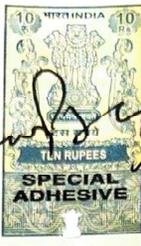


Rajeev Gupta



SHYAM DASS
STAMP VENDOR
GURGAON

03 FEB 2026

Sr. No. *20199*
Purpose.....
Signature..... *Rajeev Gupta*

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. Rajeev Gupta, Authorized Representative of the Promoter of the proposed project "Bonheur Hub", duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: 16.09.2025.

I, **Rajeev Gupta, Authorized Signatory of CCRK Developers LLP, ("Promoter")** do hereby solemnly declare, undertake and state as under:

1. That the Promoter has 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 no encumbrance exists on project as on date, hence details of encumbrances including details of any rights, title, interest, dues, litigation, and name of any party on or over such land, not applicable.
3. That the time period within which the project shall be completed by the Promoter: Commencement dated : 01.01.2026, Completion of development works i.e Completion applied dated : 15.09.2027 and Competition certificate shall be obtained by 31.12.2027.
4. That seventy per cent of the amounts realized by the Promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 ever 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 utilised 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.



CCRK DEVELOPERS LLP
Rajeev Gupta
Authorized Signatory

- 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.

CCRK DEVELOPERS LLP
 DEPONENT
 Authorized Signatory

Verification

We do hereby verify and declare that the averments made in this affidavit are true and correct to the best of my knowledge through the record maintained by the company and nothing has been concealed or suppressed therefrom

Verified at _____ on this _____ day of _____ 2026.

M/s CCRK Developers LLP
 Authorized Signatory



ATTESTED
 RAM NIWAS, ADVOCATE
 NOTARY GURUGRAM (HR) INDIA