

fidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 22/10/2025

Certificate No.	G0V2025J244		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	141341590		Penalty : ₹ 0 (Rs. Zero Only)

Deponent

Name : Nowara realty llp

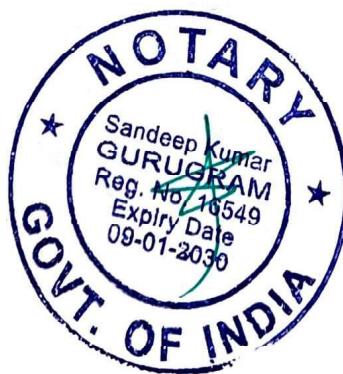
H.No/Floor : 1615 Sector/Ward : 74 Landmark : Corporate greens

City/Village : Narsinghpur District : Gurgaon State : Haryana

Phone : 92*****65

Purpose : AFFIDAVIT TO BE SUBMITTED AT RERA to be submitted at Rera

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egraphy.nic.in>



This Stamp paper shall Make
an Integral part of the
attached.....
.....with Containing..... 02 pages

ATTESTED
Sandeep Kumar, Advocate
NOTARY, GURUGRAM, HR. (INDIA)

05 DEC 2025

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. Piyush Jain S/o Sh. Anil Kumar Jain promoter of the proposed project "NAKSHATRA BY NOWARA" situated at Sector-3, Farukhnagar, Gurgaon, Haryana-201301 duly authorized by the promoter of the Proposed Project, vide its/his/their authorization dated 06.10.2025;

We, Nowara Realty LLP do hereby solemnly declare, undertake and state as under:

1. That Nowara Realty LLP have 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.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That the said land is free from all encumbrances.
3. That the date of Obtaining Occupation Certificate is 31.03.2030.
4. That the date of Obtaining Completion Certificate is 30.06.2030.
5. That the time period within which the project shall be completed by Nowara Realty LLP is 4.5 years.
6. That seventy per cent of the amounts realized by Nowara Realty LLP 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.
7. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Nowara Realty LLP in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn Nowara Realty LLP 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.
9. That Nowara Realty LLP 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 received by the promoter~~ ^{Amounts received by the promoter} 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.


Authorised Signatory



10. That Nowara Realty LLP shall take all the pending approvals on time, from the competent authorities.
11. That Nowara Realty LLP have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
12. That Nowara Realty LLP 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 NOWARA REALTY 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 05th day of December 2025.

For NOWARA REALTY LLP
Deponent

Authorised Signatory



ATTESTED
Sandeep Kumar
SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)
05 DEC 2025