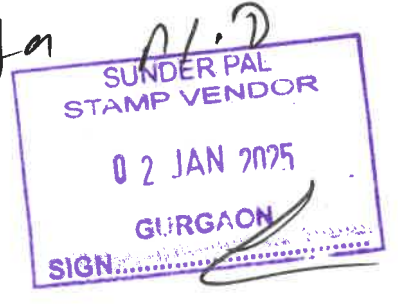


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Nitin Sharma
Birla Navya
Sunder Pal
Gurgaon



FORM 'REP-II'

[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nitin Sharma, authorised signatory of the proposed project namely **"Birla Navya (Avik Phase-2)"** duly authorized by Avarna Projects LLP.

I, Nitin Sharma, do hereby solemnly declare, undertake and state as under:

1. That Avarna Projects LLP has the legal title of the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Avarna Projects LLP is 30.04.2030.
4. That seventy per cent of the amounts realised by Avarna Projects LLP 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Avarna Projects LLP in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Avarna Projects LLP after it is certified by a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Avarna Projects LLP 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 Avarna Projects LLP shall take all the pending approvals on time, from the competent authorities.
9. That Avarna Projects LLP has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Avarna Projects LLP 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.

N. Anshuman

Deponent

Verification

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

Verified by me at Gurugram on this 2nd day of January, 2025

N. Anshuman

Deponent



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
GURUGRAM DISTT. (H.R.)
02 JAN 2025