

SOBHA

To:

**The Learned Secretary
U.P. Real Estate Regulatory Authority
Naveen Bhawan, Rajaya Niyojan Sansthan
Kankar House, Old Hyderabad
Lucknow, Uttar Pradesh**

Dated:17/03/2026

Subject: Submission of Affidavits for the Project *Sobha Rivana*, Clarification regarding JDA Clause 5.4, Undertaking for Payment within Extended Timeline, and an Undertaking for no default/non-compliance and Demand Draft of Rs. 5,00,000/-

Respected Sir,

On behalf of **Sobha Limited**, the Promoter of the project *Sobha Rivana*, we hereby submit the following affidavits for your kind consideration and record:

1. Affidavit regarding non-applicability of Clause 5.4 of the Joint Development Agreement (JDA), clarifying that the said clause does not govern the operation of the RERA-designated bank account and affirming that the account shall be operated exclusively by the Promoter, in compliance with applicable law.
2. Affidavit undertaking payment of outstanding dues to the Greater Noida Industrial Development Authority within the extended timeline granted, along with confirmation of strict adherence to the prescribed payment schedule.
3. Affidavit regarding no future default/non-compliance by the promoter along with the Demand Draft of Rs. 5,00,000/- as per directions of the Authority.

These affidavits are being filed to place on record necessary clarifications and assurances, and it is requested that the same may kindly be taken on record for the purposes of processing the project registration and issuance of Form-C.

We request your good office to kindly consider the above and proceed accordingly.

Thanking you,

Yours faithfully,

For **SOBHA LIMITED**



Authorised Signatory

For **Sobha Limited**

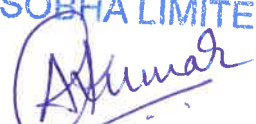
SOBHA LIMITED

Tapasya Corp Heights, Ground Floor, Plot No.-5, IFGH, Sector-126, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301
Regd & Corporate Office: SOBHA Limited, Sarjapur- Marathahalli, Outer Ring Road, Bellandur Post, Bengaluru - 560103, Karnataka, India.
CIN: L45201KA1995PLC018475 | Tel: +91 80 49320000 | www.sobha.com

AFFIDAVIT

I, Arvind Kumar, S/o Sh. R.R. Saini, aged about 48 years, residing at D-204, Rishabh Cloud 9 Society, Ahinsa Khand 2, near DPS School, Indirapuram, Ghaziabad, Uttar Pradesh being the duly authorized representative of **Sobha Limited** (hereinafter referred to as the "Promoter"), in respect of the project namely Sobha Rivana, do hereby solemnly affirm and state as under:


1. That I am the authorized signatory of the Promoter and am fully competent and duly authorized to swear this affidavit on its behalf.
2. That the Promoter submits that an inadvertent and unintentional error occurred in the circulation/publication of a social media announcement relating to the aforesaid project. The said act was neither deliberate nor with any mala fide intent.
3. That the Promoter expresses its sincere regret and unconditional apology for the aforesaid lapse, which is stated to be the first instance.
4. That in compliance with the directions of the Hon'ble Authority, the Promoter undertakes to deposit an amount of Rs. 5,00,000/- (Rupees Five Lakhs only).
5. That, accordingly, a Demand Draft bearing No. 250337 dated 13/03/2026, drawn on AXIS Bank, Sector 128 Noida Branch, for a sum of Rs. 5,00,000/- is being submitted along with this affidavit.
6. That the Promoter assures strict adherence and full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder, and undertakes to exercise utmost diligence to avoid any such occurrence in the future.
7. That the present affidavit is being filed in compliance with the directions of the Hon'ble Authority and shall form part of the official records pertaining to the project.

For SOBHA LIMITED

Authorised Signatory
DEPONENT

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 7 of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

Verified at Noida this 17th day of March, 2026.

For SOBHA LIMITED

Authorised Signatory
DEPONENT



ATTESTED

Rajpal Singh Nagar
Notary Public Noida
Gautambudh Nagar (U.P.)

