

A F F I D A V I T

I, Mandeep Singh Oberoi, Director- M/s. Puri Construction Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its office at 4-7B, Ground Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001, do hereby solemnly affirm and undertake as under :

1. That the Company-Natureville Promoters Pvt. Ltd. has obtained License No. 98 and 99 of 2010 from the Department of Town & Country Planning Haryana, Chandigarh, in collaboration with Promoter -Puri Construction Pvt. Ltd.
2. That the Company-Natureville Promoters Pvt. Ltd. is 100% subsidiary company of the Promoter /Collaborator – Puri Construction Pvt. Ltd. and shareholders of both the companies are same. The share holding pattern of the Promoter – Puri Construction Pvt. Ltd. and landowning company – Natureville Promoters Pvt. Ltd. is as under :

S. No.	Names of Shareholders	Percentage of Shareholding	
		Puri Construction Pvt. Ltd.	Natureville Promoters Pvt. Ltd.
1	Arjun Puri	84.07	70.5
2	Mohinder Singh Puri	4.26	9.8
3	Karan Puri U/G Arjun Puri	8.52	19.6
4	Pooja Puri	0.87	0.1
5	Reva Puri	1.67	-
6	Gurleen Raheja	0.45	-
7	Pia Mehra	0.16	-
		100	100

3. That Natureville Promoters Pvt Ltd and Puri Construction Pvt Ltd. has entered into an unregistered Collaboration Agreement dated 29.10.2010 for development of Commercial Colony over land measuring 6.731 Acres situated in Sector 111, Village Chauma District Gurugram. Thereafter on 19.11.2010, Licenses no. 98 & 99 of 2010 were granted by DTCP for the said land for development of Commercial Colony.
4. That as per agreed terms of the collaboration agreement mentioned above, it was agreed that the Promoter – Puri Construction Pvt. Ltd. shall reimburse to the Landowning Company - Natureville Promoters Pvt. Ltd. all the costs of the land plus Rupees One Crore Fifty Lacs in addition to the total cost of the land prior to/as and when or after the project is launched.



For PURI CONSTRUCTIONS PVT LTD

Authorised Signatory

5. That the landowning company had incurred Rs. 2058.54 lacs (as per books of account and as per respective sale deeds) towards the land cost of the land admeasuring 6.731 Acres, which was subject matter of above said collaboration agreement and now the said land under collaboration stands transferred in the books of account by landowning company – Natureville Promoters Pvt. Ltd. to the Promoter – Puri Construction Pvt. Ltd. for a total amount of Rs. 2208.54 lacs, as on 01.07.2026.
6. That now the Promoter company has applied for registration of the Phase-I of the licensed land with HRERA, Gurugram and the Promoter company has proportionately apportioned the land cost of Rs. 549.89 lacs against the land admeasuring 1.67 acres i.e. Phase-I land as per following details :

The total land cost for 6.731 Acres is Rs. 2208.54 lakhs [2058.54+150]
and the proportionate land cost for 1.67 acres i.e. Phase-I land has
been calculated as – Rs. $2208.54/6.731 \times 1.67$ = **Rs. 549.89 lakhs.**

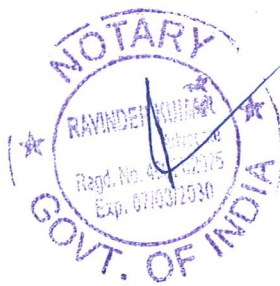
7. That further the Promoter undertakes that apart from above stated land cost, the Promoter has already incurred expenses towards statutory charges, cess, EDC, IDC etc. and the total costs incurred on the Project as on the date of registration [including land costs] are Rs. 2461.42 Lakhs.
8. That the company shall always abide by all the applicable provisions of RERA Act, rules and regulations made thereunder.
9. That at the request of the landowners any sale proceeds of units (out of units allocated to landowners) shall be paid to the landowners from the Free Account (30% Account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.
10. That in the circumstances the Promoter is unable to repay the same from the above mentioned facility, then the Promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the Promoter.


DEPONENT

VERIFICATION :

Verified that the contents of the above affidavit cum undertaking are true and correct to the best of my knowledge and belief and nothing has concealed therein. Verified at New Delhi on 19.8.2026.


DEPONENT

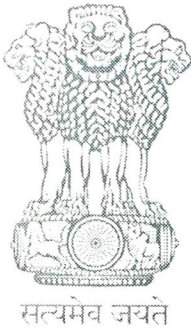


ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA
20 AUG 2026

For PURI CONSTRUCTIONS PVT LTD.


Authorised Signatory



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL78115968340801Y
Certificate Issued Date : 18-Aug-2026 03:16 PM
Account Reference : IMPACC (IV)/ dl804703/ DELHI/ DL-SHD
Unique Doc. Reference : SUBIN-DL80470358477580840986Y
Purchased by : NATUREVILLE PROMOTERS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : NATUREVILLE PROMOTERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : NATUREVILLE PROMOTERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For PURI CONSTRUCTIONS PVT LTD

Authorised Signatory

Signature Alert:

1. The authenticity of this Stamp certificate should be verified at www.shedsstamp.com or using e-Stamp Mobile App of Stous, holding only one party (1) the details on this Certificate and as available on the website. Mobile App renders it invalid.
2. The responsibility of ensuring the legitimacy is on the users of the certificate.
3. For any other information please refer the Government website.

