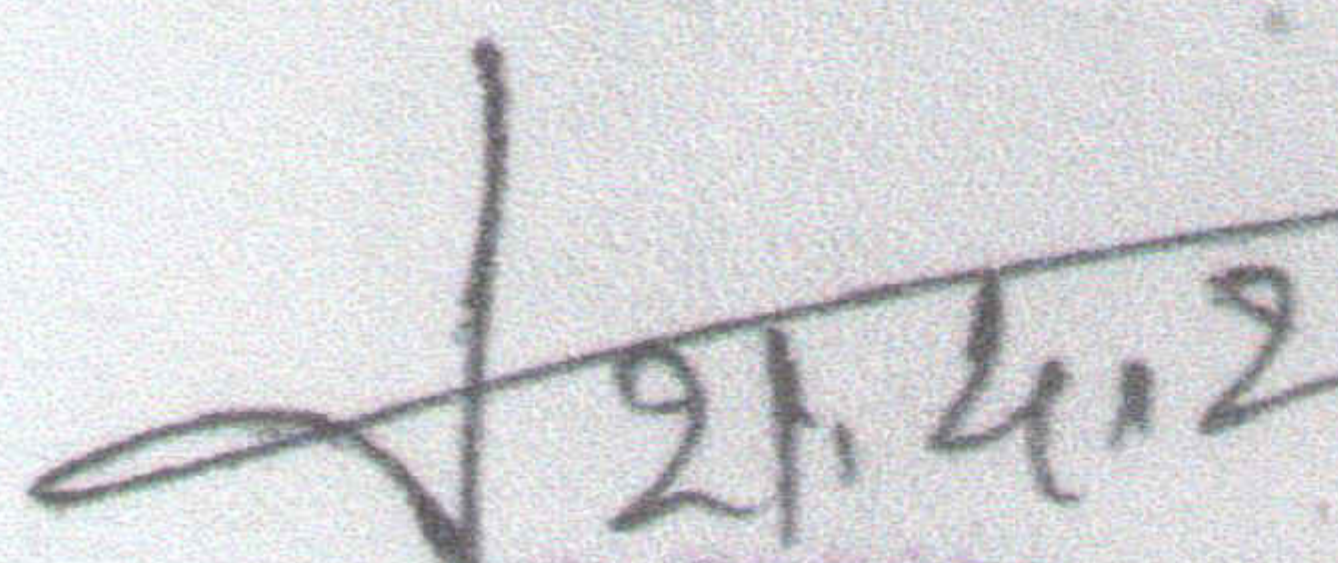


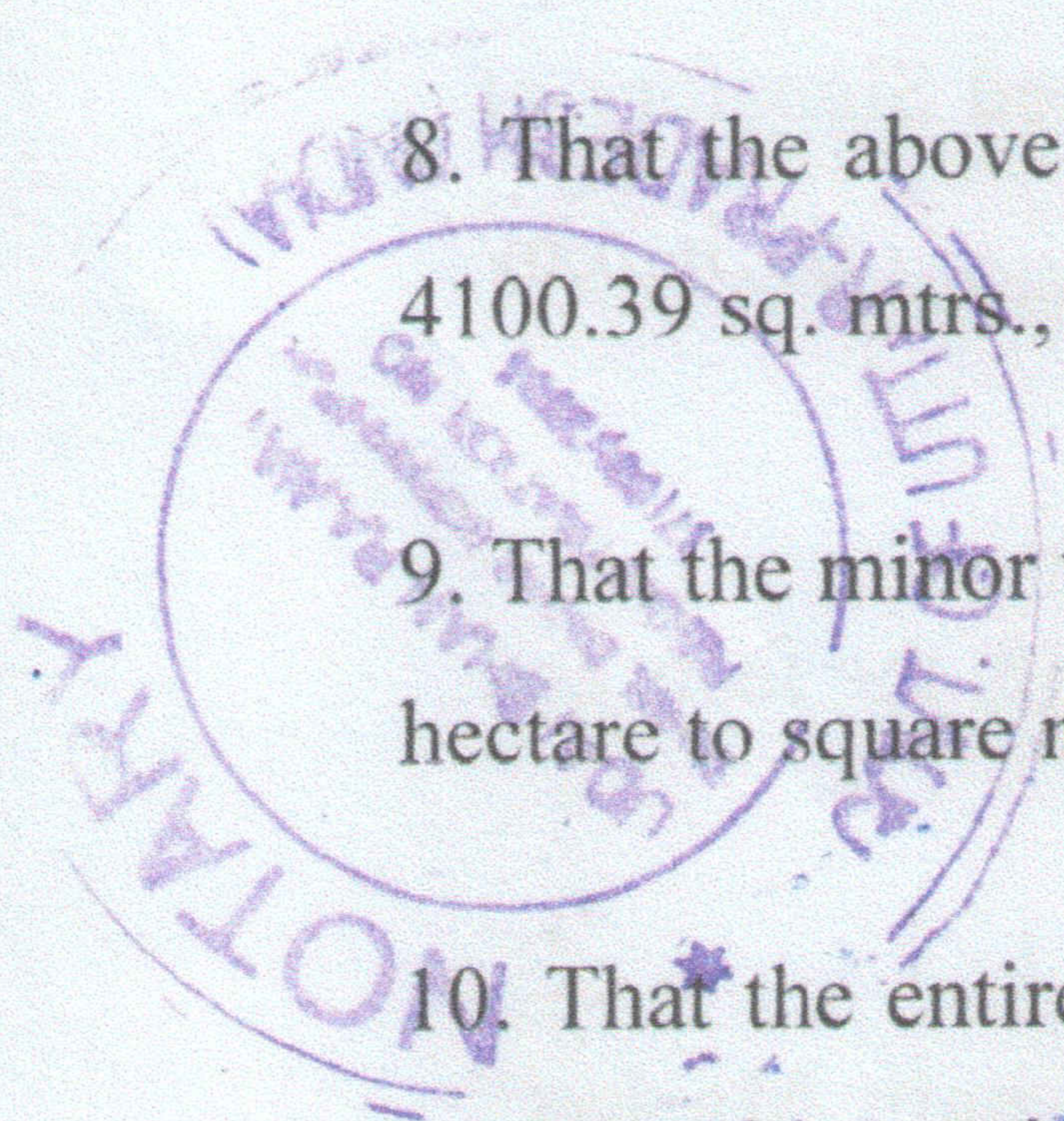
AFFIDAVIT

.. Vinayak Kumar S/o Bhagwan Das, aged about 42 years, being the Authorized Signatory of BDMV Developers Private Limited, having its registered office at Mumbai, do hereby solemnly affirm and state as under:

1. That I am the Authorized Signatory of the promoter and am well conversant with the facts and circumstances of the present case and competent to swear this affidavit.
2. That the promoter has applied for registration of the project namely "**Vijaypath Market**" before the Hon'ble Uttar Pradesh Real Estate Regulatory Authority under Application No. ID 1959594.
3. That the present affidavit is being submitted in response to Query No. 3 raised vide letter no. 1504269/U.P.RERA/Project Registration/2026-27 dated 15.04.2026, wherein clarification has been sought regarding discrepancy in the land area.
4. That it has been observed by the Hon'ble Authority that the project has been applied for an area of 4099.62 sq. mtrs., whereas as per certain documents, the area reflected is different.
5. That in this regard, I state that the total land owned and available for the project is 4100.39 sq. mtrs., which is more than the area applied for registration.
6. That the Applicants have acquired the project land through two separate registered sale deeds, details whereof are as follows:
 - Sale Deed dated 12.12.2014, whereby land admeasuring 2731.33 sq. mtrs. (approx.) was acquired;
