ADHIKAANSH REALTORS PVT LTD

Sr. 16445
Amount 10
Purpose
RERA REGISTRATION
04 MAR 2025
NAVEEN KUMAR STAMP VENDOR
Gurugram (Haryana)



FORM 'REP-II'

[*See rule* 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat Vigmal on behalf of M/s Adhikaansh Realtors Private Limited (CIN#U70109HR2020PTC090928) having its registered office at 12A Floor, Tower 2 M3M International Financial Center, Sector-66 Gurugram, which is under the process of amendment of their Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna (DDJAY Policy) namely **"DDJAY Residential Plotted Colony"** over an area admeasuring 5.125 acres as per the terms and conditions of licence no 102 of 2022 dated 27.07.2022 in Sector-89, Gurugram duly authorized by the promoter of the proposed project, vide its authorization dated 11.03.2025;

I, Mr. Bharat Vigmal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as per the facts and documents provided by the promoter as under:

1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.

   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 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(s) 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 in free from all encumbrances.
3. That the promoter will obtain the Completion Certificate (CC) on or before 03.04.2027.

NOTARY GOVT. OF INDIA ★ RAM NIWAS, GGM. (Reg. No. 8224) ★
13 MAR 2025

4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 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.

For Adhikaansh Realtors Private Limited

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.

Verified by me at Gurugram on this 13th day of March 2025.

NOTARY GOVT. OF INDIA
RAM NIWAS, GGM. (Reg. No. 8224)
13 MAR 2025

For Adhikaansh Realtors Private Limited

Authorised Signatory

Deponent

ATTESTED

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