

Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 27/06/2025
Certificate No.	G0272025F6101		Stamp Duty Paid : ₹ 101	
GRN No.	135990098		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
Deponent				
Name :	Arvind Walia			
H.No/Floor :	A10/5	Sector/Ward :	Na	
City/Village :	Vasant vihar	District :	South west dehi	State : Delhi
Phone :	70*****40			
Purpose : Affidavit to be submitted at Others				

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

FORM 'REP-II'

[See rule 3(3)]

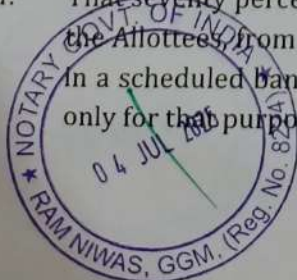
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arvind Walia, duly authorized by the M/s Ramprastha Estates Private Limited, promoter of the proposed project, vide its/his/their authorization dated 02nd July 2025

I, Arvind Walia, Authorized Representative of M/s Ramprastha Estates Private Limited (hereinafter referred to as Promoter) do hereby solemnly declare, undertake and state as under:

1. That Promoter and Other land owners has a legal title to the land on which the development of the proposed project is to be carried out 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.
2. That details of encumbrances on Land include details of any rights, title, interest, dues, litigation and name of any party in or over such land. Details of outstanding loan for the project & encumbrance on project land is stated in Annexure-A below.
3. That the promoter shall complete the project 'Ramprastha City - Sector 37C & 37D' and obtain the completion certificate from the competent authority by 31st December 2030
4. That seventy percent 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.



Arvind Walia

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 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 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.

[Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Gurgaon on this 04th day of July 2025.

[Signature]
Deponent



ATTESTED
[Signature]
RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA

Annexure A: Detail of Outstanding loan & Encumbrances on land of the project:

S. No.	Party in whose favour encumbrances is created	Amount of loan borrowed	Details of assets mortgaged
1.	Suraksha Asset Reconstruction Pvt. Ltd. (ARC -035)	Rs. 111.45 Crores	Project Land and future receivables of the project along with personal guarantee of the promoters & corporate guarantee of land holding entities.

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A. O. R.

ATTESTED

RAM NIWAS, ADVOCATE
NOTARY: BHILUGRAM (RR.) INDIA

