






Bond		Indian-Non Judicial Stamp Haryana Government		Date :02/01/2025
Certificate No. G0B2025A4329			Stamp Duty Paid : ₹ 101 (Rs. Only)	
GRN No. 125911573			Penalty : ₹ 0 (Rs. Zero Only)	
<u>Deponent</u>				
Name: Receptive Buildwell Llp	Sector/Ward : 3		Landmark : Mangalam place	
H.No/Floor : 812	District : Delhi		State : Delhi	
City/Village : Rohini				
Phone : 63*****74				
Purpose : GENERAL AGREEMENT to be submitted at Others				
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 Receptive Buildwell LLP having its registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi- 110085 promoter of the proposed project named "**VISTA CENTRE**" duly authorized by the designated partners of M/s Receptive Buildwell LLP of the proposed project, vide its/his/their authorization/Board Resolution dated **17.12.2024**;

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

1. That M/s Receptive Buildwell LLP have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
2. That the said land has an encumbrance in favor of Karnataka Bank Limited and the Company has provided its property as collateral for BG limits amounting of Rs. 145.71 Lacs taken by Peerage Buildwell Private Limited from Karnataka Bank Limited.
3. That the promoter will receive occupancy certificate on or before 30.09.2032 & offer the possession on or before 30.11.2032 and receive completion certificate on or before 31.12.2032.



For Receptive Buildwell LLP

Abhishek
Authorised Signatory

4. That seventy per cent 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. 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.
7. 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.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, unit, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For Receptive Buildwell LLP

Abhishek
Authorised Signatory

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 23rd day of January 2025.

For Receptive Buildwell LLP

Abhishek
Authorised Signatory

Deponent



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

23 JAN 2025