

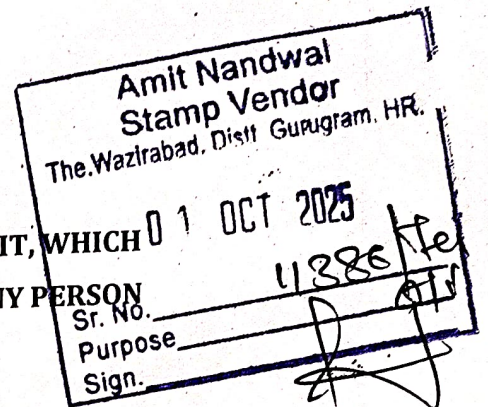


BIRLA ESTATES PRIVATE LIMITED

R/O SECTOR-65, GURUGRAM, HARYANA

FORM 'REP-II'

[See rule 3(3)]



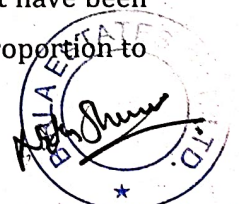
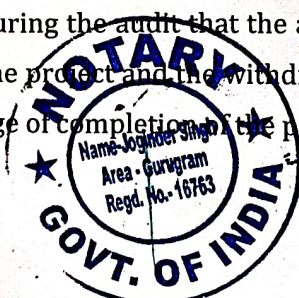
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

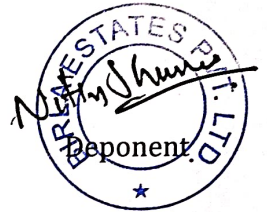
Affidavit cum Declaration of Mr. Nitin Sharma duly authorized by Birla Estates Private Limited, vide his authorization dated 11 July 2024

I, Nitin Sharma duly authorized by the Birla Estates Private Limited do hereby solemnly declare, undertake and state as under:

1. That Birla Estates Private Limited has a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Birla Estates Private Limited is 31.03.2032.
4. That seventy per cent of the amounts realized by Birla Estates Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Birla Estates Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Birla Estates Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion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 Birla Estates Private Limited 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.



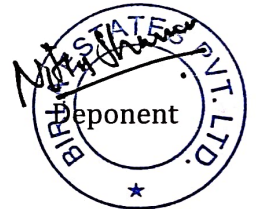
8. That Birla Estates Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Birla Estates Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Birla Estates Private Limited 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.



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 Gurgaon on this 1st day of October, 2025



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
GURUGRAM DISTT. (HR.)

01 OCT 2025