

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 02/05/2025
Certificate No.	G0B2025E3413		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	131767202		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>			
Name:	Indiabulls Nests Limited		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
State :	Haryana		
Phone:	89*****43		
<u>Buyer / Second Party Detail</u>			
Name :	Haryana Real estate Regulatory authority		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village:	Gurugram	District :	Gurugram
State :	Haryana		
Phone :	98*****03		
Purpose :	Affidavit Cum Declaration		

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

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. Ankur Arora, Authorized Signatory of M/s. Indiabulls Nests Limited ("Company") (CIN: U68200DL2009PLC191143) having its registered office at A-2, First Floor, Kirti Nagar, New Delhi-110015 duly authorized by the company vide it's authorization dated 28.02.2025. The company which is in process of Residential Development of "Tower A, B, C & Tower-D, comprising of 91,425.343 FAR and including entire basements and Dispensary building lying in Phase-A, admeasuring 4.18 acres as per approved revised phasing plan and revised building plan of the "Residential Group Housing Project" in Sector 104, Village Dhanwapur & Gurgaon, Haryana.under TOD Policy.



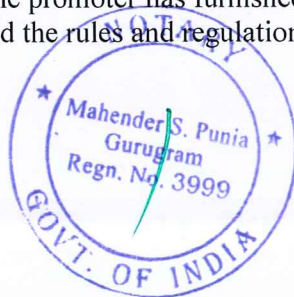
[Signature]

I Mr. Ankur Arora duly authorized by the promotor of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Indiabulls Nests Limited has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall apply for Occupation Certificate will be on or before 22.10.2029 and the project shall be completed by the promoter on or before 21.03.2030.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account 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 amount from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practise 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 utilised 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, Indiabulls Nests Limited

Authorised Signatory



Deponent

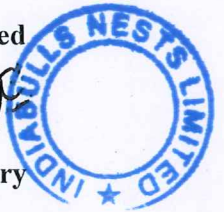
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____ 2025.

For, Indiabulls Nests Limited

Authorised Signatory



Deponent



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Gurugram (Haryana) India

06 MAY 2025