

Rajeev Gupta

SPECIAL  
ADHESIVE

SPECIAL  
ADHESIVE

6640

Sr. No.	.....
Amount	5X 2 = 10
Purpose/Use	.....

R.S. MALIK, STAMP VENDER  
KADIPUR, GURUGRAM

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

Application for RERA registration of Commercial project "The Grove at Sanctuary", Temp project ID: RERA-GRG-2046-2025 measuring 2.762Acs out of Group housing site measuring 13.078 acres (License no 127 of 2012 dated 27.12.2012) in Sector-105, Near Daulatabad Flyover, Dwarka Expressway, Gurugram being developed by M/s 1000 Trees Housing Private Limited.

Affidavit cum Declaration of Mr. Rajeev Gupta, Authorized Representative of the Promoter of the proposed project "The Grove at Sanctuary", duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: 24.05.2024.

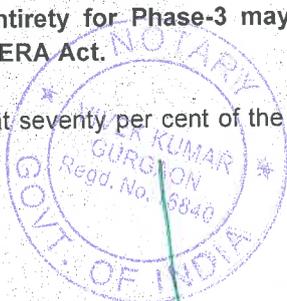
I, Rajeev Gupta, Authorized Signatory of 1000 TREES HOUSING PRIVATE LIMITED, ("Promoter") do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. The details of encumbrances including details of any rights, title, interest, dues, litigation, and name of any party on or over such land, is as per Annexure-1.
3. That the time period within which the project shall be completed by the Promoter is 3 years from 31.10.2025 to 30.10.2028

<u>Tentative Time period</u>					
<u>Towers</u>	<u>Start Date</u>	<u>OC applied by</u>	<u>OC obtained by</u>	<u>CC applied by</u>	<u>CC obtained by</u>
Commercial	31.10.2025	31.07.2028	15.09.2028	31.07.2028	15.09.2028

Note: It is worth mentioning that the Haryana Development and Regulation of Urban Areas Act, 1975 does not have provision for granting part-Completion certificate in the cases of Group housings, thus the grant of Occupation certificate by DTCP Haryana in entirety for Phase-3 may be kindly be considered as completion for the purposes of RERA Act.

4. That seventy per cent of the amounts realized by the Promoter for the real estate project from



*[Handwritten Signature]*

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 ever 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, cast, creed, religion etc.

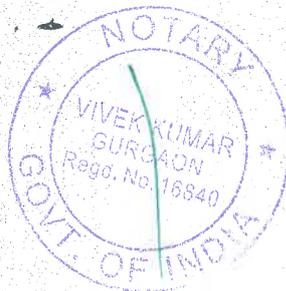
  
Deponent

#### 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 Gurgaon on this 18th day of September 2025.

  
Deponent



  
ATTESTED  
VIVEK KUMAR  
Advocate & Notary  
Distt. Gurugram, Haryana, India