



Indian-Non Judicial Stamp Haryana Government



Date : 17/06/2026

Certificate No. G0Q2026F2208



Stamp Duty Paid : ₹ 101

GRN No. 153518386



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Anant Raj Ltd

H.No/Floor : Cp1

Sector/Ward : 8

Landmark : Imt

City/Village : Manesar

District : Haryana

State : Haryana

Phone : 98*****24



Purpose : Affidavit cum Declaration to be submitted at Haryana real estate regulatory authority

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudhir Solanki, Authorized signatory of the Proposed Group Housing Project namely - "**The Estate One**" being developed on land area of 5.0875 acres (after migration from License no 119 of 2011 dated 28.12.2011 & 211 of 2023 dated 18.10.2023) situated in revenue estate of village Kadarpur, Sector 63A Gurugram, duly authorized by the promoter (Anant Raj Limited) of the proposed project, vide its/his/their authorization dated 15- Jan-2025;

I, Sudhir Solanki, duly authorized by the promoter- Anant Raj Limited, a company incorporated under the provisions of Companies Act, 1956, having its registered office at CP-01, Sec-8, IMT Manesar, Gurugram, Haryana-122051, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That (1) M/s Four Construction Pvt Ltd. (2) M/s Hamara Realty Pvt Ltd. (3) M/s Destination Properties Pvt. Ltd.. (4) M/s Rose Realty Pvt. Ltd. all C/o Anant Raj Limited are the landowners having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowners and promoter for development of the real estate project is enclosed herewith.
2. That the time period within which the project shall be completed by Company is 28-Feb-2033. Occupancy certificate will be received on or before 31-Mar-2033 and completion certificate shall be received on or before 21-Jul-2033.



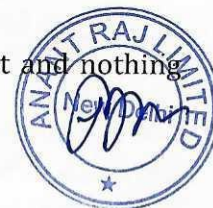
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3. That 70%(seventy per cent) of the amounts realised by Company for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by Company in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn 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.
6. That, we 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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That we 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.


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 ____ day of July 2026.

Deponent

Witness:

- 1.
- 2.



ATTESTED
MAHENDER S. PUNIA
Advocate & Notary
Distt. Gurugram (Haryana), India

15 JUL 2020