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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. Neeraj Kumar** Authorised Signatory of the proposed project namely **"MDS JAI Shri"** duly authorized by the promoter of the proposed project, vide its authorization dated 10.10.2024 to execute the present affidavit cum declaration.

I, **Neeraj Kumar** duly authorized by the promoter of the proposed Residential Group Housing project namely **"MDS Jai Shri"** do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title of the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the occupancy certificate of the project has been obtain up to 31.03.2029 and shall be completed by 04.07.2029.
4. That seventy per cent of the amounts realised by Matadesign Solutions 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Matadesign Solutions Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by Matadesign Solutions Private Limited after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Matadesign Solutions Private Limited shall get the accounts audited within six months after the end of every financial year by a chartered accountant in

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For MetaDesign Solutions Pvt Ltd.

Authorised Signatory

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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 Matadesign Solutions Private Limited shall take all the pending approvals on time, from the competent authorities.

9. That Matadesign Solutions Private Limited shall furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That Matadesign Solutions 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.

For MetaDesign Solutions Pvt. Ltd.

Authorised Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For MetaDesign Solutions Pvt. Ltd.

Authorised Signatory

Verified by me at Monday on this 11th day of Nov., 2025.

Deponent

NOTARY PUBLIC
Sumer Singh
GURUGRAM
Reg. No 17627
GOVT. OF INDIA

ATTESTED
ADVOCATE & NOTARY PUBLIC
19 NOV 2025
SUMER SINGH
DISTT. COURT, GURUGRAM

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