



FORM-REP-II
[see rule 3(3)]

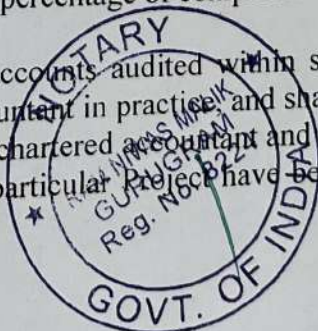
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mohammad Shad Ahmad, duly authorized by Eldeco Infrastructure and Properties Limited ("Promoter") having its registered office at Shop No. S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana, India, 121007 of the proposed project vide its authorization dated 10th April, 2024:

I, Mohammad Shad Ahmad, Son of Mr. Mohd Ahmad, aged 32 years, duly authorized by Promoter, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the proposed project is to be carried out and the copy of the sale deeds is submitted along with the REP-I.
2. That the said project land and receivables therefrom has been mortgaged in favour of Vistra ITCL India Limited acting as Debenture trustee on behalf of HDFC Capital Affordable Real Estate Fund – 3 for the purpose of raising project finance.
3. That the time period within which the project shall obtain OC is on or before 31st July 2029 and CC on or before 30th December 2029.
4. That seventy per cent of the amounts realised by Promoter for the 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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



Director/Authorized Signatory

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, building, as the case may be, on any grounds of sex, caste, creed, religion etc.

For Eldeco Infrastructure and Properties Limited


Deponent
Director/Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Eldeco Infrastructure and Properties Limited

Verified by me at New Delhi on this 18th day of July, 2024.


Director/Authorised Signatory
Deponent



ATTESTED


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

06 SEP 2024