

idavit



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(Rs. Zero Only)

GRN No. 150744625



Deponent

Name : Ujala Buildwell LLP

Plot/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Surera

District : New delhi

State : Delhi

Phone : 99*****52



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Other

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FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Pal, duly authorized by the promoter of the proposed project, vide its authorization dated 08.08.2026.

I, Mr. Vijay Pal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Virender-Jitender-Kanwar Singh-Satish Kumar Ss/o Bhagwan Singh, Shiva S/o Rakesh Kumar 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 an authenticated copy of the collaboration agreement dated 22.09.2023 and Power of Attorney dated 22.09.2023 conferring powers to book, market, sell, execute conveyance deeds between such land owner and promoter for development of real estate project have been executed between land owners and the promoter.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 17.09.2030.
4. That seventy per cent of the amounts realised by M/s Ujala Buildwell LLP 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the

For UJALA BUILDWELL LLP



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 utilised 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, caste, creed, religion etc.

For UJALA BUILDWELL LLP

Deponent Director

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 on this 08th day August of 2026.

For UJALA BUILDWELL LLP

Deponent Directo