






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 01/12/2025
Certificate No. G0A2025L2293			Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No. 143219154			Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<u>Deponent</u>				
Name: Lamose infra llp				
H.No/Floor : Na	Sector/Ward : Na	Landmark : Na		
City/Village : Delhi	District : Delhi	State : Delhi		
Phone : 98*****12				
				
Purpose : AFFIDAVIT OR UNDERTAKING to be submitted at Concerned office				

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. Ashok Kumar duly authorized by the Partners of the LLP vide Resolution dated 28th November, 2025 at 11:30 AM of **Lamose Infra LLP** of the proposed Retirement Housing Project under Retirement Housing Policy 04.11.2024 over total area of 1.69375 Acres namely "Gratitude 84" falling in Sector 84, Village Sikanderpur Badha, Gurugram.

I, Ashok Kumar [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the promoter M/s Lamose Infra LLP has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall obtain OC is on or before 31st Oct 2031 and time period within which the promoter shall obtain CC is on or before 30th April 2032.
4. That seventy per cent of the amounts realised by [me/the promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to



For LAMOSE INFRA LLP.

- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
 6. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
 9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
 10. That [I/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 LAMOSE INFRA LLP

Deponent
Designated Partner/Auth. 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 the 29th November of 2025

For LAMOSE INFRA LLP

Deponent
Designated Partner/Auth. Signatory



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA