



हरियाणा HARYANA

AA 861612

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mukesh Kumar duly authorized by the Promoters / Directors **Prima Life Spaces Private Limited** a company registered under the provisions of the Companies Act, 1956 (now operating under the Companies Act, 2013) and having its registered office at Office No 308, Central Facility Building, Mkt-2, Sector 19, Turbhe, Navi Mumbai, Thane Maharashtra of the proposed project "Prima City" situated at Sector 22A, Sunari Kalan, District Rohtak, Haryana, 124001, vide its authorization dated 25-September-2025.

I, Mukesh Kumar duly authorized by the Promoters/ Directors of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.

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 project shall be completed by the Promoter. The Promoter shall obtain Completion Certificate on or before 7th August 2030.



M. Kumar

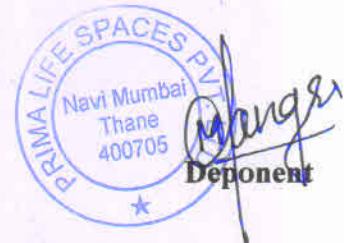
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
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.



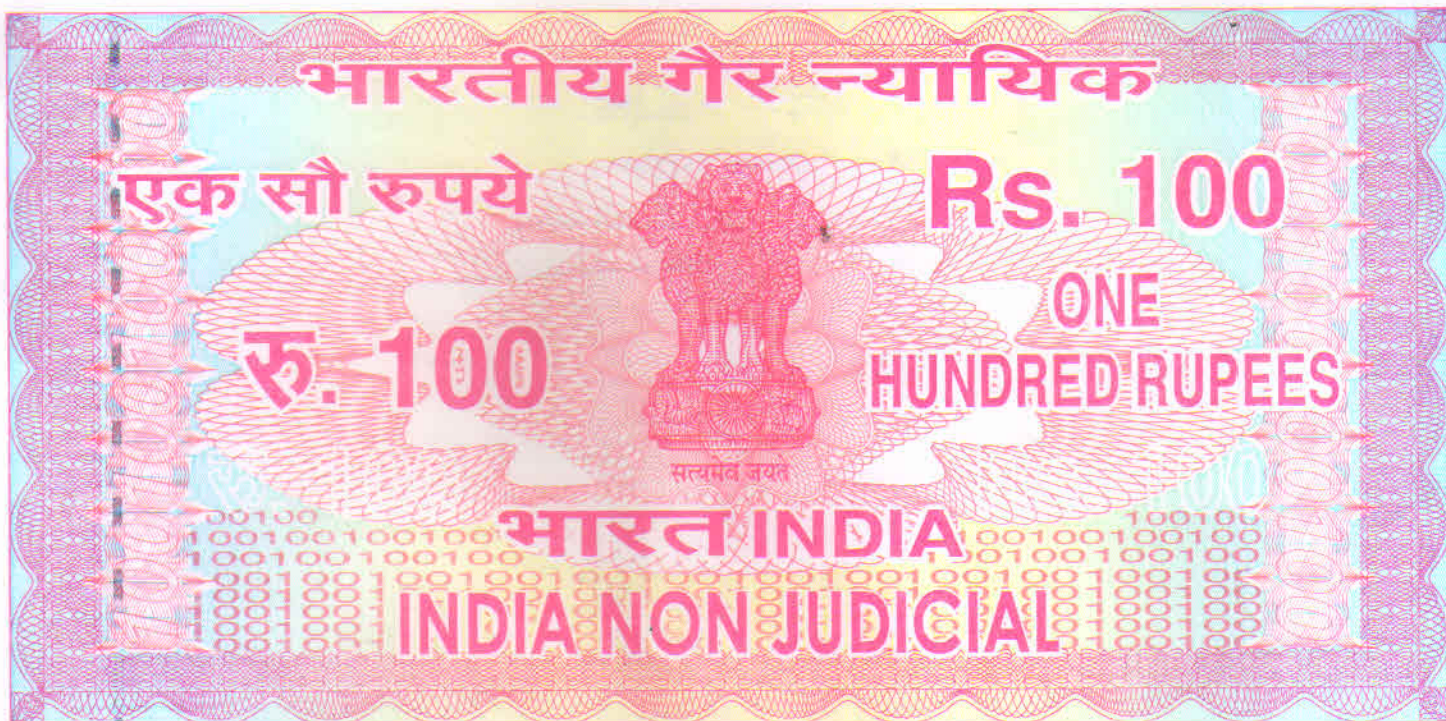
Verification

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 Rohtak on this 14th day of October, 2025.



