




Affidavit		Indian-Non Judicial Stamp Haryana Government		Date: 05/12/2024
Certificate No. G0E2024L3779			Stamp Duty Paid : ₹ 101 (Per. Copy)	
GRN No. 124795840			Penalty : ₹ 0 (Per. Stamp Only)	
Deponent				
Name: Reach promoters Pvt Ltd				
H.No/Floor : 410/4f	Sector/Ward : 00	Landmark : Ambadeep building 14 kg marg		
City/Village : New delhi	District : New delhi	State : Delhi		
Phone : 84*****04				
Purpose : AFFIDAVIT to be submitted at Concerned office				

FORM 'REP-II'

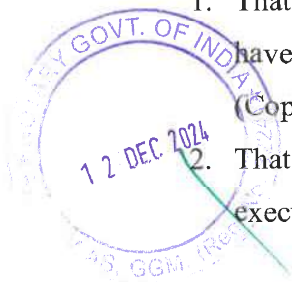
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Reach Promoters Pvt. Ltd., the promoter, having its registered office at 410, 4th floor Ambadeep Building, K.G. Marg, New Delhi-110001 (hereinafter referred as "Company") through its authorised signatory, Mr. Srinivasulu Dasari, duly authorized by the promoter vide authorization dated 21st June, 2024 for Proposed Commercial Plotted Colony under the name and style "**Reach The BAZARIA**" (hereinafter referred to as "said Project") situated in Sector- 68, revenue estate of village- Badshahpur, Gurugram, Haryana, area measuring 6.25 Acres ("said Land") bearing License no. 138 of 2024 dated 05th November, 2024, do hereby solemnly declare, undertake and state as under:

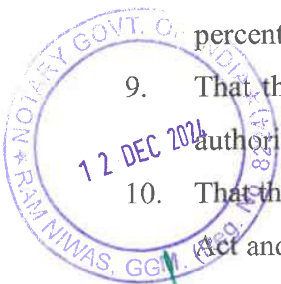
1. That confirming parties namely Reach Promoters Pvt. Ltd. and Realbiz Realty LLP, have a legal title to the said Land on which the development of the project is proposed. (Copies of Sale Deed Attached).

2. That Realbiz Realty LLP in Collaboration with Reach Promoters Pvt. Ltd. have executed/registered Joint Development Agreement bearing No. vasika no. 4273 dated



03rd July, 2024 and Addendum Agreement bearing vasika no. 5052 dated 19th July, 2024 in the office of Sub Registrar, Badshahpur, Gurugram. (Copy of Joint Development Agreement and Addendum thereof are collectively Attached.)

3. That the said Land is free from all encumbrances.
4. That the time period within which the project shall be completed by [me/promoter] is on or before 30th June, 2029 & Completion Certificate will be received on or before 30th September, 2029.
5. That seventy per cent of the amounts realized by Company for the said Project from the prospective allottee(s), from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction & overheads and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Company in proportion to the percentage of completion of the said Project.
7. That the amounts from the separate 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 project.
8. That the Company 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 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 authorities.
10. That the Company have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



11. That the Company 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.


DEPONENT

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 12th December, 2024.


DEPONENT



ATTESTED

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