Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 24/02/2026

Certificate No. G0X2026B1983

GRN No. 147659809

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Advance India Projects ltd

H.No/Floor : 5thfloor Sector/Ward : 62 LandMark : Aipl business golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 99******65

Buyer / Second Party Detail

Name : As per details given below

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

City/Village: Na District : Na State : Na

Phone : 99******65

Purpose : ALL PURPOSE

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

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★

18 MAR 2026

For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "AIPL Joy Gallery" being developed by M/s Advance India Projects Limited, area admeasuring 4.418 acres, located at sector 66, Gurugram, Haryana, being developed by M/s Advance India Projects Limited. Temp ID: RERA-GRG-PROJ-2146-2025.

AFFIDAVIT

We,

1. Bala Krishna Pandey, S/o Mr. Uma Pati Pandey, aged about 48 years, Director of Advance India Projects Limited having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101.

2. Akshay Sood, S/o Mr. Ajay Kumar Sood, aged about 43 years, Director of R. C. Sood & Co. Pvt. Ltd. having registered address at 10th Floor Eros Corporate Tower, Nehru Place, New Delhi- 110019.

Do hereby solemnly affirm and declare as under:

1. That the Advance India Projects Limited (Promoter/Developer) is developing a commercial project known under the name and style of "**AIPL Joy Gallery**".
2. That the Advance India Projects Limited is seeking the revision/ amendment in the registration of the said project (Rera no: 20 of 2020 dated 17.08.2020) before the Hon'ble Haryana RERA.
3. Total 4.418-acre land, is owned by - R. C. Sood & Co. Pvt. Ltd. (**The Landowner).** Advance India Projects limited has obtained the Change of Developer (COD) for the said Project in its favour on 14.05.2019, duly issued by Directorate of town and Country Planning Haryana.
4. That entitlement of R. C. Sood & Co. Pvt. Ltd. in terms of collaboration agreements is as under:

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For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

Collaboration Agreement	Share	
	Promoter/ Developer	Landowner
Clause 3.1 of Registered Collaboration Agreement dated 31.12.2018, no 11424.		Developer has paid - an interest free refundable deposit of Rs. 40,00,00,000/- to the Landowner.
Clause 3.2 of Registered Collaboration Agreement dated 31.12.2018, no 11424.	60 % (Sixty Percent) of the total super area of the project subject to clause 3.2 (a).	40 % (Forty Percent) of the total super area of the project along with an additional 50,000 sq. ft. collectively to be allocated within the office block of the project only.
Clause 6 of Addendum 3.0 dated 16.04.2024 of the Collaboration Agreement	The entire super area under the additional FSI, except 20,000 sq. ft., to be given to the Landowner towards Landowner's additional TDR area in the office block.	20,000 sq. ft. of the super area in the office block out of the total additional - FSI approximately 1,03,000 sq. ft..
Clause 6 of Addendum 4.0 dated 02.07.2025 of the Collaboration Agreement.	The entire super area under the additional TDR FSI except 7,000 sq. ft. to be given to the landowner towards Landowner's additional TDR area in the office block.	7,000 sq. ft. of the super area in the office block out of the additional TDR FSI Total Additional TDR FSI Approx. 37,000 sq. ft.

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 1858) ★

18 MAR 2026

15. That at the request of the Promoter/Developer any sale proceeds of units (Area assign to the developer) shall be paid to the Promoter/Developer from the Free Account

For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

(30% Account), as aper applicable norms of HRERA and also 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 HRERA norms.

6. That in the circumstances the Promoter - is unable to - pay, the same from the above-mentioned -accounts, then the Promoter/Developer shall ensure the -payment from its own contribution though its equity, inter corporate loans or by any means, as available with the Promoter.

DEPONENTS

For Advance India Projects Limited

Director

Advance India Projects Limited
(Bala Krishna Pandey)

For R.C. Sood & Co. Pvt. Ltd.

Director

R. C. Sood & Co. Pvt. Ltd.
(Akshay Sood)

Verification:

Verified at Gurugram on this 18.03.2026, that the corresponding paras 1 to 9 of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.

DEPONENTS

For Advance India Projects Limited

Director

Advance India Projects Limited
(Bala Krishna Pandey)

For R.C. Sood & Co. Pvt. Ltd.

Director

R. C. Sood & Co. Pvt. Ltd.
(Akshay Sood)

NOTARY GOVT. OF INDIA
RAM NIWAS, GGM. (Reg. No. 8224)
18 MAR 2026

ATTESTED

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

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 24/02/2026

Certificate No. G0X2026B1982

GRN No. 147659809

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Advance India Projects ltd

H.No/Floor : 5thfloor Sector/Ward : 62 LandMark : Aipl business golf course road

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 99******65

Buyer / Second Party Detail

Name : As per details given below

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

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Purpose : ALL PURPOSE

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NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★
18 MAR 2026

For Advance India Projects Limited

Director

For R.C. Sood & Co. Pvt. Ltd.

Director

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

Reg: Project: "AIPL Joy Gallery" being developed on an area admeasuring 4.418 acres situated at Sector 66, Gurugram, being developed by M/s Advance India Projects Limited (AIPL). **Temp ID: RERA-GRG-PROJ-2146-2025.**

AFFIDAVIT

We,

1. Bala Krishna Pandey, S/o Mr. Uma Pati Pandey, aged about 48 years, a Director of Advance India Projects Limited having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101. AND

2. Akshay Sood, S/o Mr. Ajay Kumar Sood, aged about 43 years, Director of R. C. Sood & Co. Pvt. Ltd. having registered address at 10th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019.

Do hereby solemnly affirm and declare as under:

- That *as per rights granted in the registered collaboration agreement executed between R.C. Sood & Co. Pvt. Ltd. and AIPL, and further rights granted by the Directorate Town and Country Planning, Haryana in the order of grant of Change of Developer in favor of AIPL*, collection amount from sale of units, including the saleable area of the licence holder/ Landowner, will be collected in the AIPL JOY GALLERY MASTER ESCROW A/C, as per applicable norms of HRERA.

For Advance India Projects Limited

DEPONENTS

Director

For Advance India Projects Limited

For R.C. Sood & Co. Pvt. Ltd.

Director

For R. C. Sood & Co. Pvt. Ltd.

Verification:

Verified at Gurugram on this 18.03.2026, that the corresponding para of my above affidavit is true to my knowledge and nothing material has been concealed therefrom.

For Advance India Projects Limited

DEPONENTS

Director

Advance India Projects Limited

(Bala Krishna Pandey)

For R.C. Sood & Co. Pvt. Ltd.

Director

R. C. Sood & Co. Pvt. Ltd.

(Akshay Sood)

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★ 18 MAR 2026

ATTESTED

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