

Bond		Indian-Non Judicial Stamp Haryana Government		Date : 10/02/2026
Certificate No.	G0J2026B2917		Stamp Duty Paid : ₹ 101	
GRN No.	146921386		(Rs. Only)	
			Penalty :	₹ 0
			(Rs. Zero Only)	
Deponent				
Name :	Aura Builders and Developers pvt ltd			
H.No/Floor :	Na	Sector/Ward :	66	Landmark : Na
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	81*****13	Others :	R p build tech	
Purpose : AFFIDAVIT to be submitted at Concerned office				

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egm.>

AFFIDAVIT

We Mr. Varun Sharma S/o Mr Raj Kumar Sharma, R/o A-17/F, MIG, Vatika Apartments, Mayapuri, Southwest Delhi 110064. Director in Aura Builders and Developers Pvt. Ltd. having registered office at 6TH Floor, Tower -1, M3M International Financial Center, Golf Course Extension Road, Sector - 66, Gurugram, Haryana -122001. & Mr. Narayan Singh S/o Mr. Kali Ram R/o Flat no 501, Sangam Co-OP GHS Ltd., West Enclave, VTC : Pitampura, PO : Saraswati Vihar, District : North West Delhi -110034, Partner in the RP Build-Tech having Principal Place of Business at Plot No. 04, Ground Floor, Main Najafgarh Road, Opp. Metro Pillar No. 803, Vipin Garden, Kakrola, Uttam Nagar, New Delhi 110059.

Promoter is Developing Mix land Use Project " The Oryza", on the land parcel admeasuring 4.6545 Acres situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, Haryana.

We, Varun Sharma & Mr. Narayan Singh do hereby solemnly declare, undertake and state as under:

1. That the Registered collaboration agreement executed between R.P BUILD-TECH & Aura Builder and Developers Pvt. Ltd vide Vasika No. 11743 dated 04/12/2024. And addendum agreement (Vasika no. 636 dated 15/04/2025).

Aura Builders & Developers Pvt. Ltd.

Sharma

Director



For RP BUILD TECH

Partner

2. That in terms of aforesaid Collaboration Agreement clause no. 9 (d), The landowner is entitled to 15 % of the total revenue sharing. Now, in terms of Real Estate (Regulation and Development) Act, 2016, M/s Aura Builder and Developers Pvt. Ltd have applied for RERA registration of the above-referred Project.
3. That the RP Buildtech being the landowner of 1.25 Acres Land of under the above-said License bearing No. 98 of 2025 hereby confirm and undertake that We shall abide by and comply with all the terms and conditions of the Real Estate (Regulation and Development) Act 2016 and Rules made thereunder to the extent applicable.
4. We are further undertaking that the Revenue share shall be paid by promoter to landowner from Free Account (30 % Account).
5. We are further undertaking that sale proceedings shall be utilized and land cost shall withdraw as per Section 4(2)(l)(d) of the RERA Act.
6. The present undertaking is being given out of free will and volition and without any force, fraud, coercion or under the influence of any person whatsoever.

Aura Builders & Developers Pvt. Ltd.

Sham

Director

For RP BUILD TECH
Moham Singh

Deponent Partner

Verification

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

Verified by me at Gurugram on 11/02/2026.

Aura Builders & Developers Pvt. Ltd.

Sham

Director

For RP BUILD TECH

Moham Singh
Partner

Deponent



ATTESTED

h
RAM NIWAS MALIK, ADVOCATE
NOTARY GURUGRAM (HR 1105)