Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 27/04/2026

Certificate No. G0272026D570

Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 150829055

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Alok Kumar Bajoria

H.No/Floor : Na Sector/Ward : Na Landmark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 73******19

Purpose : AFFIDAVIT **to be submitted at Others**

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

AFFIDAVIT

w.r.t.

Revenue Sharing Model

Ganesh Panchratnam India Limited

NOTARY
RAKESH KUMAR
Reg. No. 47915
GURUGRAM
GOVT. OF INDIA

Affidavit
w.r.t.
Revenue Sharing Model

Affidavit cum Declaration of Mr. Alok Kumar Bajoria, Managing Director and Authorized Signatory of M/s Ganesh Panchratnam India Limited ("Promoter/ Developer") (CIN#U51109WB2006PLC107132) having its registered office at **Ganesh Complex, NH-6, Bombay Road, Raghudevpur, P.O. Panchla, Howrah, Ulberia, West Bengal 711322**, has applied to the Hon'ble RERA Authority for the RERA registration for their Industrial Plotted Colony project namely **"Ganesh Complex, Khatriak, Sohna, Gurgaon"** over an area admeasuring **44.5875 acres** out of the total licensed area **44.5875 Acres** as per the terms and conditions of licence no **41 of 2026 dated 06.03.2026** situated at **Village Khatrika, Tehsil Sohna, Gurugram, Haryana** duly authorized by the Board of Directors of the Company, vide its authorization dated **24.03.2026**.

That the Revenue Sharing payable by the Developer in lieu of the development rights are as detailed below:

1. The developer has paid to the **Owners – I to 14**, an adjustable advance amount (as security deposit) of **Rs. 12,94,94,506/- (Rupees Twelve Crores Ninety-Four Lacs Ninety-Four Thousand Five Hundred and Six Only)** and to the **Owner – 15 & 16**, an adjustable advance amount (as security deposit) of **Rs. 56,05,494/- (Rupees Fifty-Six Lacs Five Thousand Four Hundred and Ninety-Four Only).**

2. The parties hereby agrees that the Developer shall be entitled to receive an amount of **Rs. 6,800/- (Rupees Six Thousand Eight Hundred Only) per square yard** on the saleable area out of the Gross Sales Revenue, as the cost of development and marketing of the said project.

3. The parties hereby agrees that the adjustable advance amount shall be adjusted from the amounts payable to the Landowners calculated on the basis of the 50% of Gross Sales Revenue agreed as Landowners Revenue Share Consideration after reduction of Actual Brokerage from Total Revenue received in the said project.

4. In Consideration to the transfer, grant and assignment of the development rights in respect of the owner's land to the developer, it has been expressly agreed between the parties that the owners shall be entitled to the consideration in the form of **profit/ revenue sharing percentage of final profit distributed 50% each between the Landowners and the Developer** from the Industrial Plotted Colony project to be constructed on the Owner's Land proportionately.

NOTARY RAKESH KUMAR Reg. No. 47915 GURUGRAM GOVT. OF INDIA

Panchratnam India Limited

5. The revenue percentage shall not exceed **30%** of final revenue/ collection/ realization from the Industrial Plotted Colony Project to be constructed on the Owner's Land proportionately till the grant of Completion Certificate.

6. The Owner's allocation percentage (50% as Gross Sales Revenue Sharing and 50% of Profit Sharing) for which the owners are finally entitled in terms of the registered Collaboration Agreements for remittance shall be determined and based on the achievement of the ascribed milestones by the developer.

Factors	Indicative determinates for scoring	Allocation score
Launch	2026	20
Moving average Rate per sq. yard [Total Revenue – Rs. 17,500/- (-) Actual Brokerage Rs. 500/-]	17,000/-	20
After receipt of Completion Certificate	Envisaged by March 2031	10
	Sharing of Profit / Revenue Percentage	5

6. The Owner's Allocation percentage shall be determined based on the **average Allocation score** attained by the Developer based on the aforesaid factors.

7. The Owner's Allocation shall be discharged by the developer post receipt of the **Completion Certificate** of the project emanating from the owner's land from the concerned Governmental Authority, by the way of online transfer of funds to the account of the Land Owners.

8. The promoter hereby undertakes that payment towards land cost shall be done as per the provisions of **Section 4 (2) (L) (D) of the RERA Act, 2016.**

GANESH PANCHRATNAM INDIA LIMITED

Ganesh Panchratnam India Limited

Authorized Signatory

DEPONENT

NOTARY
RAKESH KUMAR
Reg. No. 47915
GURUGRAM
GOVT. OF INDIA

ATTESTED
ADVOCATE & NOTARY PUBLIC
27 APR 2026
RAKESH KUMAR
DISTT COURT, GURUGRAM

Verification:

Verified at **Gurugram** on this **25th of April 2026**, that the contents of my above affidavit are true and nothing material has been concealed therefrom.

GANESH PANCHRATNAM INDIA LIMITED

Authorized Signatory
DEPONENT

NOTARY
RAKESH KUMAR
Reg. No. 47915
GURUGRAM
GOVT. OF INDIA

ATTESTED
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27 APR 2026
RAKESH KUMAR
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