

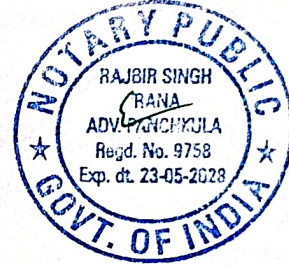


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| Affidavit | Indian-Non Judicial Stamp Haryana Government | | Date : 03/03/2026 |
| Certificate No. | P0C2026C18 |  | Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small> |
| GRN No. | 148090112 |  | Penalty : ₹ 0 <small>(Rs. Zero Only)</small> |
| <u>Deponent</u> | | | |
| Name : | Rajesh sahrawat | | |
| H.No/Floor : | 334 | Sector/Ward : Na | Landmark : Vpo dariya pur kalan north west |
| City/Village : | Delhi | District : Delhi | State : Delhi |
| Phone : | 98*****74 | |  |
| Purpose : Form REP II Affidavit Cum Declaration to be submitted at Concern | | | 03 MAR 2026 |

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FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration of **Sh. Rajesh Sahrawat**, S/o Nafe Singh, R/o 334, V.P.O Dariya Pur Kalan North West Delhi, Delhi-110039 having Aadhaar No. 2484 3792 7279 Authorized Signatory of the promoter i.e. **NCR Infra Build Well Developers LLP** of the proposed project "**PALM CREST**" bearing License No. 257 of 2025 an area measuring 8.3083 Acres in the revenue estate of Village Jhajjar & Bid Sunarwala, Sector-21, Jhajjar.

I, **Rajesh Sahrawat**, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Rajesh

1. That M/s NCR Infra Build Well Developers LLP (Firm) [hereinafter referred to as the *Developer*] and (1) Sh. Satender Kumar S/o Sh. Hazarila (2) Smt. Birmati W/o sh. Kapoor Singh Dalal (3) Sh. Naveen Singh Dalal S/o Sh. Kapoor Singh Dala (4) BMSRL Builders (5) NCR infra Buildwell Developers, (6) Smt. Roshni W/o Sh. Dharam have a legal title to the land on which the development of the proposed project is to be carried out and M/s NCR Infra Build well Developers LLP being a developer has the rights for development, marketing, and sale of the proposed real estate project in terms of the Collaboration Agreement.

And

A legally valid authenticated copy of the Collaboration Agreement executed between the Land Owner and the Developer for the purposes of development, marketing, and sale of the project, is enclosed herewith as part of Form REP-I.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 22-12-2030.
4. That seventy per cent of the amounts realized 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



Rishu

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.

Rishabh

Deponent

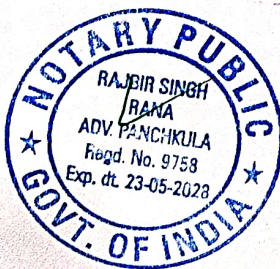
Verification

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 _____.

Rishabh

Deponent



ATTESTED

RAJBIR SINGH RANA
NOTARY PANCHKULA

03
03
2026

03 MAR 2026