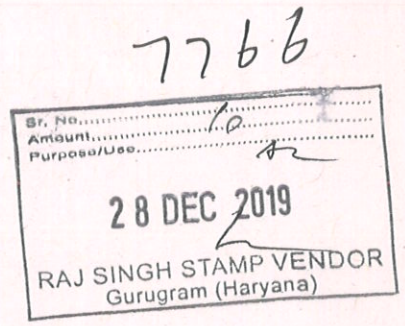


Spaze Towers Pvt Ltd LHM



**FORM REP-II**  
**[See rule 3(3)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr.Sanjay Kapoor S/o Shri O.P. Kapoor, R/o C-2/42, West Enclave, Pitampura, New Delhi - 110034, duly authorized by the promoter M/s Spaze Towers Pvt. Ltd. vide Board Resolution dated 04.07.2018 certified true copy whereof is enclosed herewith as 'Annexure-I').

Further that M/s Spaze Towers Pvt. Ltd. herein referred as 'Promoter' of the (Boulevard - II) at Sector-47, Village-Tikri, Sub-Tehsil – Badsahapur Distt. Gurgaon, Haryana herein referred as 'Project', do hereby do hereby solemnly declare, undertake and state as under:

1. That promoter viz. Spaze Towers Private Limited, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN # U45201DL2006PTC145529), having its office Spazedge, Tower-C, Sector 47, Gurgaon, Haryana, India, 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 is enclosed herewith as 'Annexure-\_'.
2. That details of encumbrances are enclosed herewith as 'Annexure-' including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by June, 2020.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
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.


  
**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 Gurgaon on this 28/12/2019.

  
**Deponent**



**ATTESTED**  
  
**MAHENDER SINGH PUNIA**  
Advocate & Notary  
Dist. Gurugram, Haryana, India

28 DEC 2019





हरियाणा HARYANA

Affidavit cum Declaration

40AA 558400

I, Rajeev Nakra, S/o. Dr. K. L. Nakra, R/o. B-102, Tarika Apartment, Sector-43, Gurgaon, Haryana, duly authorized vide board resolution dated 15.07.2017 by the M/s Spaze Towers Pvt. Ltd.

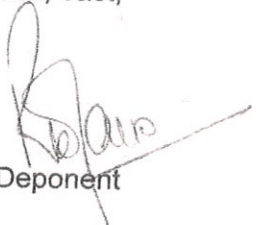
Further that M/s Spaze Towers Pvt. Ltd. herein referred as "Promoter" of the Boulevard - II, at Sector - 47, Village -Tikri, Teshil and District Gurgaon, Haryana herein referred as "Project", do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title deed along with an authenticated copy of agreement between owner and promoter for development of the real estate project is already enclosed as Annexure/ index No.\_\_\_\_.
2. That the said land is free from all encumbrance.
3. That the time period within which the project shall be completed is 60 months from the date of Builder Buyer Agreement. The project shall be completed by June, 2020;
4. That seventy per cent of the amounts realised by Promoter for the real estate project from the Allottees, from time to time, shall be accounted for to cover the cost of construction and the land cost and shall be used only for that purpose. Such amount shall be deposited in a separate account to be maintained in a scheduled bank in case the project expenses are less than the amount collected, then 70% non-utilised shall be deposited in scheduled bank and will be used for meeting project expenses only.





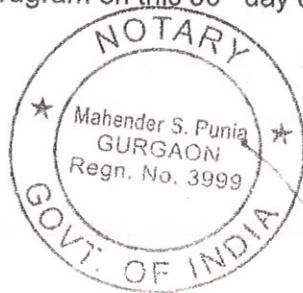
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect 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 utilised 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.

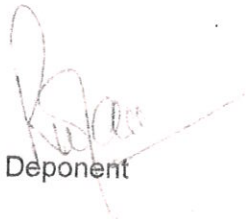
  
Deponent

**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 30<sup>th</sup> day of August, 2017.



  
Deponent

ATTESTED  
MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
GURGAON (Haryana) India

30 AUG 2017




**EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S SPAZE TOWERS PRIVATE LIMITED AT THE MEETING HELD ON WEDNESDAY, 4<sup>th</sup> DAY OF JULY, 2018 AT 02:30 P.M. AT THE CORPORATE OFFICE OF THE COMPANY AT SPAZEDGE, SECTOR-47, GURGAON-SOHNNA ROAD, GURGAON, HARYANA**

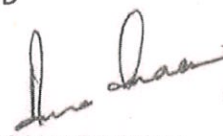
The Chairman informed the Board that authority needs to be conferred upon an employee to represent the company before all the Government Departments and Authorities in relation to various projects undertaken by the company. The Board discusses the matter and passed the following resolution:

**"RESOLVED THAT** Mr. Sanjay Kapoor (Sr. Manager-Liaison) of the Company, be and is hereby authorized to represent the Company before Haryana State Pollution Board, Town & Country Planning, HUDA, PWD and other concerned government departments & authorities to file, receive, execute, certify and submit the applications, letters, other related documents in relation to various projects undertaken by the company.

**FURTHER RESOLVED THAT** Mr. Sanjay Kapoor (Sr. Manager-Liaison) be and is hereby authorised to do all other necessary acts, deeds and things as may be required for above said purpose."

Certified to be a true copy  
For SPAZE TOWERS PRIVATE LIMITED

  
HARPAL SINGH CHAWLA  
DIRECTOR  
DIN-00516241

  
AMAN SHARMA  
DIRECTOR  
DIN- 00381637

  
BHARAT BHUSHAN KUMAR  
DIRECTOR  
DIN- 00064687

**CERTIFIED TRUE COPY**

For Spaze Towers Private Limited



Company Secretary

SPAZE TOWER PRIVATE LIMITED

Corporate office : SPAZEDGE, Sector-47, Gurgaon, Sohna Road, Gurgaon - 122 003, Haryana (India) Ph : 0124-4616999, Fax : 0124-4069285  
Regd office : A-302, Ansal Chambers-1, 2, Bikaji Cama Place, New Delhi - 110065 (India)  
E-mail : spazetowers@spaze.in, Website : www.spaze.in, CIN : U45201DL2006PTC145520