

**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 M/S DCM Ltd. & M/S GCD Prime, Promoters of the proposed project

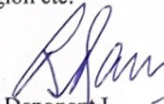
We, M/S DCM Ltd. (**Deponent I**), a company incorporated under the laws of India, bearing CIN L74899DL1889PLC000004, and having its registered address unit no. 2050-2052, 2<sup>nd</sup> floor, plaza II, central square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi-110006, represented by Mr. Sumant Bharat Ram, Director of the Company referred as DCM and M/S GCD Prime (**Deponent II**), a registered Partnership firm existing under the laws of India, bearing registration number 06-018-2022-00018, having its registered office at Basement, Villa no. MAR-BEL-040, Marbella, sector 65 & 66, Gurgaon, represented by its partner/authorized signatory, Mr. Jitender Kumar referred as GCD

DCM Limited and GCD Prime are collectively called as Promoters of the proposed project

The Promoters do hereby solemnly declare, undertake and state as under:

1. That M/S DCM Ltd. have a legal title to the said land admeasuring 67.275 acres situated in Revenue estate of Bir, sector 23, Hisar on which the development of the project is proposed to be carried out (referred as said land).
2. M/s DCM Ltd. and M/S GCD Prime have entered a joint development agreement dated 11/08/2022 which was registered on 24/08/2022. That the said land is free from all encumbrances.
3. That the time period within which the Project shall be completed by Promoters is 3 years from date of RERA Registration.
4. That seventy per cent of the amounts realized by Promoters 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoters after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Promoters 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 M/S GCD Prime shall be responsible to take all the pending approvals on time, from the competent authorities.

9. That the Promoters have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Promoters 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 I


  
Deponent II

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 Delhi on this 25<sup>th</sup> day of November, 2022.

  
Deponent I

  
Deponent II