Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 28/10/2024

Certificate No. G0282024J5134

GRN No. 123174810

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Navi Estates Llp

H.No/Floor : 921 Sector/Ward : 49 Landmark : Spaze itech park

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 96******68

Purpose : AFFIDAVIT FOR THE LEAF MALL SEC 34 **to be submitted at Haryana rera**

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

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 **Vijay Krishen Goel S/o Sh. Parveen Kumar Goel** duly authorized by the promoter (M/s Navi Estates LLP) of the proposed project namely **The Leaf**, vide its authorization dated 23/10/2024;

I, **Vijay Krishen Goel S/o Sh. Parveen Kumar Goel** duly authorized by the promoter (M/s Navi Estates LLP) of the proposed project namely **The Leaf**, do hereby solemnly declare, undertake and state as under:

1. That **the promoter** has a legal title to the land on which the development of the project is proposed and a 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.

   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(s) 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 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 is free from all encumbrances.
3. That the time period within which the project shall be completed by **the promoter** is 30.06.2025.
4. That seventy per cent of the amounts realized by **M/s Navi Estates LLP** 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 [me/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 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.

NOTARY RAM NIWAS MALIK GURUGRAM Reg. No. 8224 GOVT. OF INDIA

For Navi Estates LLP

Director

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 Navi Estates LLP
Director
Deponent

Verification

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

For Navi Estates LLP
Director
Deponent

Verified by me at Gurugram on 26/10/2024.

NOTARY
RAM NIWAS MALIK
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

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