



I, Ankit Bansal promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter 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 05/01/2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.

6. That I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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.

For Nexta Developers LLP  
*Ankit*  
Designated Partner  
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 Delhi on this 17<sup>th</sup> day of January, 2023.

For Nexta Developers LLP

*Ankit*  
**ATTESTED**  
NOTARY PUBLIC  
(INDIA)



*Ankit*  
Designated Partner  
Deponent

17 JAN 2023