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| Affidavit | |  Indian-Non Judicial Stamp Haryana Government  | Date : 06/07/2024 |
| Certificate No. | G0F2024G1456 |  | Stamp Duty Paid : ₹ 101 |
| GRN No. | 118683122 |  | (Rs. Only) Penalty : ₹ 0 (Rs. Zero Only) |
| Deponent | | | |
| Name : | Ojos developers pvt ltd | | |
| H.No/Floor : | 316/3f | Sector/Ward : | 00 |
| City/Village : | Gurugram | District : | Gurugram |
| Phone : | 84*****04 | Landmark : | Time tower |
| | | State : | Haryana |
| | |  | |
| Purpose : AFFIDAVIT to be submitted at Concerned office | | | |

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

I, Srinivasulu Dasari, S/o Seetha Ramaiah Dasari, Authorised Signatory of the promoter, namely, **M/s Ojos Developers Pvt. Ltd.**, having its registered office at 411, 4th Floor, Ambadeep Building 14, K.G. Marg, New Delhi-110001 and corporate office at 316, Time Tower, M G Road, Gurgaon, Haryana, 122002 ("**Company**") is authorised vide Board Resolution dated 17.10.2023, do hereby solemnly declare, undertake and state as under:

1. That the Company is the promoter of the proposed Commercial Plotted Colony under the name and style of "Reach Buzz 114" ("**said Project**") over the area of land measuring 5.1375 acre situated in the revenue estate of village Bajghera, Sector-114, Gurugram, Haryana ("**said Land**").
2. That the Landowners namely, Sh. Uday C Soni & Sh. Anup Soni are the legal owners of said Land on which the development of the said Project is proposed. The Company and the Landowners have executed a Collaboration Agreement registered vide vasika no. 11132 dated 18.12.2023 and has obtained license for 5.1375 acre of land vide License no. 65 of 2024 for the said Project.
3. That the said Land is free from all encumbrances.
4. That the time period within which the said Project shall be completed by the Company is upto 30.09.2028.
5. That 70 % (seventy per cent) of the amounts realized by the Company for the Said Project from the prospective allottee(s), from time to time, shall be deposited in a Separate RERA 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.



6. That the amounts from the Separate RERA Account bearing A/c No. 99919810205165, to cover the cost of the development of said Project, shall be withdrawn by the Company, in proportion to the percentage of completion of the said Project.
7. That the amounts from the above-mentioned Separate RERA Account shall be withdrawn by the Company 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 Said Project.
8. That the Company shall get the account 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 the said Project have been utilized for the said Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the said Project.
9. That the Company shall take all the pending approvals on time, from the competent relevant authorities.
10. That the Company has furnished such other documents as have been prescribed under the Act and the Rules and Regulations made thereunder.
11. That the Company shall not discriminate against any prospective allottee(s) at the time of allotment of any plot, on the grounds of sex, cast, creed, religion etc.
12. That the contents of this Affidavit cum Declaration are true and correct to the knowledge derived from the records of the Company kept in due course.



DEPONENT

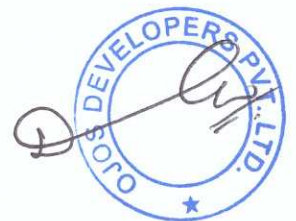
Verification

The contents of my above Affidavit cum Declaration are derived from the records of the Company and are true to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 06th July 2024



DEPONENT



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

06 JUL 2024