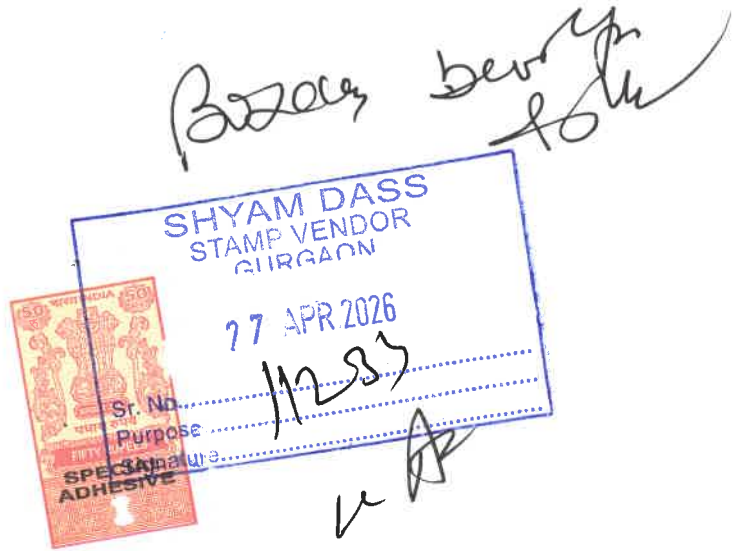




FORM 'REP-II'

[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 M/s Boxacres Developers Private Limited, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13th February 2026.

I, Sanchit Bahl, Authorized Representative of M/s Boxacres Developers Private Limited do hereby solemnly declare, undertake and state as under:

1. That 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 details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land as annexure – "A"
3. That the promoter shall obtain Occupation Certificate (OC) for the project "The Aerth" on or before 31st January 2033 and the completion certificate on or before 30th April 2033. Thus, the time period within which the project- "The Aerth" shall be completed by promoter is 30th April 2033.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



Boxacres Developers Private Limited


Authorized Signatory

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Boxacres Developers Private 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.

Boxacres Developers Private Limited


Authorised Signatory

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

Deponent

ATTESTED

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



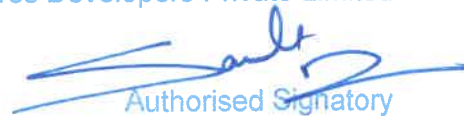
"Annexure -A"

List of Encumbrances on land of the project:

S. No.	Party in whose favour encumbrance is created	Amount of loan borrowed	Details of assets mortgaged
1.	IIFL HOME FINANCE LIMITED	Rs. 40.00 Crores	Project Land of "The Aerth" falling under License No. 22 of 2026

Note: The amount of loan borrowed is utilized for the project under development in License 22 of 2026.

Boxacres Developers Private Limited


Authorised Signatory

ATTESTED

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

