Bond

Indian-Non Judicial Stamp
Haryana Government

Date :01/10/2026

Certificate No. G0A2026J3609

GRN No. 159605078

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty :₹ 0
(Rs. Zero Only)

Deponent

Name: Elevate edition realtech Private limited

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

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 93******13

Purpose : Affidavit **to be submitted at Concerned office**

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, Mr. Sudhanshu Dutt S/o Brahm Dutt R/o H.no. A1/8, Ground Floor, Safdarjung Enclave, South West Delhi, Delhi-110029, being the Authorized Signatory of ELEVATE EDITION REALTECH PRIVATE LIMITED [(CIN No. U68200HR2024PTC118142) a company existing under the Companies Act, 2013 and having its registered office at 12th Floor, One Horizon Center, Golf Course Road, Sector 43, DLF Phase V, Gurugram 122002, do hereby solemnly declare, undertake and state as under:-

That I am the Authorized Signatory of ELEVATE EDITION REALTECH PRIVATE LIMITED [(CIN - U68200HR2024PTC118142), a company existing under the Companies Act, 2013 and having its registered office at 12th Floor, One Horizon Center, Golf Course Road, Sector 43, DLF Phase V, Gurugram 122002, has been duly authorized vide Board Resolution dated 22/11/2024.

That ELEVATE EDITION REALTECH PRIVATE LIMITED is the promoter and developer of the Proposed Residential Group Housing Project -"Elevate Vista", situated at Revenue estate of Village Ullawas, Sector-63A, Gurugram, Haryana – 122002 on area admeasuring 7.8250 acres.

Mahender S. Punia
GURUGRAM
Regn. No. 3999
GOVT. OF INDIA

Elevate Edition Realtech Private Limited

I, Sudhanshu Dutt, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Laksh Bhatia and Ms. Sangeeta Bhatia (hereinafter referred to as the "Landowners") have valid and legal title to the land upon which the development of the Project is proposed. M/s Elevate Edition Realtech Private Limited has acquired the development and selling rights in respect of the said land pursuant to the duly registered Collaboration Agreement bearing Registration No. 1536 dated 24.04.2024 and License No. 43 of 2026 dated 11.03.2026, issued by the competent authority. Copies of the said Collaboration Agreement and License are annexed herewith for ready reference.
2. That the said land is free from all encumbrances.
3. That the time period within which the Promoter shall obtain the occupation certificate of the project and the time period within which the project shall be completed by Promoter is 30.09.2034 & Promoter shall obtain the Completion Certificate on and before 31/12/2034.
4. That seventy per cent of the amounts realized by the Promoter from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Elevate Edition Realtech Private Limited

Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct to the best of my knowledge and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on 01st October,2026

Elevate Edition Realtech Private Limited

Deponent

NOTARY
Mahender S. Punia
GURUGRAM
Regn. No. 3999
GOVT. OF INDIA

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

06 OCT 2026