

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 20/04/2026

Certificate No G0T2026D4839



GRN No. 150561755



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Floralessence Projects Pvt Ltd

H.No/Floor : 5th floor

Sector/Ward : 62

LandMark : Aipl business club 5th floor sec 62

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****65



Buyer / Second Party Detail

Name : As per details given below

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Na

District : Na

State : Na

Phone : 99*****65

Purpose : ALL PURPOSE

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

For SUN INTERNATIONAL LIMITED

Director

Floralessence Pvt. Ltd.

Director



BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "Aquaria at AIPL Lake City" being developed by M/s Floralessence Projects Pvt. Ltd., area admeasuring 5.10625 acres, located at sector 103, Gurugram, Haryana. Temp ID: RERA-GRG-PROJ-2207-2026.

JOINT AFFIDAVIT REGARDING REVENUE SHARING

We,

1. Mr. Gurdeep Singh Arora, S/o Shiri Sukhpal Singh aged about 71 years, Director of **Floralessence Projects Pvt. Ltd.** having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101(hereinafter referred to as "**Promoter/ License Holder**").

2. Jagdeep Singh Chatwal, S/o Kirpal Singh Chatwal, aged about 64 years, Director of **Sun International Limited** having registered address at 75 C, Park Street, 3rd Floor, Kolkata -700016, WB (hereinafter referred to as "**Landowner**").

Do hereby solemnly affirm and declare as under:

1. That the project namely "Aquaria at AIPL Lake City" is being developed on land admeasuring 5.10625 acres situated at Sector-103, Gurugram, Haryana.
2. That the Promoter and the Landowner executed a registered Collaboration/Development Agreement vide Registration No. 14554 dated 17.01.2025.
3. That as per Clause 4.1 of the registered Collaboration Agreement dated 17.01.2025, *the Developer agreed to pay an interest-free non-refundable security deposit of Rs. 4,00,00,000/- (Rupees Four Crores Only) to the Landowner.*
4. That as per Clause 4.2 of the registered Collaboration Agreement dated 17.01.2025, the area sharing between the Promoter/Developer and the Landowner is reproduced below:

For SUN INTERNATIONAL LIMITED


Director



For Floralessence Projects Pvt. Ltd.


Director

- 35% of the Gross project revenue arising from the development of area equivalent to 4 acres in the first phase of the larger project, utilising minimum FAR of 1.75 (Except in case of additional FAR scenario, mentioned in Article 4.3); the said percentage is agreed on the basis of Saleable area after adjustment of the total loading up to a maximum of 30%, subject Floor Area Ratio (FAR) allocable towards EWS and club, both in the residential and proportionate commercial unit, and shall be payable from the First phase of the larger Project.

OR

Revenue share equivalent to entire Gross Project Revenue in respect of 1,45,000 Sq. Ft. of saleable area in the first phase of the larger project, both in the residential and proportionate commercial units, whichever is higher (**Owner's Share**).

- The balance revenue from any other saleable area of the project/larger project shall solely belong to the second party and the Second party shall be solely entitled to all benefits, rights, advantages, profits, privileges, easements, receivables, liberties and appurtenances whatsoever from the project that will accrue (in all manners) over and above Owner's Share (**Developer Share**).

5. That as per Clause 4.3 of the registered Collaboration Agreement dated 17.01.2025, regarding the additional FAR/TDR which is reproduced below:

- If additional FAR in the form of TDR, over and above 1.75 FAR is purchased at any stage, then such FAR will be on account of the Second party, and Second party shall bear the cost of approvals, development etc. for the same. And the second party shall solely be entitled to appropriate entire revenue generated from additional area constructed against such increased FAR, with complete exclusion of the First Party.
- However, in case other than purchasable TDR, anytime in future, if the FAR is increased by the Govt. Authority beyond 1.75, then for the increased FAR accrued to said land, the First Party shall get 40% of gross project revenue generated from sale of units developed from/on such additional FAR and First Party shall bear the cost of approvals & development in the same proportion i.e. 40% for such increase FAR. And second party shall bear 60% of the cost of approvals & development. And parties shall get the revenue in same proportion for that increase FAR. And in this scenario the time for completion of

For SUN INTERNATIONAL LIMITED


Director



For Floraessence Projects Pvt. Ltd.


Director

project as mentioned in this agreement shall increase accordingly in respect of the increase FAR only. Further, this arrangement shall be applicable on the said land only and shall not be applicable on larger land minus said Land.

6. That at the request of the Promoter/License Holder any sale proceeds of units shall be paid to the Landowner from the Free Account (30% Account) and also proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.
7. That in the circumstances the Promoter is unable to repay the same from the above-mentioned facility, then the Promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the Promoter.

DEPONENTS

For SUN INTERNATIONAL LIMITED


Director

For Sun International Limited

For Floralessence Projects Pvt. Ltd.

