

LOAN CLARIFICATION

I, **S.K. Kaushik**, being the Authorized Representative of **Conscient Infrastructure Private Limited** (hereinafter referred to as the "Promoter"), do hereby declare that the Promoter is the absolute and lawful owner of the land described as **Plot No. GH-3**, ad-measuring **22,501 sq. meters** (5.56 acres) (hereinafter referred to as the "**Total Land**"), located in the revenue estate of **village Naurangpur, Sector-80, Gurugram**.

The Total Land was originally allotted to the Promoter by **Haryana State Industrial & Infrastructure Development Corporation Ltd.** (HSIIDC), Government of Haryana, under the **New Integrated License Policy 2022** vide **Regular Allotment Letter No. 9277** dated **29-07-2024**. Subsequently, a **Conveyance Deed** dated **08-01-2025** was duly executed on **08-01-2025** and registered vide **Document No. 13205** with the office of the Sub-Registrar, Manesar, Gurugram.

The Promoter has purchased the Total Land by taking loan facility from **HDFC Capital Advisors Limited** acting through its Debenture Trustee **VISTRA ITCL (INDIA) LIMITED** for an amount of **Rs. 200,000,000** (Rupees Two Hundred Crore Only).

The Promoter is developing the Total Land in a phase manner. Currently, the Promoter is seeking registration of **Phase-2, 2A** which is based on the permissible **FSI of 40093.148 sq. mtr.** and covers an area of **2782 sq. meters** (0.69 acres). The approval of Building Plans has also been granted by HSIIDC vide Memo No. HSIIDC/IPD/IMT/M/2025/1206 dated 29-10-2025.

The aforesaid Loan amount was distributed by the Promoter in Phase manner as follow:

Particulars	Phase-1 (Lakh)	Phase-2 & 2A (Lakh)
Loan	10000.00	10000.00

For **Conscient Infrastructure Pvt. Ltd.**


Authorised Signatory

Conscient Infrastructure Pvt. Ltd.

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