

Bond		Indian-Non Judicial Stamp Haryana Government		Date : 11/11/2025	
Certificate No.	G0K2025K711		Stamp Duty Paid : ₹ 101 (Rs. Only)		
GRN No.	142248030		Penalty : ₹ 0 (Rs. Zero Only)		
Deponent					
Name :	Elan Enclave Pvt Ltd				
H.No/Floor :	15th floor	Sector/Ward :	43	Landmark :	Two horizon centre dlf phase 5
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	95*****59				
					
Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Concerned office					
The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the website https://grdshy.nic.in					



FORM 'REP-II'

[See rule 3(3)]


Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gaurav Khandelwal son of Mr. Vijay Kumar resident of 65-A, Bank Colony, Alwar, Rajasthan, being the Authorised Signatory of Elan Enclave Private Limited [(CIN No. U70109HR2021PTC099477) (PAN No. AAGCE7780E)], a company existing under the Companies Act, 2013 and having its registered office at 15th Floor, Two Horizon Centre, Sector 43, Golf Course Road, DLF Phase 5, Gurugram-122002, Haryana, the Promoter and Developer of the of the proposed Group Housing Colony (under TOD Policy – 2016), 5.875 Acres –“ ELAN THE STATEMENT”, situated at Revenue Estate of Village Fazilpur Zharsa & Ghasola, Sub Tehsil Badshahpur, Tehsil & District Gurugram (Gurgaon), and now comprised in Sector-49, Gururam Manesar Urban Complex, Gurugram, Haryana.

I, Gaurav Khandelwal son of Mr. Vijay Kumar resident of 65-A, Bank Colony, Alwar, Rajasthan, the Deponent herein, duly authorised vide Board Resolution dated 10.11.2025 passed by the Board of Directors of Elan Enclave Private Limited, the promoter of the proposed Group Housing Colony (under TOD Policy – 2016) (as stated above) do hereby solemnly declare, undertake and state as under:-

1. That VA Agriculture Private Limited has the legal title to the land on which the development of proposed project is to carried out.
 - i. Director Town and Country Planning, Haryana has granted License no. 50 of 2019 dated 07.03.2019 vide Memo No. Endst. No. LC-3122 -JE(SK)-2019/6689-6704 dated 07.03.2019 in favour of VA Agriculture Private Limited.
 - ii. Registered Collaboration Agreement between VA Agriculture Private Limited & Elan Enclave Private Limited vide Vasika No. 5087 dated 19.07.2024.
 - iii. Director Town and Country Planning, Haryana has approved Change of Developer in Favour of Elan Enclave Private Limited dated 31.01.2025 vide Memo No Endst. No. LC-3122-JE(SK)/2025/4403.

For Elan Enclave Private Limited


Authorised Signatory

2. That the said land is free from all encumbrances.
3. That Development of Proposed Project was completed & the time period within which the project shall obtain the completion certificate on or before 30.09.2033 and Occupancy Certificate on or before 30.06.2033.
4. That seventy per cent 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 bank 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 bank 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 bank 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 its 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 Elan Enclave Private Limited


Authorized Signatory


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and are based on the official records of the Company and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 12.11.2025


For Elan Enclave Private Limited


Authorized Signatory

Deponent



ATTESTED


RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (H.R.) INDIA



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF ELAN ENCLAVE PRIVATE LIMITED HELD ON MONDAY, 10TH NOVEMBER, 2025 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 15TH FLOOR, TWO HORIZON CENTER DLF PHASE V SECTOR 43, GOLF COURSE ROAD GURUGRAM-122002

AUTHORIZATION TO MR. GAURAV KHANDLWAL (AADHAAR NO. 8217 9728 2896) AND/OR MR. KESHAV YADAV (AADHAAR NO. 9567 8057 6180) FOR SEEKING APPROVALS/PERMISSIONS IN RESPECT OF GROUP HOUSING COLONY (UNDER TOD POLICY -2016) ADMEASURING 5.875 ACRES (ELAN THE STATEMENT) FALLING IN THE REVENUE ESTATE OF VILLAGE FAZILPUR JHARSA & GHASOLA, SECTOR-49, GURUGRAM

