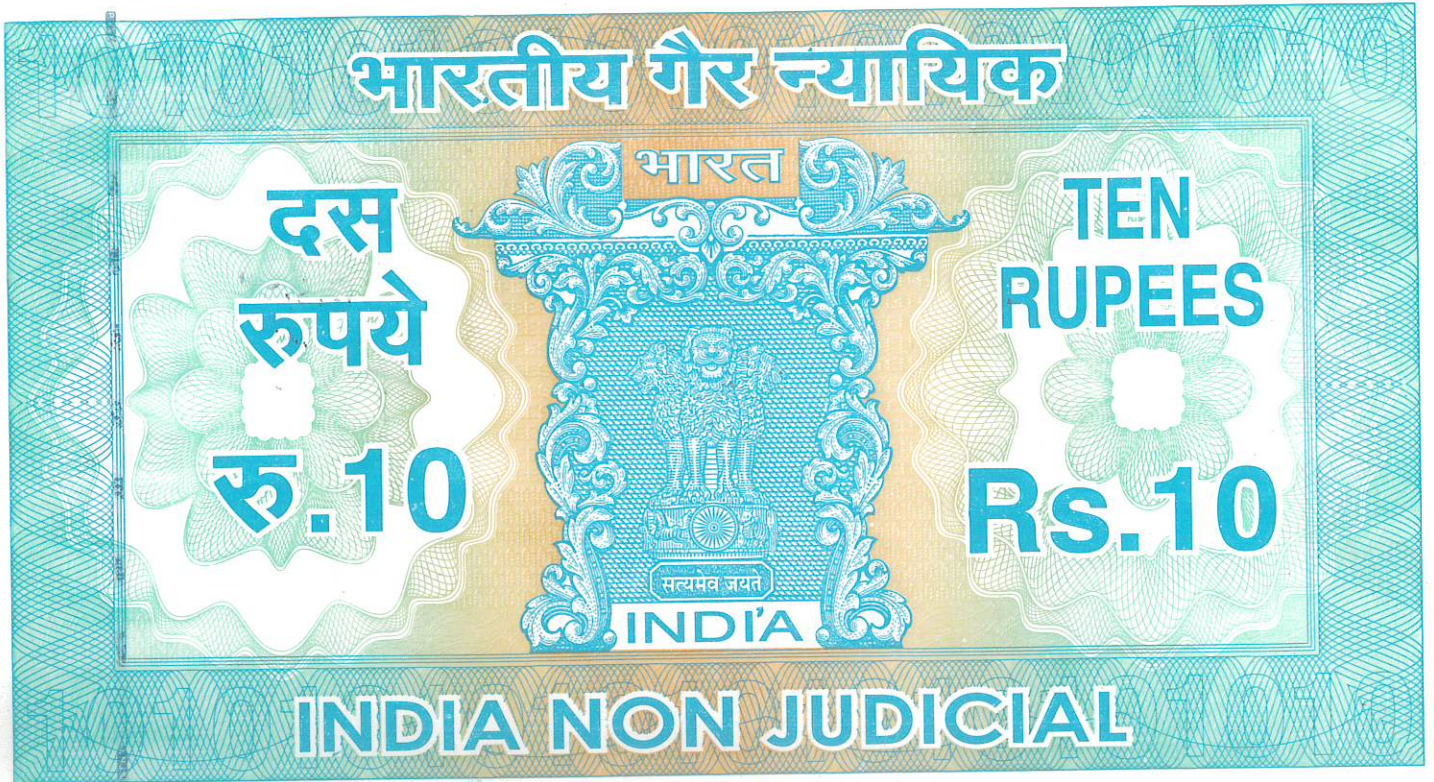




हरियाणा HARYANA

Certified that the contents of this documents  
has been read over & explained to the  
Deponent/Executant who seemed to  
directly to understand the same at the  
time of making & Signing the document  
55AA 570930

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

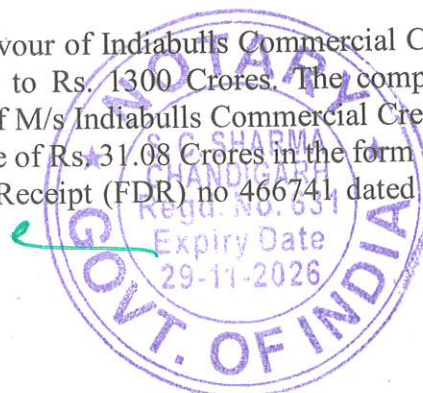
Affidavit cum Declaration of Mr. Parveen Arora, Authorized Signatory of M/s Uttirna Infraprojects Private Limited, which is developing commercial component forming part of Affordable Plotted colony under DDJAY namely "Commercials in M3M City of Dreams I" over an area measuring 1.115 acres out of total licenced area of 55.72396 Acres falling in Sector-37, Panipat, Haryana under License No. 85 of 2023 dated 18.04.2023.

I, Manik Sharma, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state as per the information/facts provided by the company to me as under:

1. That the promoter has a legal title of the land through collaboration agreement on which the development of the project is proposed.
2. That the Company has an encumbrance in favour of Indiabulls Commercial Credit Ltd & Indiabulls Housing Finance Ltd. amounting to Rs. 1300 Crores. The company has an encumbrance of Rs. 37.25 Crores in favour of M/s Indiabulls Commercial Credit Limited. In addition, the company had an encumbrance of Rs. 31.08 Crores in the form of 120%BG margin through a third party Fixed Deposit Receipt (FDR) no 466741 dated 14-12-2022

For Uttirna Infraprojects Pvt. Ltd.

Director/Authorised Signatory



Uthman Intraprojects Pvt Ltd

|              |      |
|--------------|------|
| PRADIP KUMAR |      |
| STAMP VENDOR |      |
| GORGON       |      |
| 03 AUG 2024  |      |
| Sr No.       | 8335 |
| Purpose      | At   |
| Signature    | C    |

For the purpose of the stamp

Signature of the stamp vendor

issued by M/s Uttirna Infraprojects Private Limited towards Non-fund based- Bank Guarantee of Rs. 25.90 crores issued to DTCP, which is fully paid off.

3. That the time period within which the project shall be completed by the promoter is 30.04.2028.
4. That seventy percent of the amounts realized by the 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.
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 amount 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, on any grounds.

**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 20<sup>th</sup> of August, 2024

**Identify the Deponent/Executant  
has signed in my presence**

*P. Anand Kumar*  
H.N - 3016 PRADEEP SHERA  
COMPLEX - CHD

**A TESTED AS IDENTIFIED**

NOTARY, GOVT. OF INDIA  
CHANDIGARH

**For Uttirna Infraprojects Pvt. Ltd.**

**Director/Authorised Signatory**  
Deponent

**For Uttirna Infraprojects Pvt. Ltd.**

**Director/Authorised Signatory**  
Deponent

**21 AUG 2024**