



59196

Sr. No. ....  
Amount. ....  
Purpose/Use. ....

01 OCT 2025

RAJ SINGH STAMP VENDOR  
Gurugram (Haryana)

**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**

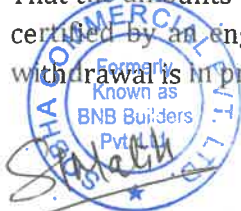
Affidavit cum Declaration of Ms. Shilpa Malik duly authorized by the board of directors of the **Sobha Commercial Private Limited** (company) (Erstwhile BNB Builders Private Limited) vide Board Resolution dated 27.11.2024 at 9:00 AM of the proposed project Commercial Colony over total area of 2.03 Acres namely "SOBHA Strada" falling in Sector 106, Vill- Pawala Khusrupur, District-Gurugram.

I, Shilpa Malik, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

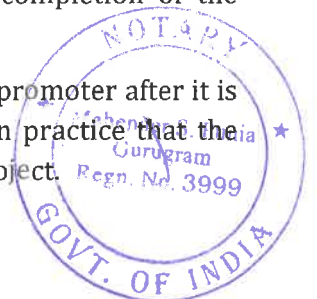
1. That we, have legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 is free from all encumbrances.
3. That the time period within which the promoter shall obtain OC is on or before 30<sup>th</sup> June, 2032 and time period within which promoter shall obtain CC is on or before 31<sup>st</sup> December, 2032.
4. That seventy per cent of the amounts realised by the promoter 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 the promoter in proportion to the percentage of completion of the project.
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.



01 OCT 2025



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.



#### 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 the 30<sup>th</sup> September of 2025



APPROVED TO BE THE PARTY

MAHENDER S. PUNIA,  
Advocate & Notary  
Gurugram, Haryana India

31 OCT 2025