

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 15/04/2021

Certificate No. G0O2021D423



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 76353655



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Advance india projects ltd

H.No/Floor : Gf

Sector/Ward : 54

Landmark : The masterpiece golf course road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*42



Purpose : Affidavit to be submitted at Concerned office

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. Arvind Tiwari, duly authorised by the Promoter of the proposed Project, vide its board resolution dated 14 October 2019.

I, Arvind Tiwari, duly authorized by the Promoter of the proposed project, and do hereby solemnly declare, undertake and state as under.

1. That Promoter, Advance India Projects Limited, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 (CIN U45209HR1997PLC080240), having its registered office at The Masterpiece, Golf Course Road, Sector - 54, Gurugram - 122002, Haryana 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 along is enclosed herewith as "Annexure-A7" of Form DPI.
2. That details of mortgage and encumbrances are enclosed herewith as "Annexure-D4 & A13 of Form DPI including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

**Advance India Projects Limited**

*Arvind F*  
**Authorised Signatory**



3. That the time period within which the project shall be completed by Promoter in terms of offering possession is 08<sup>th</sup> April 2026.
4. That seventy per cent of the amounts realised by the Promoter for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.

Advance India Projects Limited

*Arvind F*  
Authorised Signatory  
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, Haryana, on this 15<sup>th</sup> day of April, 2021.

Advance India Projects Limited

*Arvind F*  
Authorised Signatory

Deponent



*Arvind F*  
ATTESTED  
RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA