



हरियाणा HARYANA

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

40AA 472728

Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Tushar Aggarwal, Authorized Signatory of Suposhaa Realcon Private Limited (CIN# U70105HR2016PTC092957) having its registered office at Unit No. SB/C/2L/Office/017A, M3M Urbana Sector-67, Gurugram Manesar Urban Complex Gurugram Gurgaon HR 122102; (duly authorized by the Promoter of "Smartworld Orchard" Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY) situated in Sector 61, Gurugram, Haryana, India vide Board Resolution dated 13th September 2021. Respectively, certified true copy whereof is enclosed herewith as 'Annexure-1'

I, Mr. Tushar Aggarwal duly authorized by Suposhaa Realcon Private Limited, of "Smartworld Orchard" Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- DDJAY) ("Project") to be developed on acres land ("Project Land") out of total licensed land admeasuring 20.60902 Acres (8.34 hectares approx.) under Licence No. 68 of 2021 dated 16.09.2021, situated in the Revenue Estate of Village Ullawas, Sector-61, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That Suposhaa Realcon Private Limited have a legal title to the Project Land on which the development of the Project is being carried out.
2. That the said land has an encumbrance in favour of:
a) IIFL Home Finance Limited
3. That the time period within which the Project shall be completed by the Promoter is 31.10.2023

Pradeep Khanna

PRADEEP KHANNA STAMP VENDOR GURGAON
12 OCT 2021
Sr. No. <i>14989</i>
Full Name
Signature <i>A</i>

4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the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 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.

Suposhaa Realcon Private Limited

Authorized 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 on this 13th day of October 2021 at Gurugram.

Suposhaa Realcon Private Limited

Authorized Signatory

DEPONENT