

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

SHYAM DASS
SPECIAL APPEAL VERIFICATION
ADHESIVE GURGAON

30 OCT 2025

St. No. 34979

Propose.....

Signature.....

Affidavit cum Declaration of I, Ravi Kashyap (Aadhar No. 7045 8978 1255), S/o Shriram, R/o Opposite Devi Mandir, Pingaltu (119), Gorota, Palwal, Haryana – 121106 duly authorized by the Promoter, M/s Ekaakshara Builders LLP vide Board Resolution dated 06.10.2025 of the proposed project titled as 'Garden Residency' Independent Residential Floors (S+4) on land admeasuring 0.2470 acres forming part of Affordable Plotted Colony under Deen Dayal Jan Awas Yojana, 2016 over an area of 11.0875 acres situated in the revenue estate Sohna, Sector-5 of Sohna, Tehsil Sohna, District Gurugram, Haryana.

I, Ravi Kashyap, duly authorized by the promoter of the proposed project (M/s Ekaakshara Builders LLP) do hereby solemnly declare, undertake and state as under:

1. That the Landowner(s) in collaboration with M/s Ekaakshara Builders 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 Promoter shall obtain the Occupation Certificate of the Project on or before 30th June 2029.
4. That seventy percent of the amounts realized by [me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NATWADI BUILDERS LLP, INDIA



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 plot or unit, as the case may be, on the grounds of sex, cast, creed, religion etc.



VERIFICATION

Verified at Gurugram, Haryana on 30th October, 2025 that the contents of the above Affidavit cum Declaration are true and correct to the best of my knowledge and nothing material has been concealed therefrom.



ATTESTED

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