

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 24/10/2025

Certificate No. G0X2025J439



GRN No. 141380175

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Aipl bharat Infrastructure Pvt Ltd

H.No/Floor : 5th

Sector/Ward : 62

LandMark : Aipl business club 5th floor sec 62

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99\*\*\*\*\*65

**Buyer / Second Party Detail**

Name : As per details given below

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Na

District : Na

State : Na

Phone : 99\*\*\*\*\*65

Purpose : ALL PURPOSE

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

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

*[Signature]*

Authorised Signatory

**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 Mr. Mahir Pruthy duly authorized by the promoter M/s AIPL Bharat Infrastructure Private Limited, of the proposed project, vide his authorization dated 08<sup>th</sup> October 2025.

I, Mahir Pruthy duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s AIPL Bharat Infrastructure Pvt. Ltd. and M/s Babblers Projects Pvt. Ltd. (under of Licence No. 62 of 2025 dated 01.05.2025), in collaboration with M/s AIPL Bharat Infrastructure Pvt. Ltd., have a legally valid and authenticated title to the land and licence on which the proposed project is to be developed. A copy of the legally valid authentication of title to the said land is enclosed herewith.
2. That the said land is free from all encumbrances.
3. The promoter shall obtain the occupation certificate on or before 31.03.2033 and the completion certificate on or before 30.06.2033. Thus, the period within which the project shall be completed by the promoter is 30.06.2033.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.



AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

*Mahir*  
Authorised Signatory

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.

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED  
*[Signature]*  
Deponent  
Authorised Signatory

### 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 28<sup>th</sup> day of Oct. 2025

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED  
*[Signature]*  
Deponent  
Authorised Signatory



*[Signature]*  
**ATTESTED**  
JOGINDER SINGH  
ADVOCATE & NOTARY  
GURUGRAM DISTT. (HR.)  
28 OCT 2025