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Sr. No.	.....
Amount	.....
Purpose/Use	29 A1
13 OCT 2025	
RAJ SINGH STAMP VENDOR	
Gurugram (Haryana)	

**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 Ms. Shinka Nagpal duly authorized by the promoter of the proposed project "LID NIVASA", at Sector -06, Sohna, Gurugram, Haryana vide his authorization through Board Resolution Dated 09/10/2025.

I, Shinka Nagpal, Authorized Signatory of M/s Lion Infradevelopers LLP, ( hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed and the Occupation Certificate obtained by promoter is on or before 30.09.2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 LION INFRADEVELOPERS LLP

Deponent

AUTHORISED SIGNATORY

#### 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 Gurugram on this 10th day of October 2025.

FOR LION INFRADEVELOPERS LLP

Deponent

AUTHORISED SIGNATORY



**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
DISTT. GURUGRAM (HR.)  
M. 9810778999

13 OCT 2025