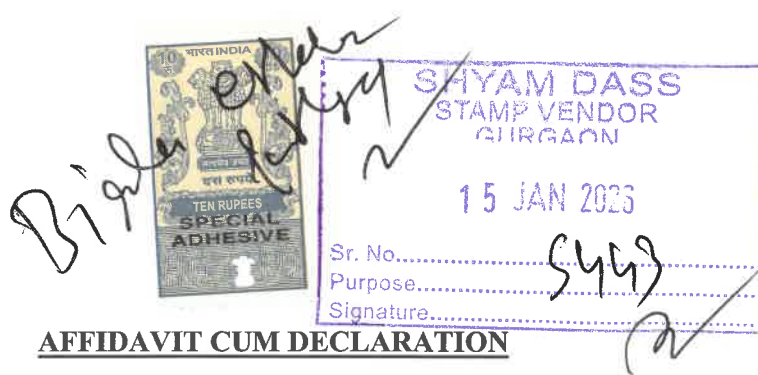




AFFIDAVIT CUM DECLARATION

I, Nitin Sharma, authorized signatory of the proposed project namely "Birla Arika Phase 2" duly authorized by Birla Estates Private Limited, vide his resolution dated 11.07.2024, do hereby solemnly declare, undertake, and state as under:

1. That Birla Estates Private Limited has proposed to develop a group housing project namely "Birla Arika Phase 2", admeasuring 1.53 acres, situated in the revenue estate of Jharsa, Tehsil Wazirabad, Sector 31-32A, Gurugram, Haryana.
2. That Barmalt (India) Private Limited, Asha Gupta and Adesh Gupta have legal title to the land on which the development of the proposed project is to be carried out.
3. That Barmalt (India) Private Limited, Asha Gupta, Adesh Gupta have executed a development agreement in favour of Birla Estates Private Limited to develop, construct, manage and sell a residential group housing project on the land admeasuring 13.275 acres situated in the revenue estate of village Jharsa, sector 31-32A, Gurugram and the same has been registered with office of Sub-Registrar Wazirabad as Document No. 4412 dated 05-06-2024. Further, an irrevocable power of attorney in favour of Birla Estates Private Limited has been registered with office of Sub- Registrar Wazirabad as Document No. 244 dated 05-06-2024 for the purpose of authorizing and giving all the powers, entitlements and authorities as may be necessary required to develop a group housing colony on the land.
4. That the said land being applied for registration is free from all encumbrances and has not been mortgaged with any financial institution or body corporate as on date.
5. That there is no loan on the project land from any financial institution.
6. That there is no pending litigation on the land applied for the registration.



Verification

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

Verified by me at Gurugram on this 15th day of January, 2026.



ATTESTED

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

