

AFFIDAVIT

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad
Lucknow Uttar Pradesh – 226007.

Sub: Affidavit – Clarification pursuant to queries raised in authority meeting held by UPRERA on 16.02.2026 in relation to grant of registration to our proposed mixed-use project ‘Estate 105’ (ID-1885607).

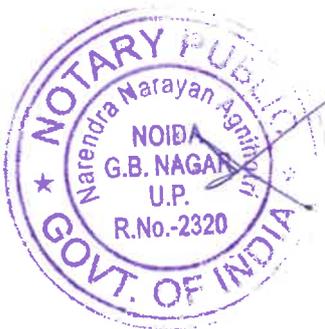
I, Anshul Gaurav, aged about 38 years, Director of the promoter company Max Estates Noida Pvt. Ltd. having registered office at Max House, 1, Dr. Jha Marg, Okhla Phase III, New Delhi, PIN-110020, state on oath that:

1. Max Estates Noida Private Limited has filed an application with UPRERA for registration of its proposed mixed-use project ‘ESTATE 105’ (ID-1885607).
2. The proposed mixed-use project inter-alia envisages development of 2 (two) residential towers and 2 (two) commercial units. That the commercial units i.e. “Commercial 1 & 2” and apartments will be developed as per sanctioned drawings dated 05.01.2026 duly approved by the competent authority i.e. New Okhla Industrial Development Authority (NOIDA).
3. That the said commercial units are both individual units and not virtual spaces and that post grant of registration by Hon’ble UPRERA, they are proposed to be sold as individual single units respectively without any sub-division whatsoever.
4. Max Estates Noida Pvt. Ltd. will remain bound by the building bye-laws of Noida as well as other applicable laws, rules and regulations and that any sales in the proposed mixed-use project will be made as per terms and conditions of registration granted by Hon’ble UPRERA.


Deponent
Anshul Gaurav
Director

Verification:

Verified at Gautam Buddha Nagar on this 17 day of February 2026. That the contents of this affidavit as mentioned above are true and correct and based on record of the company and no facts have been concealed therefrom.



ATTESTED

Narendra Narayan Agnihotri
Advocate (Notary)
R. No. 2320
NOIDA G. B. Nagar

18 FEB 2026



AFFIDAVIT CUM UNDERTAKING FOR SERVICES BEING PROVIDED AT PROPOSED PROJECT ("ESTATE 105") AT PLOT NO. C-02, SECTOR 105, NOIDA, GAUTAM BUDHA NAGAR, UTTAR PRADESH"

I, Anshul Gaurav, aged about 38 years, Director of "MAX ESTAES NOIDA PRIVATE LIMITED" having registered office at 1 Dr. Jha Marg, Max House, Okhla Phase 3, Okhla Industrial Estate, New Delhi-110020, India which is the promoter of the proposed project situated at Plot no. C-02, Sector 105, Noida, Gautam Budha Nagar, Uttar Pradesh ("Project") do hereby solemnly declare, undertake and state as under:

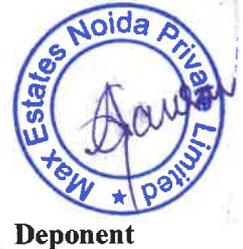
1. That Max Estates Noida Pvt. Ltd. has applied for registration of a fresh project "Estate 105" bearing Project ID: 1885607 with Hon'ble UPRERA at Lucknow.
2. That in Phase-1 of the Project, the raw water tank capacity shall be 190 kL × 2 numbers, and the domestic water tank capacity shall be 190 kL × 2 numbers.
3. That in Phase-1 of the Project, following DG Sets shall be provided:
 - (a) 3 DG sets of 2000 kVA each and
 - (b) 1 DG set of 1010 kVA.
4. That in Phase-1 of the Project, following Transformers shall be provided:
 - (a) 3 Transformers of 1600 kVA each and
 - (b) 2 Transformers of 2000 kVA each.
5. The total capacity of the STP tank in Phase-1 of the Project shall be 390 KLD.


Deponent

VERIFICATION

I, the above-named Deponent, do hereby verify that the contents of paragraphs 1 to 4 of this Affidavit are true and correct to my personal knowledge and belief. Nothing material has been concealed.

Verified at Noida on this 11th day of February, 2026.


Deponent



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

11 FEB 2026