

Nourish



Developers Pvt Ltd

PRADEEP KHANNA
STAMP VENDOR
GURGAON

01 MAY 2024

Sr No..... 1659
Purpose..... A-1
Signature.....

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat Vignmal on behalf of M/s Nourish Developers Private Limited (CIN# U70109HR2020PTC091616) having its registered office at 12A Floor, Tower 2 M3M International Financial Centre, Sector-66, Gurugram, Haryana, India, 122002, duly authorized by the company vide authorization dated 20.04.2024. The company which is in the process of development of "Smartworld ONE DXP Phase-2", Group Housing Colony under TOD over an area admeasuring 5.1055 acres out of total licensed area 16.1125 acres situated in Sector 113, Gurugram.

I, Mr. Bharat Vignmal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state and making the declaration on the basis of the information and documents provided to me by the company.

1. The M/s Nourish Developers Private Limited has the legal title to the land on which the development of the proposed project is to be carried out.

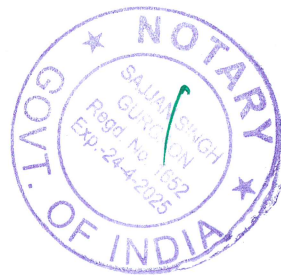
Explanation.—where the promoter is not the owner of the land on which development of the project is proposed, details of the consent of the owner of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other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

2. That the said land is encumbrance free.
3. That the time period within which the occupation certificate will be obtained by the promoter is 31.08.2031.
4. That the time period within which the project shall be completed by the promoter is 31.10.2033.
5. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 5548930277 in Kotak Mahindra Bank, Unit No.8 And 9, Seva Corporate Park, MG Road, Gurgaon, Haryana) 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.

6. 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.
7. That the amounts from the separate account shall be withdrawn from 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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, caste, creed, religion, etc.



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 this 31st day of May 2024.

NOURISH DEVELOPERS PRIVATE LIMITED



Authorized Signatory

Deponent

NOURISH DEVELOPERS PRIVATE LIMITED


Authorized Signatory

Deponent

ATTESTED

SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON