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FORM REP-II
Purpose
[See rule 3(3)]

SHYAM DASS
STAMP VENDOR
GURGAON
26 MAY 2025



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

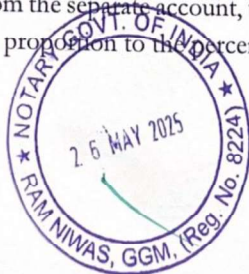
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rahul Sharma duly authorized by the promoter of the proposed project (" Gaia Residences @ Amstoria 102 ") do hereby solemnly declare, undertake and state as under:

1. That the Sarasawati Kunj Infrastructure Private Ltd. (amalgamated with BPTP Limited vide NCLT order dated 20.09.2024), Merit Marketing Private Limited (amalgamated with BPTP Limited vide NCLT order dated 20.09.2024), Visual Builders Private Limited (amalgamated with BPTP Limited vide NCLT order dated 20.09.2024) and Mega Infra Projects Private Limited 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 along with collaboration with Countrywide Promoters Private Limited (amalgamated with BPTP Limited vide NCLT order dated 20.09.2024) for development of the real estate project is enclosed herewith.


Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land for area admeasuring of 1.6838 Acres out of total license area of 12.05 acres is free from all the encumbrances.
3. That the time period within which the development of the project shall be completed by the promoter is March 14, 2032 and the Occupation Certificate & Completion Certificate shall be obtained by July 31, 2032 and December 31, 2032 respectively.
4. That seventy per cent of the amounts realized by promoter or 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 the promoter in proportion to the percentage of completion of the project.



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6. That the amounts from the separate account shall be withdrawn 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That 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.


Deponent


Verification

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

erified by me at New Delhi on this _____ day of May, 2025.


Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, CHANDIGARH (HR) INDIA