



FORM 'REP-II'

[See rule 3(3)]

55AA 859243

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 Vigmal on behalf of M/s Riverday Infrastructure Private Limited ("Company") (CIN#U70100HR2021PTC098078) having its registered office at 12A Floor, Tower 2 M3M International Financial Center, Sector-66, Gurgaon, Gurugram, Haryana, India, 122002, promoter of the proposed Mix Land Use Colony under TOD admeasuring an area of 11.66875 acres, License No. 90 of 2024 dated 18.07.2024, project namely "SMARTWORLD SKY ARC" Sector-69, Gurugram duly authorized by the promoter of the proposed project, vide its authorization dated 23.08.2024.

I, Mr. Bharat Vigmal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state according to the documents and facts provided by the company as under:

1. The promoter 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 there is no encumbrance on the above said land.

3. That the time period within which the project shall be completed by promoter is 31.05.2032 which is OC (Occupancy Certificate) & 31.12.2032 CC (Completion Certificate).
4. 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn from the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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.
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 has 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, 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 of 30.08.2024.

ATTESTED

**SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON**

30 AUG 2024

Riverday Infrastructure Private Limited


**Deponent
Authorized Signatory**

Riverday Infrastructure Private Limited


**Deponent
Authorized Signatory**