

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Satish Chand Gupta, duly authorized by the Board of Directors of the Gnex Realtech Private Limited, promoter of the proposed project, vide its authorization cum Board Resolution dated 01.10.2024.

I, Satish Chand Gupta, Authorized Representative of the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land along with our other land-owning companies on which the development of the proposed project is to be carried out.
2. That the project land is not encumbered/mortgaged.
3. That the time period within which the project shall be completed by us is **22nd October, 2027**.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we 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.

GNEX REALTECH PRIVATE LIMITED


Authorized 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 NOIDA on this 26th day of May 2025

GNEX REALTECH PRIVATE LIMITED


Authorized Signatory
Deponent

ATTESTED

NOTARY PUBLIC
GOVT. of India



26 MAY 2025