

FORM 'REP-II'
[See rule 3(3)]
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sukhdev Singh Arora duly authorized by the Society/promoter of the proposed project '**The Unique Defence Co-operative Group Housing Society Ltd.**'.

I, Sukhdev Singh Arora S/o Tirlok Arora aged about ____ years R/o House No. 417-R, Model Town, Panipat, Haryana-132103, President/ Authorized Signatory of The Unique Defence Co-operative Group Housing Society Ltd., Panipat, having its registered office at Plot no GH-01 Sector 13-17 Huda Panipat, duly authorized by the Society/Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Society/Promoter has a legal title to the land on which the developmental of the proposed project is to be carried out and a legally valid authentication of title of such land.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Society/Promoter is October 2030.
4. That seventy percent of the amounts realized by Society/Promoter for the real estate project from the Allottees/ Shareholders, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the

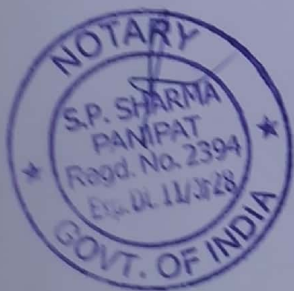


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Society/Promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the Society/Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Society/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 Society/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Society/Promoter has furnished to the best extent, such other documents as have been prescribed by the Act and the Rules as may be amended from time to time.
10. That Society/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.



Place:
Date:

Deponent

ATTESTED

(S.P. SHARMA)
NOTARY, PANIPAT

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VERIFICATION:

I, the above named deponent do hereby verify that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and nothing has been concealed therein.

Place:

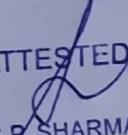
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ATTESTED

(S.P. SHARMA)
NOTARY, PANIPAT

15 OCT 2025