SHYAM DASS
STAMP VENDOR
GURGAON
28 JUL 2026
Sr. No.....
Purpose.....
Signature.....

RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

NOTARY
SAJJAN SINGH
GURGAON
REGD. NO. 1652
EXP. 24-4-2030
GOVT. OF INDIA

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. Bharat Vigmal, Authorized Signatory of M/s Riverday Infrastructure Private Limited ("Company") (CIN# U70100HR2021PTC098078) having its registered office at 12A Floor, Tower 2, M3M International Financial Center, Sector-66, Gurugram, Haryana duly authorized by the company vide its authorization dated 14.09.2026. The company is undertaking the process of development of a commercial project namely **"Smartworld Sky Arc Avenue"** being phase 5A of Mix Land Use Colony Under TOD over an area admeasuring 2.2896 acres part of total licence land 11.66875 acres situated at Sector 69, Gurugram, Haryana under the term and conditions of licence no

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

1. That M/s Riverday Infrastructure Private Limited has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with the 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 details of encumbrances as per the Index of charges-Ministry of Corporate Affairs, there is a charge created vide Charge Id – 101376159 amounting to Rs. 800 Cr.
3. That the time period within which the promoter shall obtained the Occupation Certificate (OC) on or before 31.03.2032.
4. That the time period within which the promoter shall obtained the Completion Certificate (CC) on or before 30.09.2032.

5. That seventy per cent of the amounts realised by 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.
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 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.
8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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.



Riverday Infrastructure Private Limited

Authorized Signatory

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 22nd Day of September 2026.

Riverday Infrastructure Private Limited

Authorized Signatory

Deponent



22 SEP 2026