

'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. Ritik S/o Sh. Sh. Kaptan Singh duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under duly authorised by resolution dated 18.06.2026

1. That the Promoter has a legal title to the land on which the development of the proposed project is to be carried out.

2. That the said land has an encumbrance of Piramal Enterprises Limited of loan amount of Rs. 70 Crore vide sanction letter bearing no. SL No. PEL/RE2/SL/NCR/SPD-1959/2024-25/506 dated 26.08.2026.

3. That the time period within which the project shall obtain occupation certificate is 18.11.2028 and the Completion Certificate of the Project shall be obtained by the Promoter by 28.02.2029.

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 bank account 777705160422 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amounts collected for a particular project



Ritik

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 Gurugram on 04 July 2026.

Deponent

NOTARY GOVT. OF INDIA
RAM NIWAS, GGN. (Reg. 8224)
04 JUL 2026

ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA