



Ref.: No. MISC/CRE/KMIL/0458/2023-24

Date: 18-Mar-2024

To,
Regional Construction Private Limited
 Village Sohna,
 Sector-5, Gurgaon,
 Haryana, 122003

Dear Sir/Madam,

Sub. : No Due on credit facility and No Charge on below mentioned property.

We confirm that all the amounts due under the financial facility of Rs. 18,00,00,000/- (Rupees Eighteen Crores Only) and Rs. 22,00,00,000/- (Rupees Twenty Two Crores Only) under Sanction Letter ref. no. CRE/KMIL/0106/2020-21 dated 18th December 2020, vide Account No CRE00000794 and CRE00000945 granted to **M/s. Regional Construction Private Limited** has been repaid in full and no amount is due towards the said facility/es, subject to pending TDS Rs. 25,972/- for FY 22-23. We do not hold any charge (**Charge Id-100411088**), mortgage or interest over the below mentioned property/ies. W.e.f. to above mentioned facility/ies.

Property Descriptions:

Properties Owned by Regional Construction Private Limited

1] All that piece and parcel of Affordable Residential Plotted Colony named Paras Ekam built/to be built on land admeasuring 15 Acers comprised in Rectangle no. 135 Killa no. 25/2 min (0-6), Rectangle no. 136 Killa no. 21/2/2/2 (3-5), Rectangle no. 139 Killa no. 1/2 (8-0), 10 (8-0), 11 (8-0), 20/1 (4-0), Rectangle no. 140 Killa no. 5/1 (2-15), 5/3 (2-14), 4/2 (3-11), 6/2 (7-14), 7/1 (4-3), 8 (5-6), 16 (8-0), 24/2 (7-12), 25 (8-0), 26 (1-3), Rectangle no. 179 Killa no. 3/2 (3-5), 5 (8-0), 6 (8-0), 7/1 (4-2), 7/2 (0-8), 8 (5-16) and Rectangle no. 180 Killa no. 10 (8-0) total admeasuring 120 Kanal 0 marla in village Sohna Sector -5, Sohna, District Gurugram Owned by Regional Construction Private Limited within the Additional District Sub Registrar office at Sohna, Haryana demarcated.

2] unsold /not agreed to be sold 175 units comprised of 2,00,112 sqft sq. feet of saleable area in the Residential Plotted Colony named “**Paras Ekam**”, **AND**

3] Receivables from already agreed to be sold / sold 113 Units comprised of 1,27,530 sq. feet saleable area, in the Residential Plotted Colony named “**Paras Ekam**” (any unit which is already agreed to sale or sold, is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security).”

4] Pledge of 30% (quantity 18 Lacs) shares of Regional Construction Pvt. Ltd owned by the promoters (M/s. Paras Buildtech Pvt Ltd.) and Non Disposal Undertaking on the balance 70% shares.

For Kotak Mahindra Investments Limited

Authorized Signatory

Name: Anil Gangwal
 Designation: Vice President

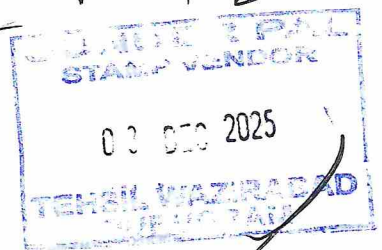
Kotak Mahindra Investments Ltd.

CIN U65900MH1988LC047986 T +91 022 62185320
 3rd Floor 12BKC, Plot C-12 F +91 022 62215400
 G Block, Bandra Kurla Complex, www.kotak.com
 Bandra (East), Mumbai – 400 051

Registered Office:
 27BKC, C 27, G Block,
 Bandra Kurla Complex,
 Bandra (E), Mumbai 400 051
 India

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19630
10x2=20



BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Project "EKAM COURTYARD" being developed on an area admeasuring 0.599 acres situated at, Sector 5, Sohna, Gurugram, being developed by M/s Regional Construction Pvt. Ltd.

Temp ID: RERA-GRG-2002-2025

AFFIDAVIT

I, Narendra Singh, Authorised representative of M/s Regional Construction Pvt Ltd having registered address at H. No. 65, ANS Block Rana Ji Enclave, Near Mother Pride School, Arjun Park, Najafgarh, South West Delhi -110043, do hereby solemnly affirm and declare as under:

- That the Promoter is developing a Real Estate Project known as "EKAM COURTYARD" situated at sector 5, Sohna, Gurugram.
- That the said project land/property is free from all loans, mortgages, charges, liens or encumbrances of any nature from:
 - Any Bank
 - Any Financial Institution / NBFC
 - Any Private Lender
 - Any Government Authority
 - Any Court / Legal Attachment



- That the Company has not availed any loan, financial assistance, or funding against the said project land or for development of this project.
- That no charge has been created on the project land or any part thereof, and the same is free from any third-party rights, claims, or interests.
- That this affidavit is being submitted to the Real Estate Regulatory Authority (RERA) for the purpose of project registration and compliance as required under the Real Estate (Regulation and Development) Act, 2016.
- That the contents of this affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed.

DEPONENT

For Regional Construction Pvt. Ltd.

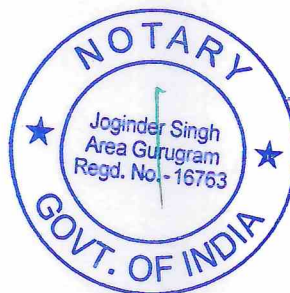
(Authorised Signatory)

Authorised Signatory
Regional Construction Pvt Ltd

VERIFICATION

I, the above-named Deponent, hereby verify that the contents of this affidavit are true to my knowledge and belief. Nothing material has been concealed.

Verified at Gurugram on 03.12.2025



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999

03 DEC 2025