ATTESTED
14/10/2025
M.S. SHARMA
NOTARY PUBLIC
REHWARI



हरियाणा HARYANA

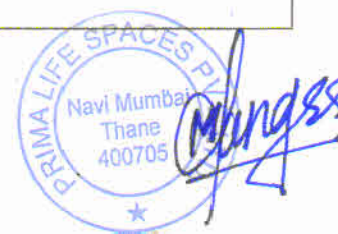
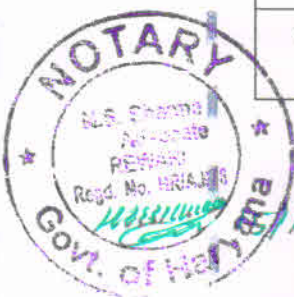
AFFIDAVIT

AA 861615

We, Prima Life Spaces Private Limited a company registered under the provisions of the Companies Act, 1956 (now operating under the Companies Act, 2013) and having its registered office at Office No 308, Central Facility Building, Mkt-2, Sector 19, Turbhe, Navi Mumbai, Thane Maharashtra, acting through its authorized signatory Mr. Mukesh Kumar, authorized vide resolution passed at the meeting of Board directors held on 25-September-2025, do hereby solemnly declare, undertake and state as under:-

1. We are the promoter (s) of the project as per details given below: -

S. no	Information sought/Items	Details
i	Name of the project	PRIMA CITY
ii	Location of the project	Sector 22A, Sunari Kalan, District Rohtak, Haryana, 124001.
iii	Area of the project under registration	5.725 acres
iv	Nature of the project	Affordable Residential Plotted Colony (under DDJAY – 2016)
v	Project cost	3800 Lacs
vi	Number of units	118 Units
vii	Licence number and date of validity of license	141 of 2025 dated 08.08.2025 valid up to 07.08.2030
viii	Date of completion of the project as per registration application	On or before 07.08.2030



2. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realized from the allottees of the real estate project from time to time is to be deposited. Out of this account, only the costs of construction and land costs shall be covered and the amounts lying in this account shall be used only for that purpose.
3. Accordingly, to comply with the above provisions of law, we are opening the following three accounts:

S. no.	Type of bank account	Name and branch of the bank
1.	Master Account of the project	388401010610534
2.	Separate RERA account of the project	388401010610532
3.	Free account of the promoter of the project	388401010610533

1. **Master Account** – in this account only the amount realized from the allottees of the real Estate project from time to time shall be deposited. We further undertake that there shall be no lien on this account No. 388401010610534 opened in Union Bank Of India, Kirkee Pune, Branch (Branch Address:50, Golden Court, Aundh Roaad, Kirkee, Pune)
2. **Separate RERA Account:** as per provisions of RERA, a separate account is to be maintained by us i.e. promoter in a scheduled bank wherein 70% or more (if directed by the authority in special circumstances) of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2) (I) (D) of the Act ibid to cover the costs of the construction and land costs of the project and shall be used only for that purposes. This account shall be a no lien account.

We further undertake that the amounts from the separate accounts shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawal is in proportionate to the completion of the project.

We further undertake that for the purpose of withdrawing the amounts from this separate account, the regulation/directions of the Haryana Real Estate Regulatory Authority, Panchkula regarding withdrawal from the RERA account, the real estate project's bank account directions 2019 shall be strictly followed.



The engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared by the authority and shall be paid at the specified rate.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered account in practice.

We further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilized for that project only and withdrawals have been in proportion to the percentage of the completion of the project, within one month from the date of certificate issued by the chartered accountant.

We further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15 days after the end of the quarter.

3. **Promoter's Free Account for the Project:** The 'promoters free account' means an account wherein the residual amount after depositing 70% or more (if directed by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

We further undertake that we have entered into an understanding/agreement with the authorized signatory/Manager of the bank and authorized the bank to transfer 70% amount in the RERA Account and 30% in the Free Account as and when the amount is received in the Master Account.

We further undertake that RERA may in special circumstances, direct the bank to transfer more than 70% amount in the RERA Account which may go up to 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

In case of on-going projects total amount realized from the allottees of the sold inventory 70% of the total amount shall be deposited in the RERA account minus the expenditure after adjustment of expenditure paid and incurred on land and construction work.

We further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the promoters from their own resources.

We further undertake that RERA shall have right and the authority to call for information not only of Master Account, RERA Account but also from the



Free Account as and when affairs of the promoters are under investigation of the authority.

Verification:

This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.



In witness thereof:

1. Vikas Kumar S/O Dhan Singh
Aadhar No. -6570-8994-4999
Mobile No. 7027855630

2. Ajay Singh S/o Govind Singh
Aadhar No. - 8918-9836-4470
Mobile No. - 7027855609



ATTESTED
15/10/2025
M.S. SHARMA
NOTARY PUBLIC
REWARI