

Affidavit	Indian-Non Judicial Stamp Haryana Government		Date : 14/11/2025
Certificate No.	G0N2025K5840		Stamp Duty Paid : ₹ 101
GRN No.	142483472		Penalty : ₹ 0
Deponent			(Rs. Only) (Rs. Zero Only)
Name :	Rof infratech and Housing Pvt ltd		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurgaon	District :	Gurgaon
Phone :	98*****42	State :	Haryana
Purpose : Affidavit Cum Declaration to be submitted at Concerned office			

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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 Rakesh Kumar S/o Mr. Jagdish Chand R/o Sohna, Gurugram Haryana, India duly Director/Authorized by the promoter, **M/s ROF INFRATECH AND HOUSING PRIVATE LIMITED** of the project '**ANTARES BY ROF**', vide its authorization dated 30.10.2025;

I, Rakesh Kumar S/o Mr. Jagdish Chand R/o Sohna, Gurugram Haryana, do hereby solemnly declare, undertake and state as under:

1. That **M/s ROF INFRATECH AND HOUSING PRIVATE LIMITED** have a legal right and title to the land on which the development of the project is being carried out vide Sale deed(s) Vasika no. 11541 Dated 05.12.2023 vide Mutation no. 29892 dated 18.12.2023 and Vasika no. 13085 Dated 11.01.2024 vide Mutation no. 29993 dated 13.02.2024 enclosed herewith.
2. The Promoter/Developer (Mortgagor) has mortgaged 20% of the Built-up Area along with the proportionate share in land from the developer's share, in connection with the submission of Bank Guarantees against EDC and IDW/IDC. An amount of ₹138.98 lakhs (25% of the BG for IDW) and ₹298.65 lakhs (25% of the EDC amount).

Details of Mortgaged Land: Rect. No. 227, KHa No. 12 min (4-12-2), 13/1 min (2-8-0), 13/2 min (2-8-0), 19 min (7-3-8) and 22 min (5-5-8), totaling 21-18-0 (21 Kanal 18 Marla 0 Sarsai), equivalent to 2.738 acres.



For ROF Infratech and Housing Pvt. Ltd.


Director

3. That the time period within which the project shall be completed by the Promoter is 31.01.2032.
4. That the project period for obtaining Occupancy Certificate i.e. 31.05.2032.
5. That seventy per cent of the amounts realized by the promoter for “**ANTARES BY ROF**” 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 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.
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 draft 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.

For ROF Infratech and Housing Pvt. Ltd.


Director
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 Gurugram on this 28th December of 2025.



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

02 JAN 2026

For ROF Infratech and Housing Pvt. Ltd.


Director
Deponent