

2. That promoter has issued Rs. 1,74,87,20,000 non-convertible debentures to HDFC Capital Affordable Real Estate Fund-3 & HDFC Capital AIF-3 Scheme 2 against loan on the project property along with other projects as per the Amended and Re-stated Debenture Trust Deed dated 11.02.2026 attached with this affidavit.
3. That the time period within which the project shall be completed by promoter is by 09.02.2029.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.

That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.





Deponent

VERIFICATION

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

Sworn and Verified Before me

Verified by me at Lucknow on 19.02.2026


R.M. YADAV 20/02/26
Advocate & Notary Govt. of India
Lucknow U.P. India
Regd. No. 54891/2025


Deponent

I Identify of the deponents/Person who has signed/L.T./R.T.I. before me.