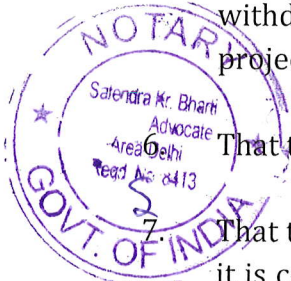


Gurugram, Haryana, promoter of the proposed project named "VISTA SQUARE" duly authorized by the Board of Directors of the promoter i.e M/s Newzone Buildwell Private Limited of the proposed project, vide its/his/their authorization/Board Resolution dated 20.04.2022;

I, Abhishek Gupta, Authorised Signatory of M/s Newzone Buildwell Private Limited [promoter of the proposed project/duly Authorised by the promoter of the Proposed Project] do hereby solemnly declare, undertake and state as under:

1. That M/s Newzone 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 for development of the real estate project 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 [me/promoter] is 31.03.2027.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 tentative total cost of project will be Rs.18153.98 Lakh. (Approx.)
7. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. 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.
9. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
10. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



For M/S NEWZONE BUILDWELL PVT. LTD.

Authorised Signatory

11. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, unit, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



For M/S NEWZONE BUILDWELL PVT. LTD.

Abhishek
Authorised Signatory
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 18 JUL 2022 on this ___ day of ___.

For M/S NEWZONE BUILDWELL PVT. LTD.

Abhishek
Authorised Signatory
Deponent

ATTESTED
S.K. Bhatti
NOTARY PUBLIC
Delhi (India)

18 JUL 2022