

Affidavit cum Declaration of **Mr. Dharmesh Pramod Shah, Chief Executive Officer and Mr. Ritesh Gupta, Head- Finance**, both authorised signatories of **Vikas Parks Private Limited**, having its registered office at **264, Okhla Industrial Estate, Phase 3, New Delhi 110020**, (the "Promoter") of the proposed project **Hero Homes, Tower 8**, ("Proposed Project") duly authorized by the Promoter of the proposed project, vide its authorization dated 16.06.2023;

We, the Promoter do hereby solemnly declare, undertake and state as under:

1. We, the Promoter 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 along with an authenticated copy of the Joint Development agreement dated 14.06.2017 between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land are as under:
 - a) Emergency line of credit by way of term loan amounted INR 41.26 Crores from Aditya Birla Finance limited by way of sanction letter dated 29 Jan 2021, ref No: ABF/NORT/XTL/JAN 21/E0044.
 - b) Senior Rupee Term loan facility amounted INR 250 Crores & LOC facility amounted INR 50 crores from Aditya Birla Finance limited by way of sanction letter dated 30 Oct 2021, ref No: ABF/NORT/XTL/OCT 21/A0012
 - c) Emergency line of credit by way of term loan (ECLGS 2.0 extension) amounted INR 30.07 Crores from Aditya Birla Finance limited by way of sanction letter dated 21 March 2023, ref No: ABF/NORT/TL/MAR 23/E0022
3. That the time period within which the project shall be completed by the Promoter is **30.09.2027**.
4. That seventy per cent of the amounts realised by the 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 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 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 have 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.

A blue circular stamp with the text "Vikas Parks Private Limited" around the perimeter and a signature in the center.

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 New Delhi _____ on this ____ day of July 2023.

A blue circular stamp with the text "Vikas Parks Private Limited" around the perimeter and a signature in the center.

Deponent

ATTESTED

NOTARY PUBLIC DELHI

20 JUL 2023

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