



हरियाणा HARYANA

40AA 744193

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sanjay Rastogi S/o Mr. R.P. Rastogi R/o C-1/62, 2nd Floor, Ardee City, Sector-52, Gurugram, duly authorized by M/s Heritage Max Realtech Pvt. Ltd. ("HMRPL") Promoter of the proposed project viz. phase II of Group Housing Project 'Elevate' to be developed on land admeasuring 2.96875 acres located at Sec-59, Gurugram, Haryana ("Project") vide their Board Resolution dated 17th December, 2020;

I, Sanjay Rastogi S/o Mr. R.P. Rastogi R/o C-1/62, 2nd Floor, Ardee City, Sector-52, Gurugram, duly authorized by the Promoter of the proposed Project, do hereby solemnly declare, undertake and state as under:

1. That the Land Owning Companies (as detailed below) have a legal title to the land on which the development of the proposed project is to be carried out and they have granted development rights to the Promoter. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and the Promoter for development of the real estate project have been submitted with the Authority.



2441 → 6 Heritage Max Realtech Pvt Ltd Delhi
(counter stamp)

RAJESH KUMAR
STAMP VENDOR
Teh. Sonba
08/08/17

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2. That the project land admeasuring 8.91875 acres (as detailed below) located in village Behrampur, Sector 59, Gurugram is encumbered. The company on 27th March 2018 had entered into a Master Facility Agreement with HDFC Limited for availing construction finance to the tune of INR 275 Crore. Pursuant to the execution of the said agreement, a charge has been created on the project land in favor of Axis Trustee service Limited (acting as trustee on behalf of HDFC Limited). A copy of the E-form CHG-1 as filed with the Registrar of Companies (ROC) and a copy of certificate of registration of charge have already been submitted with the Authority.

Details of Project Land

Name of Owners	Rect. No.	Killa No.	Area		Total Marla	Share	As per share Marla	Acre
			K	M				
Golden View Builders Pvt. Ltd.	18	23min	7	6	146	78/803	14	0.08864
Golden View Builders Pvt. Ltd.	18	24	8	0	160	78/803	16	0.09714
Golden View Builders Pvt. Ltd.	18	25min	4	3	83	78/803	8	0.05039
Hi Energy Realtors Pvt. Ltd.	18	23min	7	6	146	1/4	37	0.22813
Hi Energy Realtors Pvt. Ltd.	18	24	8	0	160	1/4	40	0.25000
Hi Energy Realtors Pvt. Ltd.	18	25min	4	3	83	1/4	21	0.12969
Bulls Realtors Pvt. Ltd.	18	23min	7	6	146	03/983	30	0.18844
Bulls Realtors Pvt. Ltd.	18	24	8	0	160	03/983	33	0.20651
Bulls Realtors Pvt. Ltd.	18	25min	4	3	83	03/983	17	0.10713
Base Exports Pvt. Ltd.	18	23min	7	6	146	85/951	28	0.17751
Base Exports Pvt. Ltd.	18	24	8	0	160	85/951	31	0.19453
Base Exports Pvt. Ltd.	18	25min	4	3	83	85/951	16	0.10091
BTVS Buildwell Pvt. Ltd.	18	23min	7	6	146	1/6	24	0.15208
BTVS Buildwell Pvt. Ltd.	18	24	8	0	160	1/6	27	0.16667
BTVS Buildwell Pvt. Ltd.	18	25min	4	3	83	1/6	14	0.08646
Adson Software Pvt. Ltd.	18	23min	7	6	146	35/411	12	0.07771
Adson Software Pvt. Ltd.	18	24	8	0	160	35/411	14	0.08516
Adson Software Pvt. Ltd.	18	25min	4	3	83	35/411	7	0.04417
Golden View Builders Pvt. Ltd.	32	4	2	9	49	78/803	5	0.02975
Golden View Builders Pvt. Ltd.	32	4	5	11	111	78/803	11	0.06739
Golden View Builders Pvt. Ltd.	32	5min	4	3	83	78/803	8	0.05039
Golden View Builders Pvt. Ltd.	32	6min	0	18	18	78/803	2	0.01093
Golden View Builders Pvt. Ltd.	32	8min	4	12	92	78/803	9	0.05585
Hi Energy Realtors Pvt. Ltd.	32	4	2	9	49	1/4	12	0.07656
Hi Energy Realtors Pvt. Ltd.	32	4	5	11	111	1/4	28	0.17344
Hi Energy Realtors Pvt. Ltd.	32	5min	4	3	83	1/4	21	0.12969
Hi Energy Realtors Pvt. Ltd.	32	6min	0	18	18	1/4	5	0.02813