 - Sale Deed dated 04.08.2020, whereby land admeasuring 1369.06 sq. mtrs. (approx.) was acquired.
7. That on cumulative calculation is as below

2731.33 sq. mtrs. + 1369.06 sq. mtrs. = 4100.39 sq. mtrs.


Udai Prakash Kumar
NOTARY
Tahsil Sadar Gorakhpur
U.P INDIA



8. That the above clearly establishes that the promoters are in possession of land admeasuring 4100.39 sq. mtrs., which is greater than the project area applied (4099.62 sq. mtrs.).

9. That the minor variation, if any, arises due to rounding-off differences during conversion from hectare to square meters and does not affect the actual land ownership or project area on ground..

10. That the entire land forming part of the project is clearly identifiable, contiguous, and duly supported by registered title documents and site plan, and there is no deficiency in ownership or possession.

11. That therefore, the observation raised by the Hon'ble Authority stands duly clarified.

12. That the contents of the present affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

[Signature]
DEPONENT

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 12 of this affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at G.K.P. on this 21 day of 04, 2026.

[Signature]

DEPONENT

[Signature] 21.4.26
Uday Bhan Rawat
NOTARY
Tahsil Sadar Gorakhpur
U.P. INDIA

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21.4.26
[Signature]
Vinayak Kumar
Adv

[Signature] 21.4.26
Uday Bhan Rawat
NOTARY
Tahsil Sadar Gorakhpur
U.P. INDIA