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01 OCT 2026
TEHSIL WAZIRABAD
GURUGRAM

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 **Sh. Surender Dagar**, (Aadhar No. 6786 0614 0129/DPIN 09144803) S/o Tejram, R/o Alipur, Gurgaon (Gurugram), the Partner/Promoter of of M/s RIM AND RISE DEVELOPERS LLP, having its registered office at Unit No. 303-305, Suncity Success Tower, Sector-65, Gurugram, Haryana-122005 ("Promoter"), in respect of the proposed real estate project namely **"GARDEN RESIDENCY V"**, comprising 8 plots admeasuring approximately 0.280 acre, vide Board/Designated Partners Resolution dated 30-09-2026.

I, **Sh. Surender Dagar**, being duly authorized on behalf of M/s RIM AND RISE DEVELOPERS LLP, do hereby solemnly declare, undertake and state as under:

1. That the Promoter, M/s RIM AND RISE DEVELOPERS LLP, has lawful rights, title and/or development rights vide Conveyance Deed in respect of the land/Plots forming part of the project "GARDEN RESIDENCY V", admeasuring approximately 0.280 acre proposed to be registered with the Haryana Real Estate Regulatory Authority, Gurugram.

   The details of the said 8 plots are as follows:

S. No.	Plot No.	Title/Conveyance Deed Details
1	46	Vasika No.555 Dated 16/04/2026
2	47	Vasika No. 556 Dated 16/04/2026
3	48	Vasika No. 557 Dated 16/04/2026
4	49	Vasika No. 558 Dated 16/04/2026
5	50	Vasika No. 559 Dated 16/04/2026
6	51	Vasika No. 550 Dated 16/04/2026
7	90	Vasika No. 553 Dated 16/04/2026
8	91	Vasika No. 552 Dated 16/04/2026

NOTARY
Joginder Singh
Area Gurugram
Regd. No.- 16763
Exp. Date
31/01/2030
GOVT. OF INDIA

2. That the Promoter, M/s RIM AND RISE DEVELOPERS LLP, is registering the aforesaid 8 plots admeasuring approximately 0.280 acre forming part of the project namely "GARDEN RESIDENCY V" with the Haryana Real Estate Regulatory Authority, Gurugram, under the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and rules and regulations framed thereunder. The said plots

For Rim and Rise Developers LLP

Partner

form part of the project/colony being developed pursuant to Licence No. 118 of 2025 dated 14-07-2025, issued by the Director, Town & Country Planning, Haryana.

3. That the time period within which the Promoter shall complete the development/construction of the said project shall be on or before 13th July 2030, and the Promoter shall obtain the requisite Completion Certificate/Occupation Certificate, as applicable, within the prescribed period.

4. That Promoter, M/s RIM AND RISE DEVELOPERS LLP, has availed financial assistance/loan from Shubham Housing Development Finance Company Ltd aggregate to ₹17,90,00,000/- (Rupees Seventeen Crore Ninty Lakh Only), comprising ₹14,00,00,000/- (Rupees Forteen Crore Only) and ₹3,90,00,000/- (Rupees Three Crore Ninty Lakh Only), under the following Loan Account Numbers APPL05501768 & APPL05503114.

5. That seventy per cent of the amounts realised by the Promoter from the allottees, from time to time, for the real estate project shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction/development and 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 the Promoter in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn by the Promoter after the same is certified by an Engineer, Architect and Chartered Accountant in practice, confirming that the withdrawal is in proportion to the percentage of completion of the project.

8. That the Promoter shall get its 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. It shall further be verified during the audit that the amounts collected for the particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall obtain all pending approvals, permissions, sanctions and clearances from the competent authorities within the prescribed timelines.

10. That the Promoter has furnished and shall furnish such other documents as are prescribed under the Real Estate (Regulation and Development) Act, 2016, the Haryana Real Estate (Regulation and Development) Rules, 2017 and the regulations

NOTARY Joginder Singh Area Gurugram Regd. No.-16763 GOVT. OF INDIA

For Rim and Rise Developers LLP

Partner

form part of the project/colony being developed pursuant to Licence No. 118 of 2025 dated 14-07-2025, issued by the Director, Town & Country Planning, Haryana.

3. That the time period within which the Promoter shall complete the development/construction of the said project shall be on or before 13th July 2030, and the Promoter shall obtain the requisite Completion Certificate/Occupation Certificate, as applicable, within the prescribed period.

4. That Promoter, M/s RIM AND RISE DEVELOPERS LLP, has availed financial assistance/loan from Hero Housing Finance Limited for its project Garden Residency V having 8 plots.

5. That seventy per cent of the amounts realised by the Promoter from the allottees, from time to time, for the real estate project shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction/development and 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 the Promoter in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn by the Promoter after the same is certified by an Engineer, Architect and Chartered Accountant in practice, confirming that the withdrawal is in proportion to the percentage of completion of the project.

8. That the Promoter shall get its 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.

   It shall further be verified during the audit that the amounts collected for the particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall obtain all pending approvals, permissions, sanctions and clearances from the competent authorities within the prescribed timelines.

10. That the Promoter has furnished and shall furnish such other documents as are prescribed under the Real Estate (Regulation and Development) Act, 2016, the Haryana Real Estate (Regulation and Development) Rules, 2017 and the regulations

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Partner

made thereunder.

11. That the Promoter shall not discriminate against any allottee at the time of allotment of any plot/unit on the grounds of sex, caste, creed, religion, etc.

For Rim and Rise Developers LLP

Partner

DEPONENT

VERIFICATION

The contents of my above Affidavit-cum-Declaration are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

Verified by me at Gurugram on this 30th day of September, 2026.

For Rim and Rise Developers LLP

Partner

DEPONENT

NOTARY
Joginder Singh
Area Gurugram
Regd. No.- 16763
Exp. Date
31/01/2030
GOVT. OF INDIA

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M. 9810778999
01 OCT 2026