EXPERION CAPITAL

Date: 26th October 2026

To,

Experion Developers Private limited ("Company")

8th Floor, Wing B, Milestone Experion Centre,
Sector-15, Part-2, Gurugram,
Haryana

Subject: **NOC for Creation of third-party rights on the units forming part of proposed Project Land measuring 7.81875 (DTCP License No. 135 of 2024 dated 04.11.2024) situated at Sector 88A, Gurugram ,after receipt of registration from the Haryana Real Estate Regulatory Authority (Haryana RERA)**

Dear Sir/ Madam,

We, Experion Capital Private Ltd, have granted, to the Company, a term loan ("**Loan**") for an aggregate principal amount more particularly set out in, and pursuant to the terms of, the reference/account no **ECPL/2025-26/2** dated 04th August 2025 and reference/account no. **ECPL/2025-26/3** dated 10th December 2025 read with the term loan agreement and the finance documents executed in relation thereto (as amended from time to time) (collectively, the "**Finance Documents**").

We, hereby, confirm that (pursuant to the terms of the Finance Documents) the Company has created a mortgage over the following property (also known as Project 'EXPERION EMERELLE RESERVE ') to secure the Loan:

All that piece and parcel of plot of land license no.135 of 2024 , 7.81875 acres, situated at Sector–88A, Gurugram, and shall include all the structures constructed to be constructed thereon, both present & future, together with all the development potential arising thereon (including additional development potential in the form of premium floor space index (FSI), transferable development rights (TDRs), etc.), both present and future, more particularly comprising the following properties, being land bearing:

Village	Rect. No.	Killa No.	Area (K-M)
Harsaru	57	2/1/2	4-15
		9/2/1	0-13
		2/2	0-11
		9/1/1/1	1-0
		3/1	5-2
		4/1	5-4
		8/1	2-10
		3/2	2-18
		7/1/2	3-11
		14/1	2-3
		7/2	1-13
		8/2	5-10
		12/1/2	2-4
		13/1	3-7
		9/1/2/1	3-13
		12/2/2	3-2
		13/2	4-13
		14/2/1	3-1

EXPERION CAPITAL PRIVATE LIMITED

Director/Authorised Signatory

Village	Rect. No.	Killa No.	Area (K-M)
	58	11/2/2	0-18
		12/1/2	0-16
		12/2/2	0-2
		13/1/1/2	0-8
		13/2/1/2	0-1
	57	14/2/2/2	2-7
		15/2	0-18
		7/1/1/2	1-6
		4/2/2	0-5
Total			**62-11**
Or			**7.81875 Acres**

(collectively, the "**Property**").

In furtherance of the above, we hereby confirm that third-party rights may be created on the units developed over the Property and forming part of Project "EXPERION EMERELLE RESERVE , as required by Authority, on and after the Grant of HRERA registration of the aforesaid project with the Authority, in accordance with the Real Estate (Regulation and Development) Act, 2016, read with the rules and regulations thereunder (as amended from time to time), as applicable to the state of Haryana ("RERA Act"). Further, if any additional or specific written No Objection Certificate ("NOC") is required from us for the sale of any such unit to an allottee(s), the Company shall submit an application to us at the time of the proposed sale of such unit, and we shall issue the requisite NOC in accordance with the terms and conditions of the Finance Documents.

Thank You,

For **Experion Capital Private Limited**

EXPERION CAPITAL PRIVATE LIMITED

Director/Authorised Signatory

Authorized Signatory
Name: Arpit Agarwal
Designation: Chief Strategy Officer

EXPERION CAPITAL PRIVATE LIMITED
Corporate Office: 8th Floor, Wing A, Milestone Experion Centre, Sector-15, Part-2, Gurugram, Haryana - 122001 **Phone:** 91-124 628 1630 **CIN:** U51109DL1996PTC446111
Registered Office: F-9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, District Court Complex Dwarka, Delhi - 110075, India **E-mail :** compliance@experioncapital.co.in