Director

For Floralessence Projects Pvt. Ltd.

Verification:

Verified at Gurugram, on this 08th day of May, 2026, that the contents of the above affidavit are true and correct to our knowledge and belief and nothing material has been concealed therefrom..

DEPONENTS

For SUN INTERNATIONAL LIMITED


Director

For Sun International Limited

(Landowner)



For Floralessence Projects Pvt. Ltd.


Director

For Floralessence Projects Pvt. Ltd.

(Promoter / License Holder)

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M. 9810778999

08 MAY 2026

**Indian-Non Judicial Stamp
Haryana Government**

Date : 07/05/2026

Certificate No. G0G2026E1590

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 151412296



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Floralessence Projects Pvt Ltd

H.No/Floor : 5th floor

Sector/Ward : 62

LandMark : Aipl business club 5th floor sec 62

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****65

**Buyer / Second Party Detail**

Name : As per details given below

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Na

District : Na

State : Na

Phone : 99*****65

Purpose : ALL PURPOSE

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For Babler Projects Private Limited

Director

For Floralessence Projects Pvt. Ltd.

Director

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY

In Re: Project: "Aquaria at AIPL Lake City" being developed by M/s Floralessence Projects Pvt. Ltd., area admeasuring 5.10625 acres, located at sector 103, Gurugram, Haryana. Temp ID: RERA-GRG-PROJ-2207-2026.

JOINT AFFIDAVIT REGARDING REVENUE SHARING

We,

1. Gurdeep Singh Arora S/o Sukhpal Singh, aged about 70 years, Director of **Floralessence Projects Pvt. Ltd.** having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101.
2. Jasbir Singh S/o Amarjeet Singh, aged about 49 years, Director of **Babbler Project Pvt. Ltd.** having registered address at AIPL Business Club, 5th Floor, Golf Course Road, Sector-62, Gurugram, Haryana-122101.

Do hereby solemnly affirm and declare as under:

1. That the project namely "Aquaria at AIPL Lake City" is being developed on land admeasuring 5.10625 acres situated at Sector-103, Gurugram, Haryana.
2. That the Promoter and the Landowner executed a registered Collaboration/Development Agreement vide Registration No. 14556 dated 17.01.2025.
3. That as per Clause 17 of the registered Collaboration Agreement dated 17.01.2025, the Developer agreed to pay an interest-free refundable security deposit of Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) to the Landowner.
4. That as per Clause 17 of the registered Collaboration Agreement dated 17.01.2025, the area sharing between the Promoter/Developer and the Landowner is as follows:
 - Landowner: the contribution of the project land by the Owner for execution of the Project and granting the development right to the Developer for development of the project land and the developer bearing the costs, expenses and responsibility of execution of the project including discharge of the respective obligations by the

For Babbler Projects Private Limited

Director



For Floralessence Projects Pvt. Ltd.

Director

parties under this agreement, the Owner shall be 5% of the Distributable Revenue of the project (Owner's Share).

- Promoter/Developer: The balance Distribution revenue of the project shall belong solely to the Developer (Developer Share).

5. That as per Clause 22 of the registered Collaboration Agreement dated 17.01.2025, regarding the additional FAR/TDR:

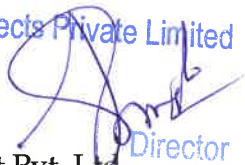
If the FAR of the project is increased under the rule and regulation of DTCP/Haryana Govt., additional expenses for raising construction against increased FAR shall be borne by the Developer. The Developer shall also be entitled to appropriate entire revenue generated from additional are constructed against increased FAR, with complete exclusion of the Owner. The cost of sanction of increased FAR and development there of shall be increased FAR and development thereof shall be incurred and borne by the Developer.

6. That at the request of the Promoter/License Holder any sale proceeds of units (Area assign to the license holder) shall be paid to the Promoter/License Holder from the Free Account (30% Account) and also proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificates as per RERA norms.

7. That in the circumstances the Promoter in unable to reply the same from the above-mentioned facility, then the Promoter shall ensure the repayment from its own contribution though its equity, inter corporate loans or by any means, as available with the Promoter.

DEPONENTS

For Babbler Projects Private Limited


Director

For Babbler Project Pvt. Ltd.

For Floraessence Projects Pvt. Ltd.


Director

For Floraessence Projects Pvt. Ltd.



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M. 9810778999 08 MAY 2026

Verification:

Verified at Gurugram, on this 08th day of May, 2026, that the contents of the above affidavit are true and correct to our knowledge and belief and nothing material has been concealed therefrom.

DEPONENTS

For Babblers Projects Private Limited


Director

For Babblers Project Pvt. Ltd.

For Floralessence Projects Pvt. Ltd.


Director

For Floralessence Projects Pvt. Ltd.



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M. 9810778999

08 MAY 2026