SHYAM DASS
STAMP VENDOR
GURGAON

METRO EDUCATION & WELFARE PVT LTD

SPECIAL ADHESIVE

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4 AUG 2025

Affidavit
w.r.t
(Revenue Sharing Model)

Affidavit cum Declaration of Mr. Bharat Vigmal Authorized Signatory of **M/s Metro Education & Welfare Private Limited ("Promoter/ Developer")** (CIN#U70100HR2010PTC086524) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon, Haryana, has applied to the Hon'ble RERA Authority for the RERA registration for their group housing project namely **"M3M Elie Saab at SCDA"** over an area admeasuring 2.7505 acres out of the total licensed area 15.99375 Acres as per the terms and conditions of licence no 213 of 2022 dated 27.12.2022 situated at Village Chauma, Sector-111, Gurugram, Haryana duly authorized by the promoter of the proposed project, vide its authorization dated 22.08.2025.

That the Revenue Sharing payable by the Developer in lieu of the development rights are as detailed below:

1. The developer agrees to pay Owner-I, a refundable security deposit of Rs. 100 Crores and to the Owner-2, a refundable security deposit of Rs. 65 Lacs.

2. The parties hereby agrees that the Refundable Security Deposit as agreed to herein has been calculated on the basis of the project FSI emanating from the owner's land proportionate to the share owned by each owner.

3. In Consideration to the transfer, grant and assignment of the development rights in respect of the owner's land to the developer, it has been expressly agreed between the parties that the owners shall be entitled to the consideration in the form of revenue percentage of final revenue/ collection/ realization from the Residential Project to be constructed on the Owner's Land proportionately.

4. The revenue percentage shall not exceed 30% of final revenue/ collection/ realization from the Residential Project to be constructed on the Owner's Land proportionately.

NOTARY GOVT. OF INDIA
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5. The Owner's allocation percentage (%) in which the owners shall finally entitled to shall be determined and based on the achievement of the ascribed milestones by the developer.

Factors	Indicative determinates for scoring	Allocation score
Launch	2022	20
	2023	25
	2024	30
Moving average Rate p.s.f	<9000	30
	9000-12000	25
	>12,000	20
Possession	Completion by December 2023	20
	Completion by December 2024	25
	Completion by December 2025	30

6. The Owner's Allocation percentage shall be determined based on the average Allocation score attained by the Developer based on the aforesaid factors.
7. The Owner's Allocation shall be discharged by the developer post receipt of the Occupation Certificate of the project emanating from the owner's land from the concerned Governmental Authority, by the way of online transfer of funds to the account of the Land Owners.
8. The promoter hereby undertakes that payment towards land cost shall be done as per the provisions of Section 4 (2)(L)(D) of the RERA Act, 2016.

METRO EDUCATION & WELFARE PRIVATE LIMITED

Authorized Signatory

DEPONENT

Verification:

Verified at Gurugram on this 15th of September 2025, that the contents of my above affidavit are true and nothing material has been concealed therefrom.

METRO EDUCATION & WELFARE PRIVATE LIMITED

Authorized Signatory

DEPONENT

ATTESTED

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

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

15 SEP 2025