

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. Rahul Sharma duly authorized by the Company by resolution dated 22.01.2026 of the proposed project ("SKY NEST TOWERS") do hereby solemnly declare, undertake and state as under:

1. That the BPTP Limited have a legal title to the land on which the development of the proposed project is to be carried out.
2. That there are no loan taken against this Project. However, Punjab National Bank , Barakhamba Road, New Delhi 110001, has sanctioned non-fund based facility of Rs 50 crores and as on date the current outstanding is approximately 45.98 crores.
3. That the time period within which the development of the project shall be completed by the promoter is March 31, 2033.
4. That seventy per cent of the amounts realized by promoter or 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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



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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.


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 New Delhi on this 02 MAR 2026 day of _____ 2026.


Deponent



ATTESTED

**BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR-Adv.**

02 MAR 2026

CABIN No.-33
ITO Lane, Azad Bhawan Road
New Delhi-110002