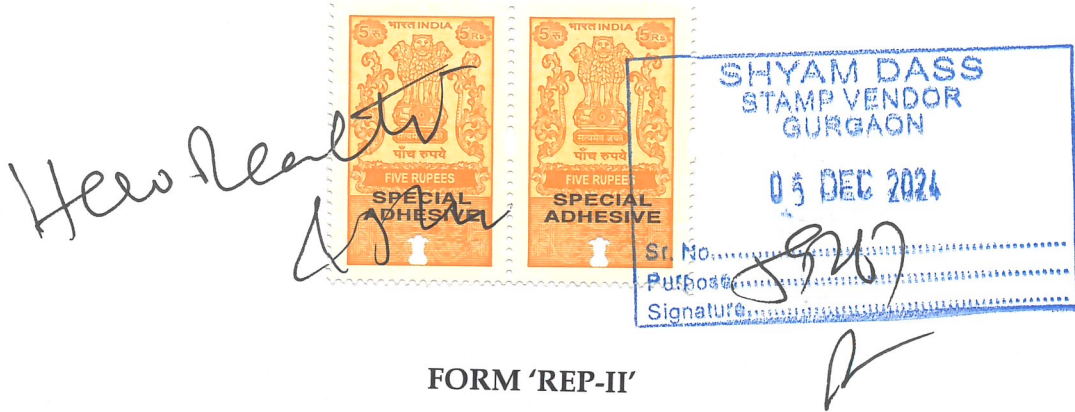




FORM 'REP-II'

[See rule 3(3)]

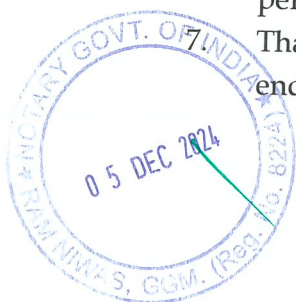
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Deepak Sharma duly authorized by the Hero Realty Pvt Ltd. (promoter) of the Proposed Project "THE PALATIAL PHASE 2 (TOWER-D)" on land admeasuring 1.0768 Acres (out of total area 11.0901 Acres) the revenue estate of Village Gurugram and Tikampur, Sector-104, Gurugram Haryana (Said Land) vide its authorization through Resolution dated 29th September 2024;

I, Deepak Sharma duly authorized by the promoter of proposed project "THE PALATIAL PHASE 2 (TOWER-D)" do hereby solemnly declare, undertake and state as under on behalf of the Company:

1. That Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the Occupation Certificate will be obtained by 31st December 2029 and the completion certificate of the project shall be obtained by 30th June 2030.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

That 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.

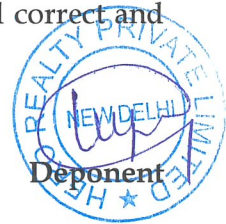
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, 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 at Gurugram on 05th Day of December 2024.



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (H.R.) INDIA