Hi Energy Realtors Pvt. Ltd.	32	8min	4	12	92	1/4	23	0.14375
Bulls Realtors Pvt. Ltd.	32	4	2	9	49	03/983	10	0.06324
Bulls Realtors Pvt. Ltd.	32	4	5	11	111	03/983	23	0.14327
Bulls Realtors Pvt. Ltd.	32	5min	4	3	83	03/983	17	0.10713
Bulls Realtors Pvt. Ltd.	32	6min	0	18	18	03/983	4	0.02323
Bulls Realtors Pvt. Ltd.	32	8min	4	12	92	03/983	19	0.11874
Base Exports Pvt. Ltd.	32	4	2	9	49	85/951	10	0.05958
Base Exports Pvt. Ltd.	32	4	5	11	111	85/951	22	0.13496
Base Exports Pvt. Ltd.	32	5min	4	3	83	85/951	16	0.10091
Base Exports Pvt. Ltd.	32	6min	0	18	18	85/951	4	0.02188
Base Exports Pvt. Ltd.	32	8min	4	12	92	85/951	18	0.11186
BTVS Buildwell Pvt. Ltd.	32	4	2	9	49	1/6	8	0.05104
BTVS Buildwell Pvt. Ltd.	32	4	5	11	111	1/6	19	0.11563
BTVS Buildwell Pvt. Ltd.	32	5min	4	3	83	1/6	14	0.08646
BTVS Buildwell Pvt. Ltd.	32	6min	0	18	18	1/6	3	0.01875
BTVS Buildwell Pvt. Ltd.	32	8min	4	12	92	1/6	15	0.09583
Adson Software Pvt. Ltd.	32	4	2	9	49	35/411	4	0.02608
Adson Software Pvt. Ltd.	32	4	5	11	111	35/411	9	0.05908
Adson Software Pvt. Ltd.	32	5min	4	3	83	35/411	7	0.04417
Adson Software Pvt. Ltd.	32	6min	0	18	18	35/411	2	0.00958
Adson Software Pvt. Ltd.	32	8min	4	12	92	35/411	8	0.04896
Commander Realtors Pvt. Ltd	32	3min	7	6	146	1	146	0.91250
Bulls Realtors Pvt. Ltd.	18	13/2/2	0	14	14	1/2	7	0.04375
Bulls Realtors Pvt. Ltd.	18	18/1min	7	4	144	1/2	72	0.45000
Base Exports Pvt. Ltd.	18	14/2min	3	18	78	27/748	24	0.14794
Base Exports Pvt. Ltd.	18	15/1/2	2	1	41	227/748	12	0.07777
Base Exports Pvt. Ltd.	18	16/2	2	12	52	27/748	16	0.09863
Base Exports Pvt. Ltd.	18	17	8	0	160	27/748	49	0.30348
Base Exports Pvt. Ltd.	18	13/2/2	0	14	14	1/2	7	0.04375
Base Exports Pvt. Ltd.	18	18/1min	7	4	144	1/2	72	0.45000
Ornamental Realtors Pvt. Ltd.	18	14/2min	3	18	78	521/748	54	0.33956
Ornamental Realtors Pvt. Ltd.	18	15/1/2	2	1	41	21/748	29	0.17848
Ornamental Realtors Pvt. Ltd.	18	16/2	2	12	52	21/748	36	0.22637
Ornamental Realtors Pvt. Ltd.	18	17	8	0	160	21/748	111	0.69652
Commander Realtors Pvt. Ltd	18	15/2min	0	19	19	1	19	0.11875
Commander Realtors Pvt. Ltd	18	16/1min	1	11	31	1	31	0.19375
	Total							8.91875

3. That Occupation Certificate for the Project is expected by 31st July 2024 and we shall offer possession by 31st August 2024. That the time period within which the project shall be completed by Promoter would be on or before 31st January 2025.



4. That seventy per cent of the amounts realised by the 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 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, 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 20th day of May, 2021.



Deponent

