

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. Nitin Sharma, authorized signatory of the proposed project namely "Birla Arika Phase 2" duly authorized by Birla Estates Private Limited, vide his resolution dated 11.07.2024.

I, Nitin Sharma duly authorized by the Birla Estates Private Limited do hereby solemnly declare, undertake and state as under:

1. That Barmalt (India) Private Limited, Asha Gupta and Adesh Gupta have 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 an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by Birla Estates Private Limited is 09-10-2033 and shall obtain the Occupation Certificate (OC) by 09-07-2033.

4. That seventy per cent of the amounts realized by Birla Estates Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Birla Estates Private Limited in proportion to the percentage of completion of the project.



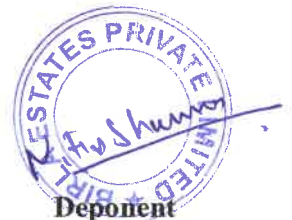
6. That the amounts from the separate account shall be withdrawn by Birla Estates Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Birla Estates Private Limited 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 Birla Estates Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That Birla Estates Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That Birla Estates Private Limited 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.



### 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 15<sup>th</sup> day of January, 2026.



ATTESTED  
RAM NIWAS MALIK, ADVOCATE  
NOTARY: GURUGRAM (HR.) INDIA