verify that the contents of this Affidavit are true and correct to the best of my knowledge and belief. Nothing material has been concealed therefrom and no part thereof is false.

Verified at Gurugram on this ____th day of July, 2026.


DEPONENT



ATTESTED
MAHENDER S. PUNIA
Advocate & Notary
Distt. Gurugram (Haryana), India