

Statutory Alert: (1) No amount other than the value printed on the e-Stamp is payable in any form for the purchase of a Stamp. (2) If the above information/declaration is found to be false or incorrect, I shall be personally responsible for the same. (3) The authority before whom the deed is presented shall ensure that the e-stamp is being used only for the purpose and in the name for which it was purchased. (4) The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using E-Stamping Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

AFFIDAVIT-CUM-UNDERTAKING

To,
The Secretary/ Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority
Lucknow, Uttar Pradesh

I, **Ravi Kant Singhal**, S/o **Shri Jai Prakash Singhal**, aged about 43 years, **Director/Authorised Signatory** of **M/s Emerald Promoters Private Limited**, having its registered office at **G-196, Prashant Vihar, New Delhi – 110085**, being duly authorised and competent to swear this affidavit on behalf of the Company, do hereby solemnly affirm and state as under:

1. That I am the duly authorised representative of M/s Emerald Promoters Private Limited and am fully conversant with the facts and records of the Company and, therefore, competent to swear the present Affidavit-cum-Undertaking.
2. That M/s Emerald Promoters Private Limited is the allottee/lessee of Plot No. GH-01/TS-06, Sector-22D, allotted by the Yamuna Expressway Industrial Development Authority ("YEIDA").
3. That YEIDA, through its Manager (Builders), has issued a letter dated 17.09.2026 communicating the dues payable in respect of the aforesaid Plot No. GH-01/TS-06, Sector-22D, as calculated up to 15.10.2026.
4. That as per the aforesaid communication issued by YEIDA, the total amount payable by 15/10/2026 is Rs. 30,78,19,403/- (Rupees Thirty Crore Seventy-Eight Lakh Nineteen Thousand Four Hundred and Three only).
5. That the Company hereby unequivocally undertakes and confirms that the aforesaid amount of ₹30,78,19,403/- (Rupees Thirty Crore Seventy-Eight Lakh Nineteen Thousand Four Hundred and Three only), together with such applicable statutory taxes/charges, if any, shall be paid/deposited with YEIDA in accordance with the demand and within the time stipulated by YEIDA in its aforesaid letter.
6. That the Company further undertakes to comply with the payment obligations arising from the aforesaid YEIDA demand and shall furnish the requisite proof/evidence of payment before the Uttar Pradesh Real Estate Regulatory Authority, as and when required.
7. That the letter dated 17.09.2026 issued by the Yamuna Expressway Industrial Development Authority is annexed hereto and marked as "**ANNEXURE-A**". The contents of the said letter shall be read as an integral part of the present Affidavit-cum-Undertaking as if the same were reproduced herein verbatim.
8. That the statements made hereinabove are true and correct and the undertaking contained herein is binding upon **M/s Emerald Promoters Private Limited**.

FOR EMERALD PROMOTERS PRIVATE LIMITED



Director

DEPONENT

VERIFICATION

I, the above-named Deponent, do hereby verify that the contents of paragraphs 1 to 8 of the above Affidavit-cum-Undertaking are true and correct to my knowledge and belief, based upon the records of the Company, and that nothing material has been concealed therefrom.

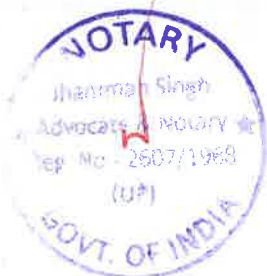
Verified at **Noida** on this 22nd day of September, 2026.

FOR EMERALD PROMOTERS PRIVATE LIMITED



Director

DEPONENT



ATTESTED
Jhamman Singh
Advocate & Notary
Reg. No. 2607/1988
(UP)

22 SEP 2026

6th Annexure - A



पत्रांक-वाई0ई0ए/बिल्डर्स / 6361 / 2026
दिनांक-17/09/2026

सेवा में,

M/S. Emerald Promoters Pvt. Ltd.
G-196, Prashant Vihar,
New Delhi-110085.

महोदय,

कृपया अपने पत्र दिनांक 01.09.2026 का सन्दर्भ ग्रहण करने का कष्ट करे, जिसके माध्यम से प्राधिकरण की ओर से आपको आवंटित/सबलीज भूखण्ड संख्या -GH-01/TS-06, Sector-22D के सापेक्ष वर्तमान देयता से अवगत कराये जाने हेतु अनुरोध किया गया है।

उपरोक्त के क्रम में अवगत कराना है कि प्राधिकरण की ओर से आवंटित/सबलीज भूखण्ड संख्या -GH-01/TS-06, Sector-22D के सापेक्ष वित्त विभाग द्वारा उपलब्ध करायी गयी गणना के अनुसार दिनांक 15.10.2026 तक आगणित देयताओं का विवरण निम्नवत है -

- Amount payable against Land Premium - Rs. 26,29,65,979.00/-
- Amount payable against Lease Rent instalments - Rs. 77,97,406.00 /-
- Annual Lease Rent payable - Rs. 31,31,762.00/-
- Construction Penalty for first phase & whole project - Rs. 3,39,24,256.00/-
- Total Default Amount as on 15.10.2026 - Rs. 30,78,19,403.00
- Note:- GST is payable under RCM if allottee is registered under GST, if unregistered GST is payable under Forward Charge.

कृपया उक्त धनराशियों को दिनांक 15.10.2026 तक प्राधिकरण खाते में जमा कष्ट करे। उपरोक्त पत्र सम्परीक्षा के अधीन जारी किया जा रहा है। यदि भविष्य में कोई देयता आगणित होती है, तो आपके द्वारा जमा कराया जाना होगा।

भवदीय,

17/09/24
प्रबन्धक (बिल्डर्स)

2015
Annexed
[Signature]

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉंग्रेशनल कॉम्प्लेक्स, ब्लॉक-बी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ0प्र0)
दूरभाष न0 -0 - 2395153, फैक्स न0 - 0120 - 2395150