17 MAR 2026

AFFIDAVIT

I, Arvind Kumar, S/o Sh. R.R. Saini, aged about 48 years, residing at D-204, Rishabh Cloud 9 Society, Ahinsa Khand 2, near DPS School, Indirapuram, Ghaziabad, Uttar Pradesh being the duly authorized representative of **Sobha Limited** (hereinafter referred to as the "Promoter/Developer"), in respect of the project namely Sobha Rivana, do hereby solemnly affirm and state as under:

1. That I am the authorized signatory of the Promoter and am fully competent and authorized to swear this affidavit on its behalf.
2. That the Promoter has entered into a Joint Development Agreement (JDA) dated 11.11.2025 with Atlaspur Constructions and Developers Private Limited (hereinafter referred to as the "Developer/Landowner") and Greater Noida Industrial Development Authority (GNIDA) (hereinafter referred to as the "Authority") for development of the aforesaid project.
3. It is submitted that Clause 5.4 of the JDA, upon a true, harmonious, and contextual interpretation of the Agreement, does not govern nor apply to the operation and control of the RERA-designated bank account of the project, and the same is not applicable in the present case.
4. That it is further submitted that the JDA itself clearly provides that the Promoter is solely entitled to operate and control the bank accounts, and the authorized representatives of the Developer are the sole signatories with full authority in relation thereto.
5. That without prejudice, even if any clause of the JDA is construed to suggest joint operation or shared control, the same stands overridden by the statutory mandate under the Real Estate (Regulation and Development) Act, 2016.
7. That in view of the above, it is unequivocally affirmed that the RERA-designated bank account of the project shall be operated exclusively by Sobha Limited, the Promoter of the Project, in compliance with applicable law.
8. That the present affidavit is being submitted before the Hon'ble Authority for record and clarification.

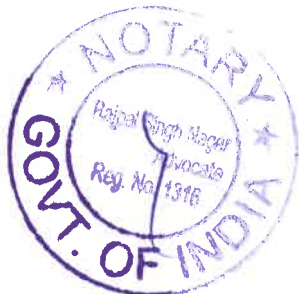
For SOBHA LIMITED
DEPONENT


Authorized Signatory

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 8 of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.


Verified at Noida on this 17th day of March, 2026.



ATTESTED


Rajpal Singh Nagar
Notary Public Noida
Gautambudh Nagar (U.P.)

For SOBHA LIMITED
DEPONENT


Authorized Signatory

17 MAR 2026

AFFIDAVIT

I, Arvind Kumar, S/o Sh. R.R. Saini, aged about 48 years, residing at D-204, Rishabh Cloud 9 Society, Ahinsa Khand 2, near DPS School, Indirapuram, Ghaziabad, Uttar Pradesh being the duly authorized representative of **Sobha Limited** (hereinafter referred to as the "Promoter/Developer"), in respect of the project namely Sobha Rivana, do hereby solemnly affirm and state as under:

1. That I am the authorized signatory of the Promoter and am fully competent and authorized to swear this affidavit on its behalf.
2. That the Promoter is developing the aforesaid project on land allotted by the Greater Noida Industrial Development Authority and is bound by the terms and conditions of the allotment/lease deed and the payment schedule prescribed therein.
3. That due to certain bona fide and temporary financial constraints, there occurred a delay in making certain payments towards premium/dues payable to the said Authority.
4. That pursuant to the request made by the Promoter, the Greater Noida Industrial Development Authority has been pleased to grant extension of time up to 15.05.2026 for depositing the outstanding dues along with applicable interest.
5. That the Promoter hereby unequivocally undertakes and assures that the entire outstanding payment, along with applicable interest, shall be made within the extended period granted, strictly in accordance with the schedule prescribed by the Authority.
6. That the Promoter further undertakes to strictly adhere to all future payment obligations as per the allotment terms and shall not commit any default going forward.
7. That the present affidavit is being submitted before the Hon'ble Authority to place on record the grant of extension and the undertaking of the Promoter for strict compliance.




VERIFICATION

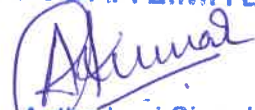
I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 7 of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

Verified at Noida on this 17th day of March, 2026.

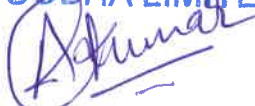
ATTESTED


Rajpal Singh Nagar
Notary Public Noida
Gautambudh Nagar (U.P.)

For SOBHA LIMITED


Authorized Signatory
DEPONENT

For SOBHA LIMITED


Authorized Signatory
DEPONENT

17 MAR 2026