“RESOLVED THAT Mr. Gaurav Khandelwal (Aadhaar NO. 8217 9728 2896) and/or Mr. Keshav Yadav (Aadhaar No. 9567 8057 6180), as Authorized Signatories of the Company, be and are hereby severally authorized to sign and submit, applications, affidavits, undertakings, all related documents, to appear, to represent, etc. and to obtain approvals, permissions, and clearances from the Haryana Real Estate Regulatory Authority (HARERA), Gurugram, Tribunal Court Chandigarh/Panchkula, High Court of Chandigarh & Punjab, Chandigarh and any other Competent Authority/Local Offices as may be required for development and construction in respect of the Group Housing Colony (Under TOD Policy -2016) (License no. 50 of 2019 dated 07.03.2019) admeasuring 5.875 acres (Elan The Statement) falling in the Revenue Estate of Village Fazilpur Jharsa & Ghasola, Sector-49, Gurugram and also authorized to take decision in the matter and to do all other acts, things and matters necessary, incidental and ancillary in this regard for the purpose on behalf of the Company:


1. Registration of Project, Extension of Registration Certificate, Submission of Quarterly/Annual Returns and Compliances as per rules & policies, to attend HARERA/Court for legal cases/legal matters, and/or any related matters in respect of above-mentioned Group Housing Colony (Under TOD Policy -2016) on behalf of the Company.
2. To file an application/petition/appeal, to appear before the court, to represent the Company in any Court of Law in respect of the above-mentioned Group Housing Colony (Under TOD Policy -2016) on behalf of the Company.


RESOLVED FURTHER THAT any one of the Director of the Company, be and is hereby severally authorized to sign and forward a certified copy of this resolution for giving effect to the above resolution.”

Certified True Copy

For Elan Enclave Private Limited


Gaurav Khandelwal
(Signature)


Keshav Yadav
(Signature)



Akash Kapoor
Director
DIN:02958550

ELAN ENCLAVE PRIVATE LIMITED

Registered Office: 15th Floor, Two Horizon Center, DLF Phase V, Sector-43,
Golf Course Road, Gurugram-122002, Haryana, India

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com
CIN: U70109HR2021PTC099477



I, **Gaurav Khandelwal** son of Mr. Vijay Kumar, resident of 65-A, Bank Colony, Alwar, Rajasthan, the duly Authorized Signatory of the Promoter viz. **Elan Enclave Private Limited** of the proposed Group Housing Colony (under TOD Policy -2016)– “**Elan The Statement**”, situated at Revenue Estate of Village Fazilpur Zharsa & Ghasola, Sub Tehsil Badshahpur, Tehsil & District Gurugram (Gurgaon), and now comprised in Sector-49, Gururam Manesar Urban Complex, Gurugram, Haryana, duly authorized vide Board Resolution dated 10.11.2025 passed by Board of Directors of the Company, do hereby further authorize.

Mr. Rahul Agarwal and Mr. Praveen Mishra
Office at Kh. No. 382, Office No.240, 1st Floor
100 Foota Road, Ghitorni, New Delhi 110030
Mobile No. 9971959992
Email Id iabmpagarwal@gmail.com

To act on behalf of the Promoter /Developer and to verify, file submit all the papers, documents, forms, applications, undertaking, affidavits or any other documents and to appear and represent the Promoter / Developer in hearing, as may be required for and in connection with the registration of the Group Housing Colony (under TOD Policy - 2016)– “**Elan The Statement**”, situated at Revenue Estate of Village Fazilpur Zharsa & Ghasola, Sub Tehsil Badshahpur, Tehsil & District Gurugram (Gurgaon), and now comprised in Sector-49, Gururam Manesar Urban Complex, Gurugram, Haryana, matter under the Real Estate (Regulation and development) Act, 2016 and the Rules framed thereunder before the Haryana Real Estate Regulatory Authority, Gurugram, at Gurugram, Haryana.

Any and all legal and lawful act related to matter carried by aforesaid authorized person for and on behalf of **Elan Enclave Private Limited** shall have the same effect as done by **Elan Enclave Private Limited** itself.

For Elan Enclave Private Limited

Authorized Signatory

Sincerely

ELAN ENCLAVE PRIVATE LIMITED

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