

**Indian-Non Judicial Stamp
Haryana Government**

Date : 12/08/2025

Certificate No. GOL2025H4432

Stamp Duty Paid : ₹ 101

GRN No. 138161083

Penalty : ₹ 0

Deponent

Name : Jai Gangarealtech Llp

H.No/Floor : Groundflr Sector/Ward : Sec54 Landmark : Vatika tower a golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 74*****70

Purpose : AFFIDAVIT to be submitted at Gurugram

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

AFFIDAVIT

I, Vikas Garg-Authorised signatory of M/s Jai Ganga Realtech LLP (LLPIN - AAT-6889) having Registered office at Ground Floor, Tower-A, Vatika Towers, Golf Course Road, Sec-54, Gurgaon, Haryana, India, 122011 do hereby solemnly affirm and state as under:-

1. That the total estimated sale value of the Project are as under:

Total estimated sale value of units/ plots/ apartment/ sale proceeds (Amt in lacs)				
Sl No.	Component	Average sale rate in Sq.ft	Area (In sq. ft) Carpet Area	Estimated sale proceeds (Lakh)
1	Residential Plots and Commercial Plot	Rs. 13889/sq.ft.	115056.77 Sq. Ft.	15980.24 Lakhs

2. That entitlement of Sale Proceed in terms of collaboration agreements based on revenue sharing is as under:

Collaboration Deed with Land Owner	Revenue Share	
	Promoter/ Developer	Owner
YES	70% in the Gross Sales Revenue, Generated from the sale	30 % in the Gross Sales Revenue, Generated from the sale



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3. That the revenue share of the landowners is estimate to be Rs. 4794.05 Lakhs and the total sale proceed are estimates to be Rs. 15980.15 lakhs.
4. That the total estimated land cost is Rs. 4794.05 lakh
5. 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
6. That in the circumstance 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.
7. The promoter shall comply with 4(2)(1)(d) of the Real Estate (Regulation & Development) Act, 2016.


DEPONENT

Verification:

I, above named deponent do verify that the content of paragraph 1 to 2 of my affidavit are true and correct do best of my knowledge and belief. No part of it is false and nothing material has been concealed therefrom.

Verified at Gurugram on this ____ day of August, 2025.


DEPONENT

12/8/2025



ATTESTED

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

12 AUG 2025