Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 09/10/2026

Certificate No. G0I2026J267

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 160162812

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Basebuildwell Private Limited
H.No/Floor : Maxhouse1 Sector/Ward : Na Landmark : Na
City/Village : Delhi District : New delhi State : Delhi
Phone : 90******74

Purpose : Affidavit to be submitted at Harera

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

NOTARY Vinod Kumar Advocate Distt. Faridabad Haryana (India) Regn. 17933 APPOINTED BY GOVT. OF INDIA

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. Akshay Lall duly, Director of Base Buildwell Private Limited, promoter of the proposed project "The Bungalows", vide its Board Resolution dated 13.08.2026;

I, Akshay Lall, Director of Base Buildwell Private Limited, promoter of the proposed project "The Bungalows", do hereby solemnly declare, undertake and state as under:

1. Base Buildwell Private Limited have 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 for development of the real estate project is enclosed herewith.

2. That the said is free from any encumbrances.

3. That the time period within which the project shall be completed by promoter is 30.05.2034.

4. That seventy per cent of the amounts realised 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.

Base Buildwell Private Limited

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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, as the case may be, on the grounds of sex, cast, creed, religion etc.

Base Buildwell Private Limited

Deponent

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 ____ day of October, 2026.

Base Buildwell Private Limited

Deponent

NOTARY Vinod Kumar Advocate Distt. Faridabad Haryana (India) Regn. 17933 APPOINTED BY GOVT. OF INDIA

ATTESTED
VINOD KUMAR (ADVOCATE)
NOTARY PUBLIC, FARIDABAD,
GOVT. OF INDIA
REGN. 17933

09 OCT 2026