A F F I D A V I T

I, Rakesh Kumar Sharma, Director- M/s. Natureville Promoters Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its office at 111-112, First Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001, do hereby solemnly affirm and undertake as under :

1. That the Company has obtained License No. 98 and 99 of 2010 from the Department of Town & Country Planning Haryana, Chandigarh, in collaboration with Puri Construction Pvt. Ltd.
2. That the Company is 100% subsidiary company of the Promoter /Collaborator – Puri Construction Pvt. Ltd. and shareholders of both the companies are same. The share holding pattern of the Promoter – Puri Construction Pvt. Ltd. and landowning company – Natureville Promoters Pvt. Ltd. is as under :

S. No.	Names of Shareholders	Percentage of Shareholding	
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3. That the Company and Puri Construction Pvt Ltd. has entered into an unregistered Collaboration Agreement dated 29.10.2010 for development of Commercial Colony over land measuring 6.731 Acres situated in Sector 111, Village Chauma District Gurugram. Thereafter on 19.11.2010, Licenses no. 98 & 99 of 2010 were granted by DTCP for the said land for development of Commercial Colony.
4. That as per agreed terms of the collaboration agreement mentioned above, it was agreed that the Promoter – Puri Construction Pvt. Ltd. shall reimburse to the Landowning Company - Natureville Promoters Pvt. Ltd. all the costs of the land plus Rupees One Crore Fifty Lacs in addition to the total cost of the land prior to/as and when or after the project is launched.



For PURI CONSTRUCTIONS PVT LTD



Authorised Signatory

5. That the landowning company has incurred Rs. 2058.54 lacs (as per books of account and as per respective sale deeds Rakesh Kumar Sharma) towards the land cost of the land admeasuring 6.731 Acres, which was subject matter of above said collaboration agreement and now the said land under collaboration stands transferred in the books of account by landowning company – Natureville Promoters Pvt. Ltd. in favour of the Promoter – Puri Construction Pvt. Ltd. for a total amount of Rs. 2208.54 lacs, as on 01.07.2026.
6. That now the Promoter company has applied for registration of the Phase-I of the licensed land with HRERA, Gurugram and the Promoter company has proportionately apportioned the land cost of Rs. 549.89 lacs against the land admeasuring 1.67 acres i.e. Phase-I land as per following details :

The total land cost for 6.731 Acres is Rs. 2208.54 lakhs [2058.54+150] and the proportionate land cost for 1.67 acres i.e. Phase-I land has been calculated as – $\text{Rs. } 2208.54 / 6.731 \times 1.67 =$
Rs. 549.89 lakhs.

7. That the company shall always abide by all the applicable provisions of RERA Act, rules and regulations made thereunder.
8. That at the request of the landowners any sale proceeds of units (out of units allocated to landowners) shall be paid to the landowners from the Free Account (30% Account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.
9. That in the circumstances the Promoter is unable to repay the same from the above-mentioned facility, then the Promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the Promoter.



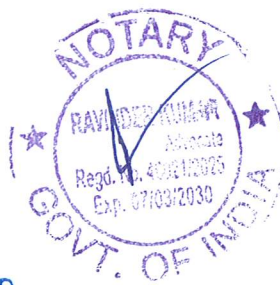
DEPONENT

VERIFICATION :

Verified that the contents of the above affidavit cum undertaking are true and correct to the best of my knowledge and belief and nothing has concealed therein.
Verified at New Delhi on 19.8.2026.



DEPONENT

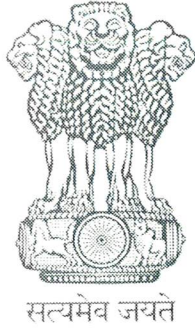


ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA
20 AUG 2026

For PURI CONSTRUCTIONS PVT LTD



Authorised Signatory

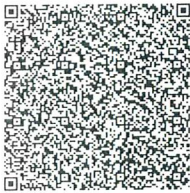


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Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL58482369477361Y
Certificate Issued Date : 21-Jul-2026 11:42 AM
Account Reference : IMPACC (IV)/ dl804703/ DELHI/ DL-SHD
Unique Doc. Reference : SUBIN-DL80470322686792863358Y
Purchased by : SMRITI RANI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SMRITI RANI
Second Party : Not Applicable
Stamp Duty Paid By : SMRITI RANI
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcliesstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of non-compliance please inform the Competent Authority.

A F F I D A V I T

I, Smriti Rani, Authorised Signatory of M/s Puri Constructions Private Limited having its registered office at 4-7b, Ground Floor, Tolstoy House 15 & 17, Tolstoy Marg New Delhi 110001 for and on behalf of Company, do hereby undertake as under:-

1. That the promoter undertakes to integrate its bank account in which 70% allottee receipts are credited under section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 with the online payment gateway of the Department of Town & Country Planning, Haryana in such a manner so as to ensure that 10% of the total receipts from such payment made by an allottee is automatically deducted and gets credited to the EDC head in the state treasury, if any, as the promoter has already cleared 100% EDC dues as on date.
2. That the condition with regard to operating such mechanism of 10% deduction of amounts till total EDC dues get recovered from the promoter, is not applicable in the present case, as the promoter has already cleared the 100% EDC dues.



DEPONENT

VERIFICATION:

VERIFIED that the contents of the above paras of the affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein. VERIFIED at New Delhi on this 21st day of July, 2026.



DEPONENT

21 JUL 2026

ATTESTED

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