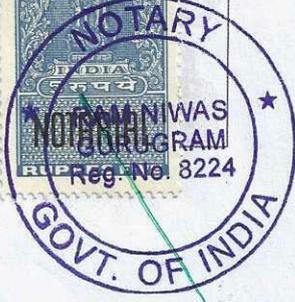


Bond	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date :22/01/2026
Certificate No. GOV2026A139		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No. 145825707		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<b>Deponent</b>		
Name: Aura builders and Developers Private limited		
H.No/Floor : 6fl	Sector/Ward : 66	Landmark : M3m international financial center
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 81*****13		
Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office		  

**FORM 'REP-II'**

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. varun Sharma S/o Mr Raj Kumar Sharma, R/o A-17/F, MIG, Vatika Apartments, Mayapuri, Southwest Delhi 110064. duly authorized by the promoter Aura Builders and Developers Pvt. Ltd. vide a resolution of the Board dated 24<sup>th</sup> October 2025, for the company's Mix land Use Project " The Oryza", on the land parcel admeasuring 4.6545 Acres situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, Haryana.

I, Varun Sharma duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

That The Promoter - Aura Builder and Developers Pvt. Ltd having its registered office at 6<sup>TH</sup> Floor, Tower - 1, M3M International Financial Center, Golf Course Extension Road, Sector - 66, Gurugram, Haryana -122001.

1. have a legal title to the parted land on which the development of the project is proposed. That R.P BUILD-TECH has the legal title to the parted land on which the development of proposed project is to be carried out and registered collaboration agreement between R.P BUILD-TECH & Aura Builder and Developers Pvt. Ltd vide Vasika No. 11743 dated 04/12/2024. And addendum agreement (Vasika no. 636 dated 15/04/2025. Total licensed Area is 8.2625 Acres out of that proposed project (Phase-1) comes under area admeasuring 4.6545 Acres . **Copies of Sale Deed along with Collaboration Agreement Attached.**
2. That the said land is free from all encumbrances.



Aura Builders And Developers Pvt. Ltd.

  
Director

3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2033, Occupancy Certificate will be received before 30/09/2033 and project will receive the completion certificate before 31/12/2033.
4. That seventy per cent 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.
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 apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Aura Builders And Developers Pvt. Ltd.

*Shahs*  
Director  
Deponent

### Verification

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

Aura Builders And Developers Pvt. Ltd.

Verified by me at Gurugram on this 22/01/2026.

*Shahs*  
Director  
Deponent



22 JAN 2026

ATTESTED

*(Signature)*  
RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (Haryana) INDIA