






Bond	 Indian-Non Judicial Stamp Haryana Government 	Date :05/02/2025
Certificate No. G0E2025B3407	 	Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 127713822		Penalty : ₹ 0 (Rs. Zero Only)
Deponent		
Name: Shishta buildwell llp	Sector/Ward : Na	Landmark : Time tower mg road
H.No/Floor : 204/sf	District : Gurugram	State : Haryana
City/Village : Gurugram		
Phone : 96*****04		
Purpose : GENERAL AGREEMENT to be submitted at Other		

FORM 'REP-II'

[See rule 3(3)]

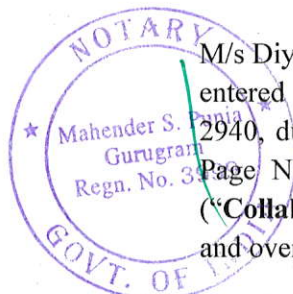
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration


Affidavit cum Declaration of Mr. Abhishek Gupta Authorised Signatory of M/s Shishta Buildwell LLP having its registered office situated at Unit No. 1009, Gopal Heights, Plot No. D9, Netaji Subhash Place Delhi -110034 and corporate office situated at 204, 2nd Floor, Time Tower, MG Road, Gurugram, Haryana-122001 promoter of the proposed project "**CITY CENTRE 92**" duly authorized by the Partners of the promoter i.e M/s Shishta Buildwell LLP of the proposed project, vide its/his/their Resolution dated **19.08.2023**;

I, Abhishek Gupta Authorised Signatory of M/s Shishta Buildwell LLP [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That M/s Diya Realtech Private Limited ("The Owner") is the absolute and lawful owner of the land admeasuring 27 Kanal 15 Marla i.e. 3.46875 Acres comprises in Rectangle No. 22, Field No. 21/2/2(1-0), 22/1(3-4), Rectangle No. 24 Field No. 5(1-0), 6/1(0-18), Rectangle No. 25, Field No. 1(8-0), 2/1(7-12), 3/1/1(1-16), 9/2/1(0-12), 10/1(3-13) all situated within the Revenue Estate of Village- Mewka, Sector-92, Sub-Tehsil Harsaru, District Gurugram, Haryana. (Hereinafter referred to as 'Said Land').



M/s Diya Realtech Private Limited (Landowner) and M/s Shishta Buildwell LLP. (Developer) entered into a collaboration agreement dated June 27, 2023, registered as Document No. 2940, duly registered in the office of Sub-Registrar Harsaru in Book No. 1, Jild No. 65 on Page No.75 and a copy affixed on Addl. Book No.1, Jild No. 1352, on Pages 15-16 ("**Collaboration Agreement**") for development and construction of a commercial colony on and over the said Land on the terms and conditions specified therein.

For SHISHTA BUILDWELL LLP

 Authorised Signatory

and the Addendum to Collaboration Agreement dated 25.02.2025, executed between the promoter and landowner, (“**Addendum to Collaboration Agreement**”)

2. The Director General, Town and Country Planning, Haryana (“**DTCP Haryana**”) has granted the approval/ sanction to develop the Project on the said land admeasuring 27 Kanal 15 Marla i.e. 3.46875 Acres vide License No. 268 of 2023 dated 27/12/2023 and Endst No. LC-4113/Asstt.(RK)/2023/43768 dated 28-12-2023; and subsequently DTCP Haryana had proceeded to sanction the building plans for the development of a commercial colony over the Said Land vide Memo No. ZP-1993/JD(RA)/2025/6880 dated 24.02.2025.
3. That the said land is free from all encumbrances.
4. That the Promoter will receive occupancy certificate on or before 30.09.2032 & offer the possession of the constructed units to the prospective allottees on or before 30.11.2032 and receive completion certificate on or before 31.12.2032.
5. That seventy percent of the amounts realized by [me/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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn [me/ 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.
8. That [I/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.
9. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
10. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That [I/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.

For SHISHTA BUILDWELL LLP
Adishy
Deponent
Authorised Signatory

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 28th day of February 2025.



ATTESTED
Mahender S. Punia
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

For SHISHTA BUILDWELL LLP
Adishy
Deponent
Authorised Signatory

28 FEB 2025