

SU Infra management Solutions
Pvt Ltd



SHYAM DASS
STAMP VENDOR
GURGAON

29 AUG 2025

Sr. No.
Purpose..... 5882
Signature..... [Signature]

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manoj Kumar s/o Jawahar Singh R/O C/o Jawahar Singh, Plot No 1168-A, Sector-21D, Faridabad, Haryana-121012, on behalf of M/s SV Infra Management Solutions Pvt. Ltd. (Formerly known as SV Infra Management Solutions LLP) [CIN NO. U39000DL2025PTC447215, PAN NO. ABQCS0479K] having its Registered Office at 34, Babar Lane, Bengali Market, New Delhi-110001 and Corporate Office at Plot No.8, Sector-44, Gurugram, Haryana-122002, Promoter of the proposed **Mixed Land Use Colony (98% Residential Component + 2% Commercial Component) in TOD Zone** project "**LEVANTE RESIDENCES**", land measuring 4.65625 Acres, in village Dhanwapur, Sector-104, Gurugram (License No. 140 of 2024 dated 11.11.2024), Haryana duly authorized by the Promoter of the proposed project, vide its Board Resolution dated 07.07.2025 passed by the Board of Directors of SV Infra Management Solutions Pvt Ltd.

I, Mr. Manoj Kumar S/o Sh. Jawahar Singh R/O C/o Jawahar Singh, Plot No 1168-A, Sector-21D, Faridabad, Haryana-121012 herein duly authorized by the promoter of the proposed project proposed Mixed Land Use Colony "**LEVATNE RESIDENCES**" do hereby solemnly declare, undertake and state 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.
2. That the said land is encumbrance free from the revenue point of view. However, there is a charge of Rs 245 Crores in favour of Catalyst Trusteeship Limited for the construction of the project.
3. That the time period within which the Project shall be completed by the Promoter is on or before 31.03.2032 and the **Occupancy Certificate will be received on or before 30.12.2031 and Completion Certificate will be received on or before 31.03.2032.**
4. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account No. **57500001826221** in HDFC Bank Ltd, Plot No.1, Block A-2 Commercial Complex, Sector 110, Noida – 201304 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.
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, caste, 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 Gurugram on this 29th day of August 2025.


Deponent