






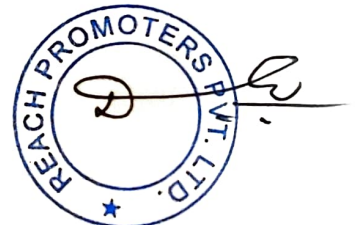
Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 16/07/2025
Certificate No.	G0P2025G3185		Stamp Duty Paid : ₹ 101	
GRN No.	136955278		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
Deponent				
Name :	Reach promoters pvt ltd			
H.No/Floor :	410/4f	Sector/Ward :	00	Landmark : Ambadeep building kg marg
City/Village :	New delhi	District :	New delhi	State : Delhi
Phone :	84*****04			
				
Purpose : Affidavit cum Declaration to be submitted at Concerned office				

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FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration by Reach Promoters Pvt. Ltd., 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 Company vide board resolution dated 16th July, 2025 for the proposed commercial project namely "Airia" situated in Sector- 68, revenue estate of village- Badshahpur, Gurugram, Haryana, area admeasuring 8.9375 acres (hereinafter referred to as "**said Project**") bearing Licence No. 17 of 2010 dated 13th February, 2010 read with order dated 15th January, 2025 (for 6.09125 acres), and Licence no. 150 of 2022 dated 28th September, 2022, read with order dated 15th January, 2025 (for 2.84375 acres), do hereby solemnly declare, undertake and state as under:

1. That the Company has a legal title to the land on which the development of the said Project is proposed (Sale Deeds dated 17th January 2008 bearing Registration No. 23469, 23470 and 23471 respectively and Sale Deed dated 04.06.2019 bearing Registration No. 2584). (**Ref.- Copy of Sale Deed Attached as A-7 in the RERA application**).
2. That on the land forming part of Licence no. 17 of 2010, there is an existing loan from Kotak Mahindra Bank Ltd.



3. That the time period within which the construction of the said Project shall be completed is on or before 30th June, 2032 and Occupation Certificate shall be obtained on or before 30th September 2032 and the completion certificate shall be obtained on or before 31st December, 2032.
4. That seventy per cent of the amounts realized 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, overheads 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 in proportion to the percentage of completion of the said 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 said Project.
7. That the Company shall get the said Project 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 said Project.
8. That the Company shall take all the pending approvals on time, from the competent authorities.
9. That Company has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. 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 17th July, 2025.



DEPONENT



ATTESTED

RAM NIVAS, ADVOCATE
NOTARY: GURUGRAM (HR.) INDIA