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Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 12/09/2026

Certificate No. E0L2026I240

GRN No. 158661429

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Swatantra kesarwani
H.No/Floor : Na Sector/Ward : Na Landmark : Na
City/Village : Faridabad District : Faridabad State : Haryana
Phone : 96******54

Purpose : Affidavit cum Declaration to be submitted at Concern department

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

GOVT OF INDIA
Regn. No. : 17706
Area Faridabad
UDAY BIR
NOTARY

'FORM 'REP-II'

[*See rule* 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Swatantra Kesarwani duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under duly authorised by resolution dated 11.09.2026.

1. That the Promoter has a legal title to develop the land on which the development of the proposed project is to be carried out vide duly registered collaboration agreement bearing document no.807 dated 09.09.2025.

2. That the promoter has taken a loan against the project from CSL finance Limited (25,00,00,000/-) and SG Finserve Limited (45,00,00,000/-) for a total sanction of Crores vide Sanction Letter dated 06.07.2026.

12 SEP 2026

For ADORE REAL BUILD LLP

Authorised Signatory

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3. That the time period within which the project shall obtain occupation certificate is 11.02.2031 and the Completion Certificate of the Project shall be obtained by the Promoter by 11.05.2031.

4. That seventy per cent of the amounts realized by promoter or the real estate project from the Allottees, from time to time, shall be deposited in a separate bank account 777705557302 to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For ADORE REAL BUILD LLP

Authorised Signatory

Deponent

NOTARY
UDAY BIR
Area Faridabad
Regn. No.
17706
GOVT. OF INDIA

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VERIFICATION

I, the above-named Deponent, do hereby verify that the contents of the above Undertaking are true and correct to my knowledge and belief and that nothing material has been concealed therefrom. Verified at **Faridabad** on 11.09.2026

For ADORE REAL BUILD LLP

DEPONENT

Authorised Signatory

NOTARY
UDAY BIR
Area Faridabad
Regn. No
17706
GOVT OF INDIA

Attested as identified
Notary Faridabad
(Govt. of India)

Deponent is identified by me
I know him personally who has
signed/thump impression before m